

# 465 North Santa Cruz Avenue

Los Gatos, CA



Offering Memorandum



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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS*

Investment Advisor

**John B. Machado**

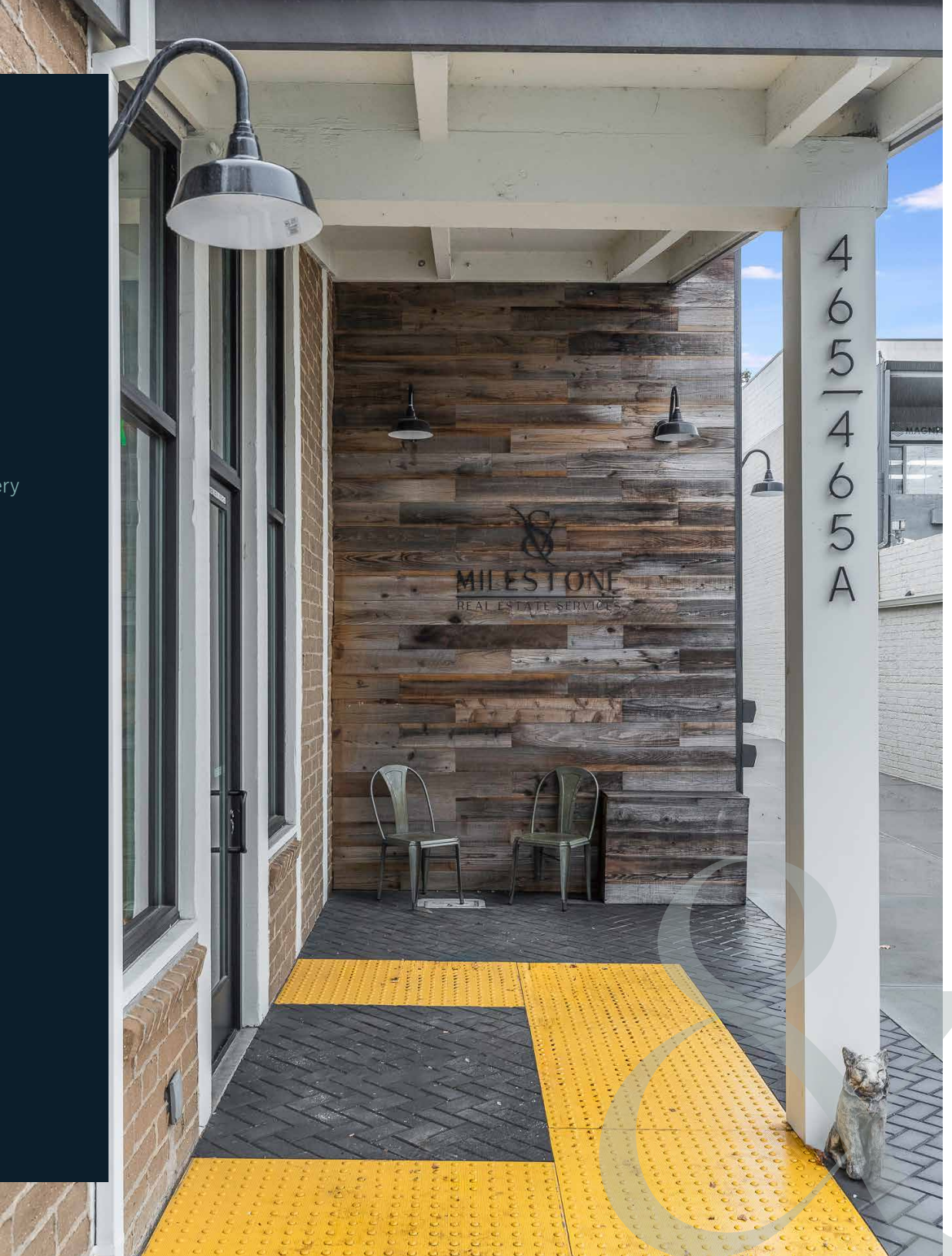
