

1,500± SF Retail Unit For Lease

Renovated in-line retail building.

Located on the off-ramp of Hwy 85 & Los Gatos Boulevard

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14777 Los Gatos Boulevard, Los Gatos



PROPERTY OVERVIEW



14777 Los Gatos Boulevard, Los Gatos

Rental Rate: \$2.99 PSF Plus NNN*
*Year 1 Discounted Rate

Unit Size: 1,500± Square Feet

ZONING: CN - Commercial Neighborhood

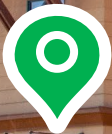
of Parking Spaces: 30±

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- 1,500± SF retail unit for lease used as a retail Pharmacy with full build-outs
- Rent is \$2.99 PSF Plus NNN charges - **Year 1 Discounted Rate**
- Available for the first time in 15 years is a prominent retail space in between Starbucks and Subway in a very attractive mixed-use medical building in Los Gatos.
- Located on the off-ramp of Hwy 85 and Los Gatos Blvd.
- Prominent signage facing Los Gatos Blvd.
- Can be easily converted into any retail space, bank, financial center, light restaurant (no grease trap), or service type business like salon, facial, spa, etc.
- There is plenty parking in front with additional underground parking available.
- The Suite is fully sprinklered, with drop ceilings, recessed lighting and independent HVAC system.
- The building provides ADA accessible men and women's bathrooms managed by Landlord.
- Very attractive building house prominent medical tenants such as Stanford Children's Clinic, Dental & Optometrist offices, etc.
- 6 per 1000 parking ratio and full building management.











PROPERTY PHOTOS





DIRECTORY

100 STARBUCKS ←

101 WELLNESS PHARMACY ←

102 SUBWAY ←

103 JAMES LIN DMD →

104 NEURO - IFRAH CLINICS →

105 B.TOX.BAR. →

200 STANFORD
CHILDREN'S HEALTH ▲

201 Optimus Vision Care OPTOMETRY ▲

202 ALLIED PAIN INSTITUTE ▲
James Peters, MD

Employees Only

— 101 —
WELLNESS
PHARMACY



S. Bascom Ave

14777 Los Gatos Blvd,
Los Gatos



Los Gatos Blvd



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	18,642	154,098	387,338
Households	7,005	57,185	144,065
Average Household Size	2.61	2.67	2.66
Owner Occupied Housing Units	4,420	35,533	82,225
Renter Occupied Housing Units	2,585	21,652	61,840
Median Age	42.9	42.7	41.9
Median Household Income	\$203,050	\$188,505	\$172,312
Average Household Income	\$262,830	\$264,122	\$246,302

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