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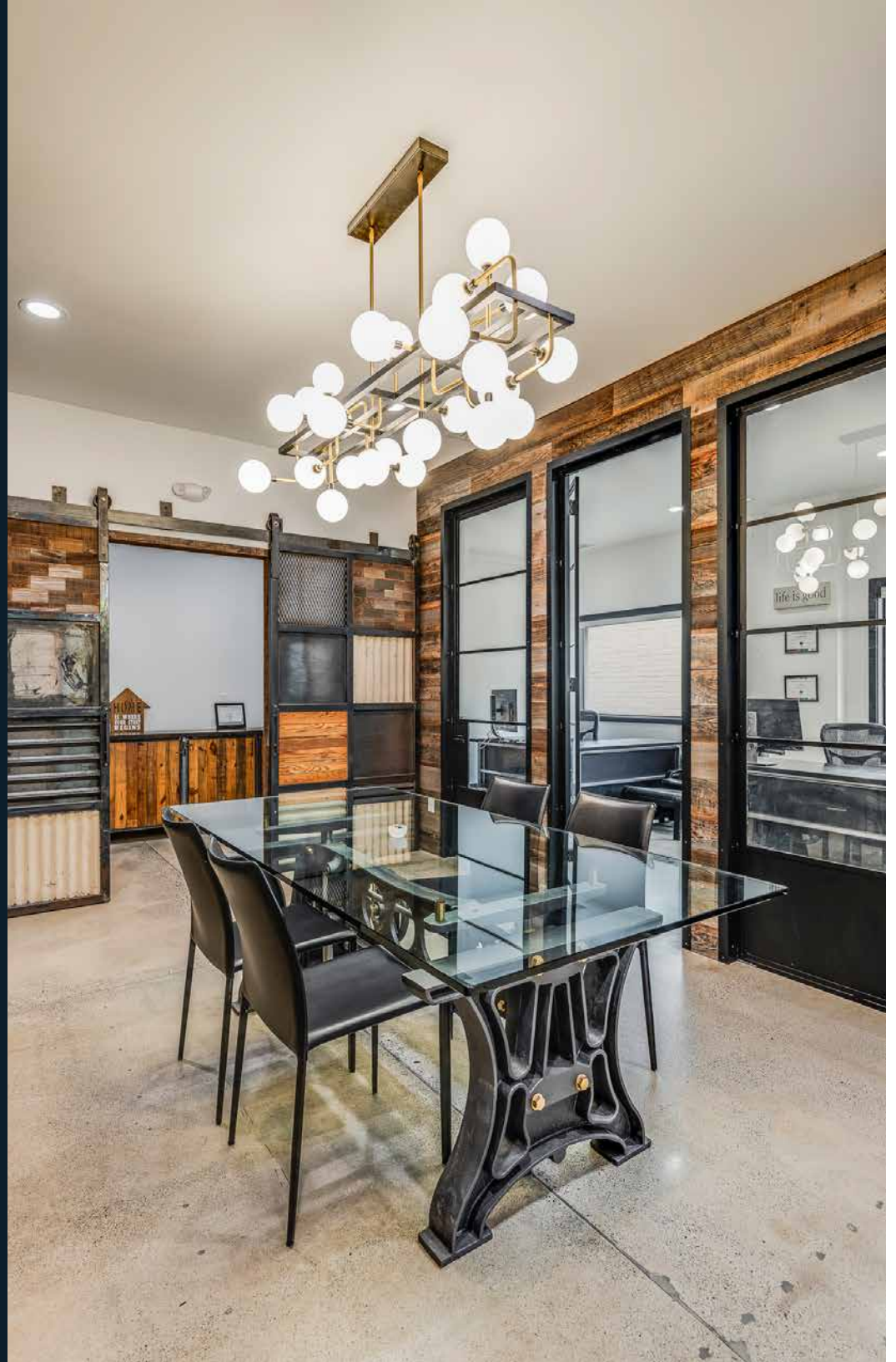
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The Subject Property is a single level professional office building with an attached luxury studio apartment.

The building was originally constructed in 1951 and in 2023 the building and property went through a major renovation that transformed the building into a custom office and luxury studio apartment.

The property is located on North Santa Cruz Avenue in Los Gatos, CA





# Property Overview

## Property Highlights

### ADDRESS

465 N Santa Cruz Avenue  
Los Gatos, CA 95030

### APN

410-16-004

### BUILDING SIZE

±2,430 square feet

### OFFICE SPACE

±1,941 square feet

### STUDIO APARTMENT

±489 square feet

### SALES PRICE

\$3,250,000



Freestanding  
Turnkey  
Office  
Building  
with Studio  
Apartment  
Available  
For Sale

### Office Component

- ±1,941 Square Feet
- 4 Private Offices
- Reception
- Conference Room
- Kitchen
- 2 Restrooms
- (1) ADA



### Luxury Studio Apartment

- ±489 Square Feet
- Full Kitchen
- Bathroom
- Washer/Dryer
- On-site Parking







Reception



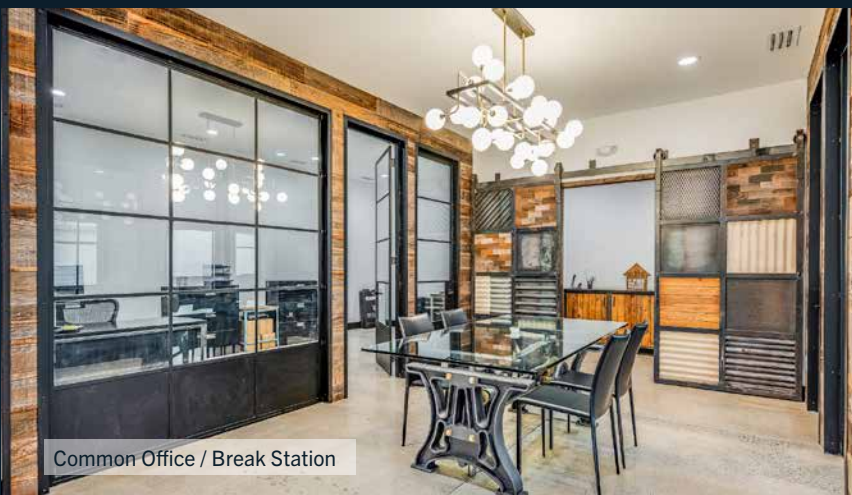
Reception & Conference Rm



Conference Rm



Reception Area



Common Office / Break Station



Kitchen





Private Office



Private Office



Copy Room



Restroom

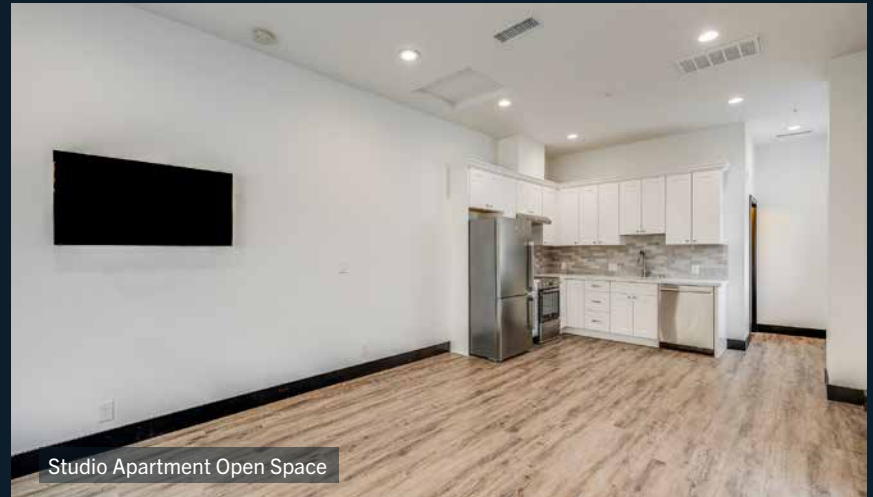


Private Office





Studio Apartment Kitchen



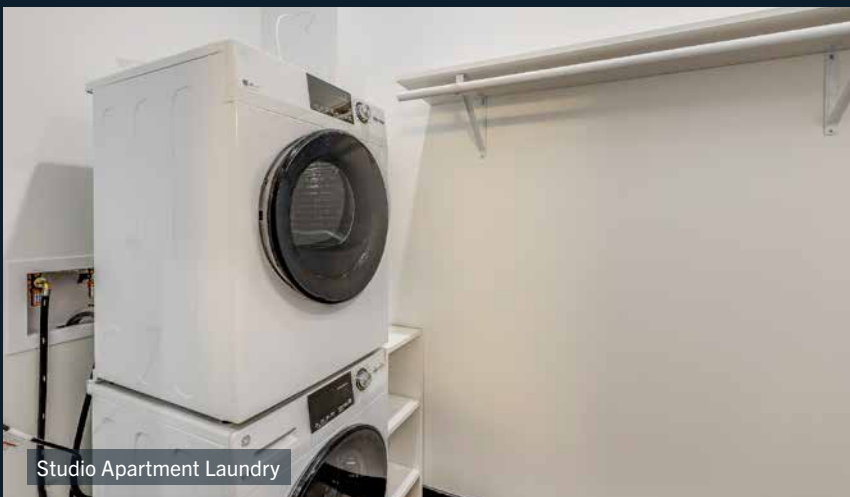
Studio Apartment Open Space



Studio Apartment Open Space



Studio Apartment Bathroom

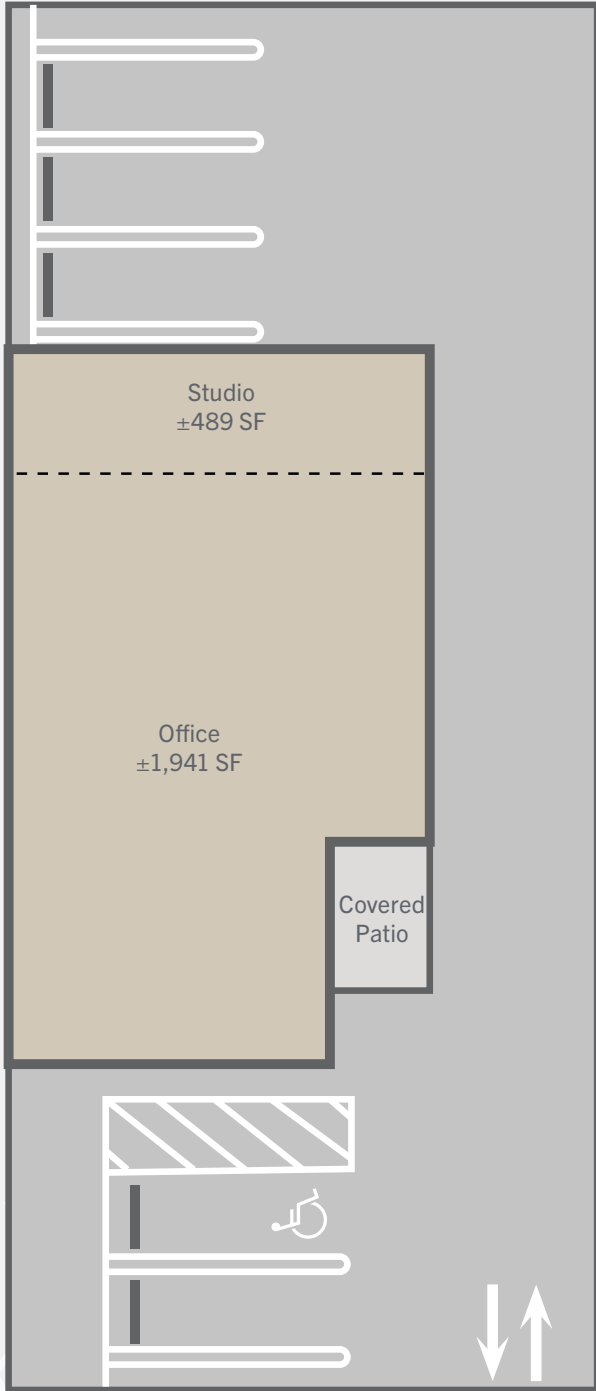


Studio Apartment Laundry

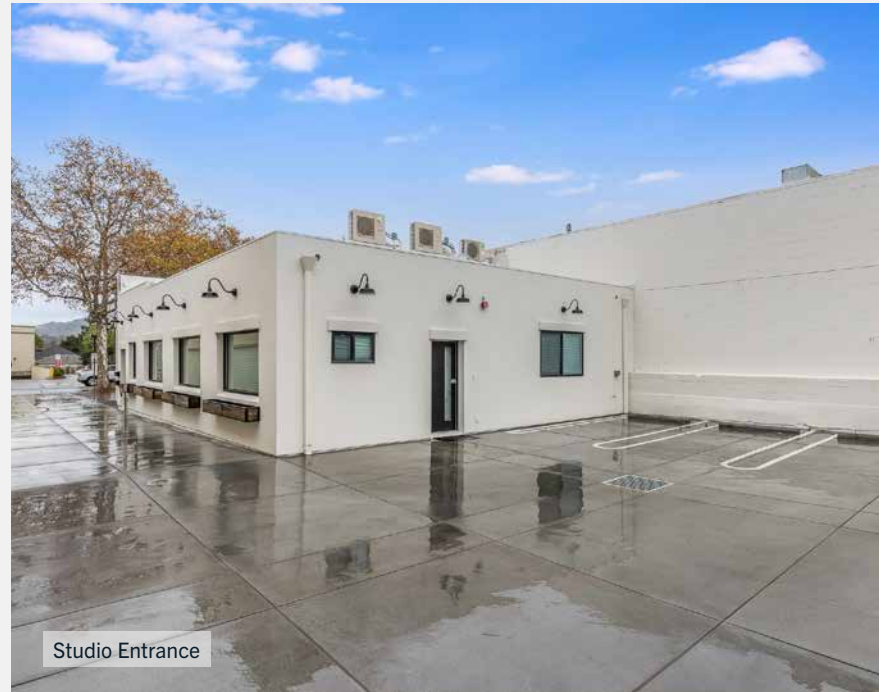


Studio Apartment Entrance and Parking

Site Plan



N Santa Cruz Ave





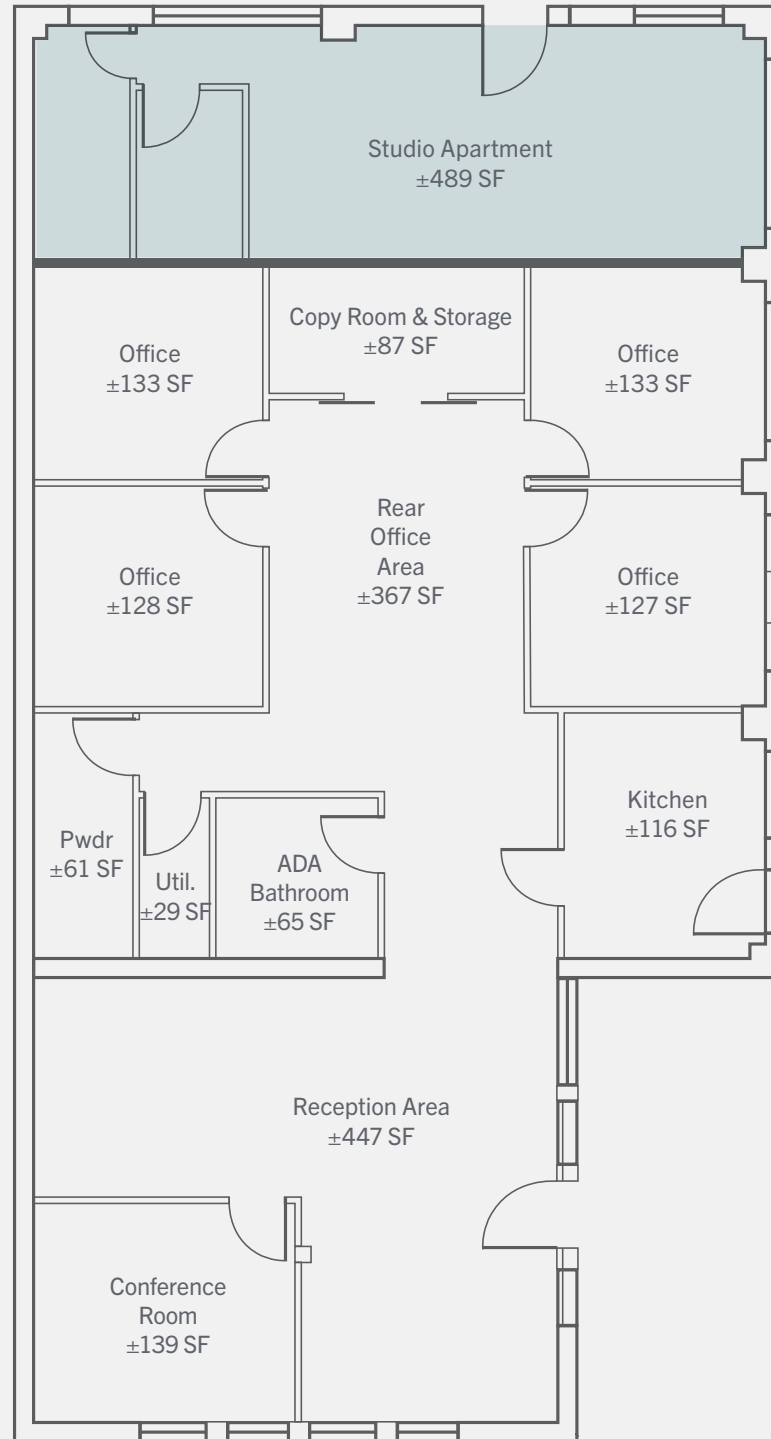
Floor Plan

OFFICE  
SPACE

1,941 Sq. Ft.

STUDIO  
APARTMENT

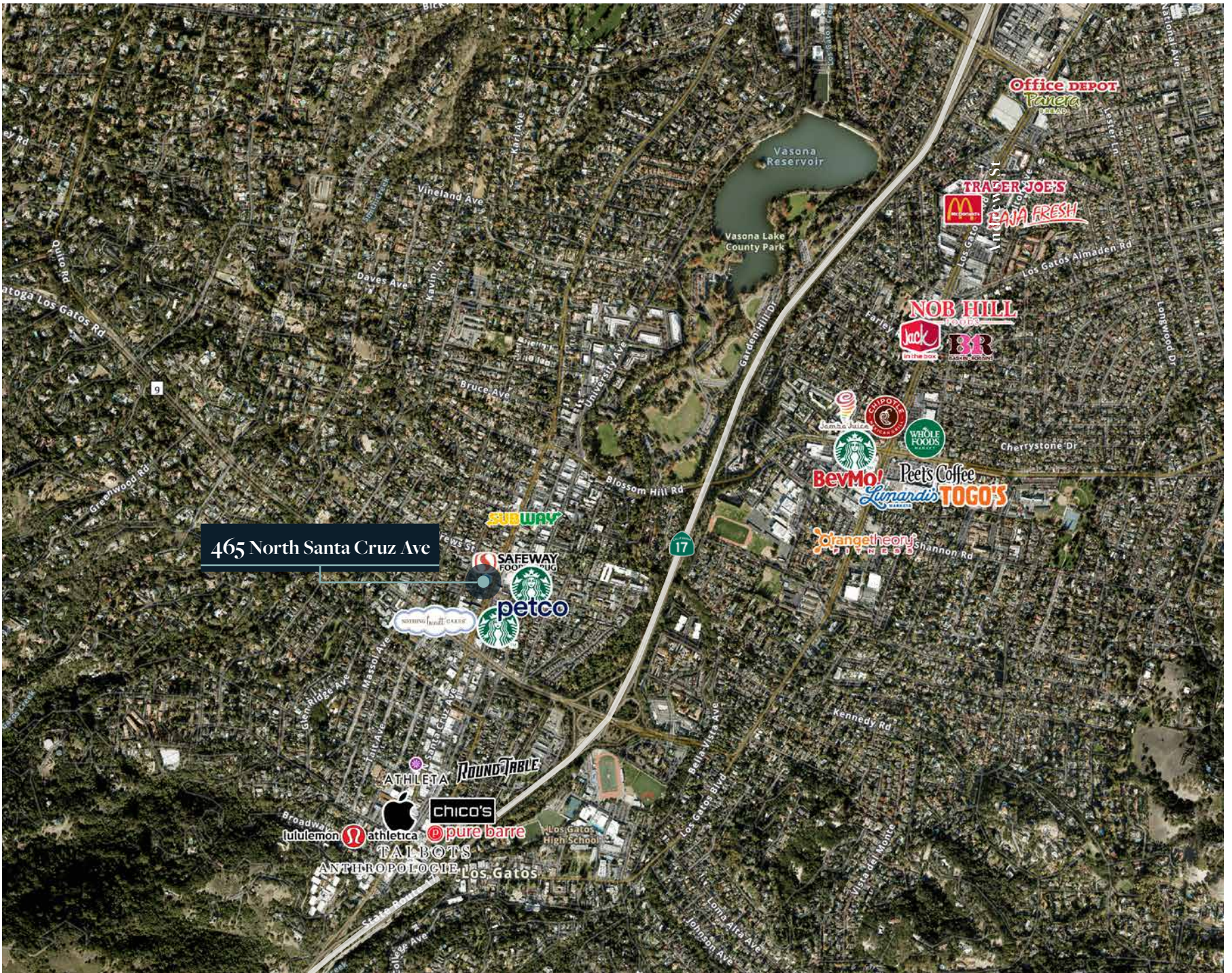
489 Sq. Ft.



Not to Scale.

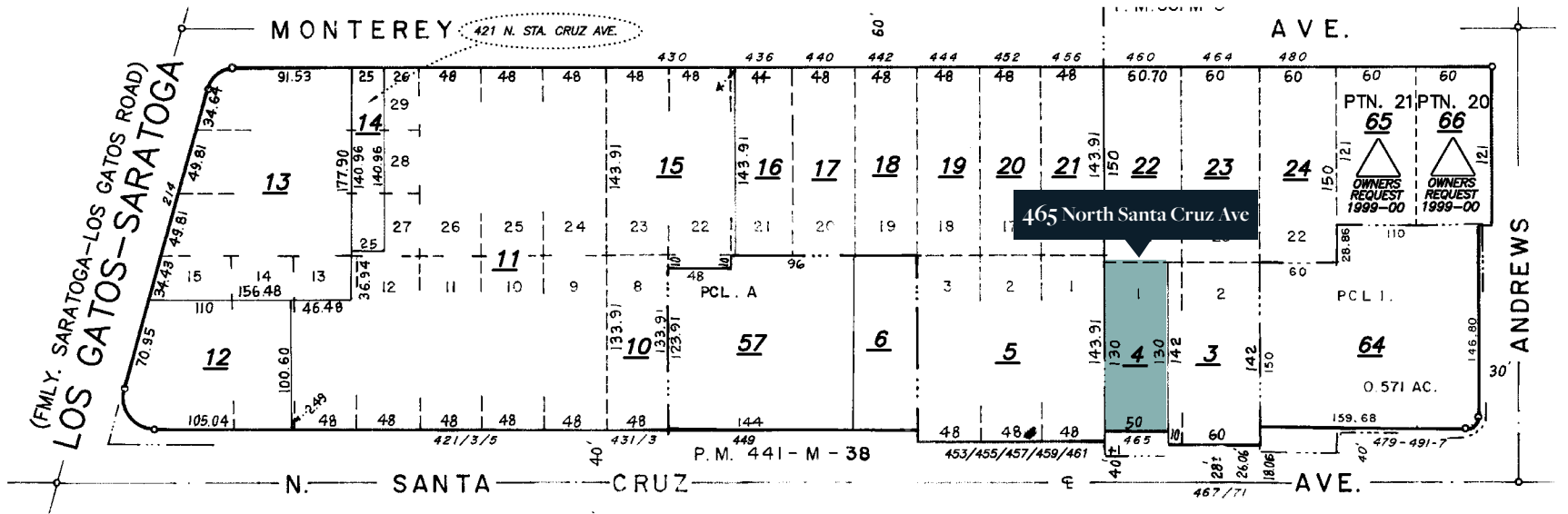
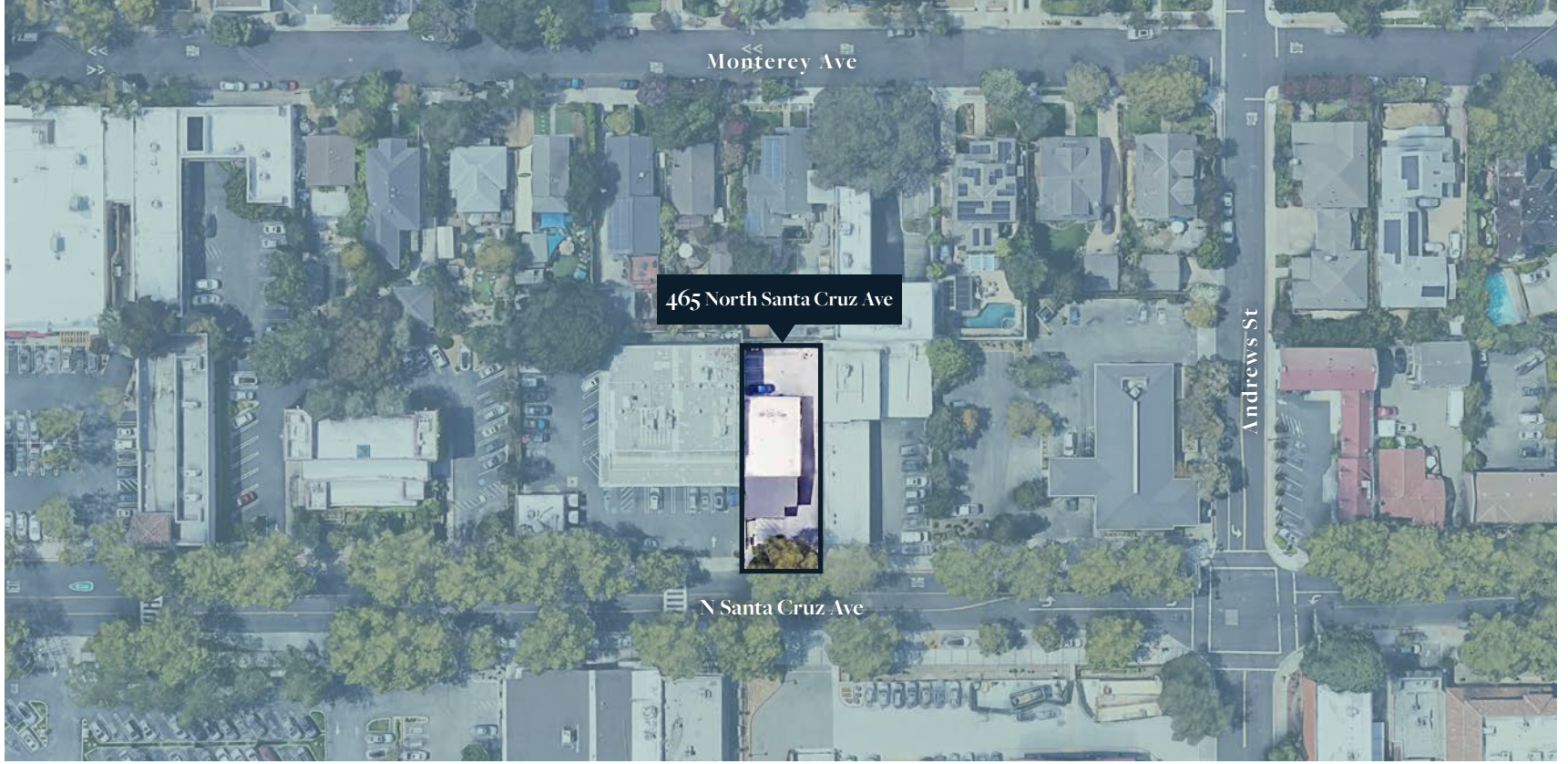


Amenities Aerial






Parcel Map




# Demographics


## 2024 Total Population

	1 mile	<b>12,708</b>
	3 mile	<b>61,703</b>
	5 mile	<b>213,706</b>


## Total Daytime Population

	1 mile	<b>19,794</b>
	3 mile	<b>72,337</b>
	5 mile	<b>203,394</b>


## Average Household Income

	1 mile	<b>\$266,961</b>
	3 mile	<b>\$269,160</b>
	5 mile	<b>\$240,833</b>


## Median Age

	1 mile	<b>46.6</b>
	3 mile	<b>45.6</b>
	5 mile	<b>42.9</b>

## Total Households

	1 mile	<b>5,275</b>
	3 mile	<b>23,074</b>
	5 mile	<b>77,554</b>

## White Collar Employment

	1 mile	<b>90.4%</b>
	3 mile	<b>89.4%</b>
	5 mile	<b>83.3%</b>

Home to some of the top Silicon Valley Tech companies including:

**NETFLIX** **ROKU**



There are 330 average sunny days per year



Downtown Los Gatos has an average walk score of **89\***





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