

An aerial photograph of a large property. In the upper center, there is a large, multi-story building with a red-tiled roof and a swimming pool. The property is surrounded by dense green trees and a large, open, dry grassy area in the foreground. A road is visible on the left side of the image.

COMPASS  
COMMERCIAL

**LAND FOR SALE**

OFFERING MEMORANDUM

**Top of the Hill Road, Los Gatos CA 95032**

COMPASS  
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**JALILI**  
COMMERCIAL GROUP



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# LAND FOR SALE (HILLSIDE RESIDENTIAL)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial -San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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### Sam Jalili

Executive Vice President

License: CA 02053100

408.316.2157

sam.jalili@compass.com



## OFFERING SUMMARY

**Asking Price**  
**\$2,100,000.00**



## HIGHLIGHTS

- Highly Elevated Lot
- Private Location
- High-Value Area
- Panoramic view of the valley
- Large Lot
- Huge Development Potential
- Close Proximity to Downtown Los Gatos

<b>Address</b>	0 Top of the Hill Rd
<b>City/State/Zip</b>	Los Gatos, CA 95032
<b>APN</b>	537-20-034
<b>Building Size</b>	N/A
<b>Lot Size</b>	± 2.677 Acres
<b>Year Built</b>	N/A
<b>Zoning</b>	Hillside Residential





This stunning 2.67-acre parcel in Los Gatos, CA, offers an incredible opportunity to build your dream home amidst breathtaking views. Nestled in the hills, this prime land boasts panoramic vistas that stretch across the picturesque landscape, providing a serene and private setting. The expansive lot provides ample space for a custom-built residence, complete with luxurious amenities, outdoor living spaces, and even a pool if desired. With its desirable location, close proximity to downtown Los Gatos, and easy access to top-rated schools and amenities, this property is perfect for those seeking a tranquil yet convenient lifestyle. Don't miss the chance to create your perfect retreat in this coveted area of Silicon Valley.



An aerial photograph of a property. A large, irregular area in the center is highlighted with a semi-transparent red overlay. This area is densely populated with trees. Surrounding this red area are various other features: a large building with a red-tiled roof and a swimming pool to the north; a green sports field to the east; a paved road and a residential house with solar panels to the south; and more trees and landscaping to the west. The text 'SITE' is in the top right, and '± 2.677 Acres' is centered over the red area.

**SITE**

**± 2.677 Acres**

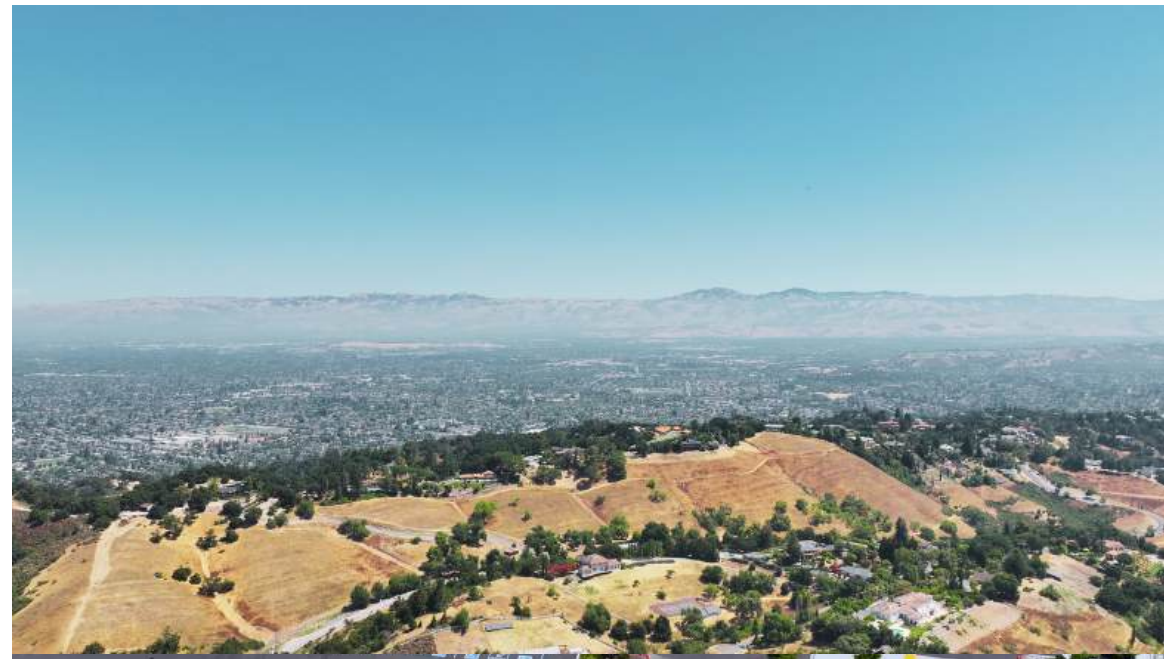
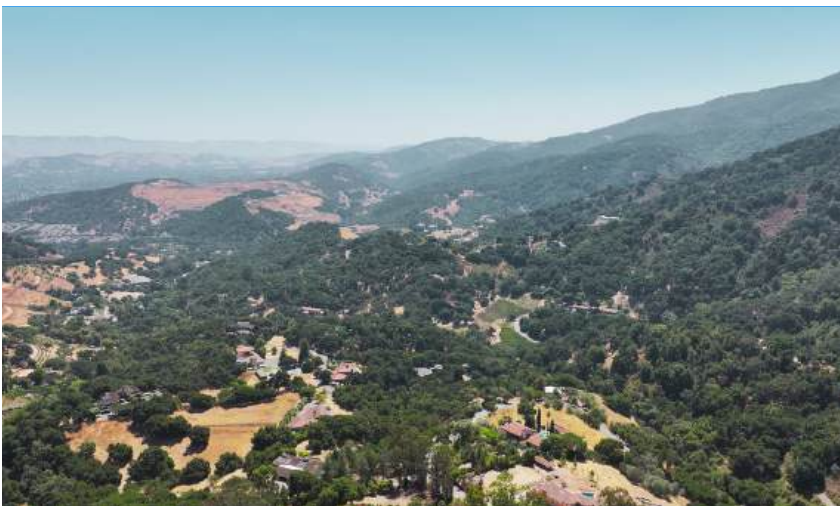




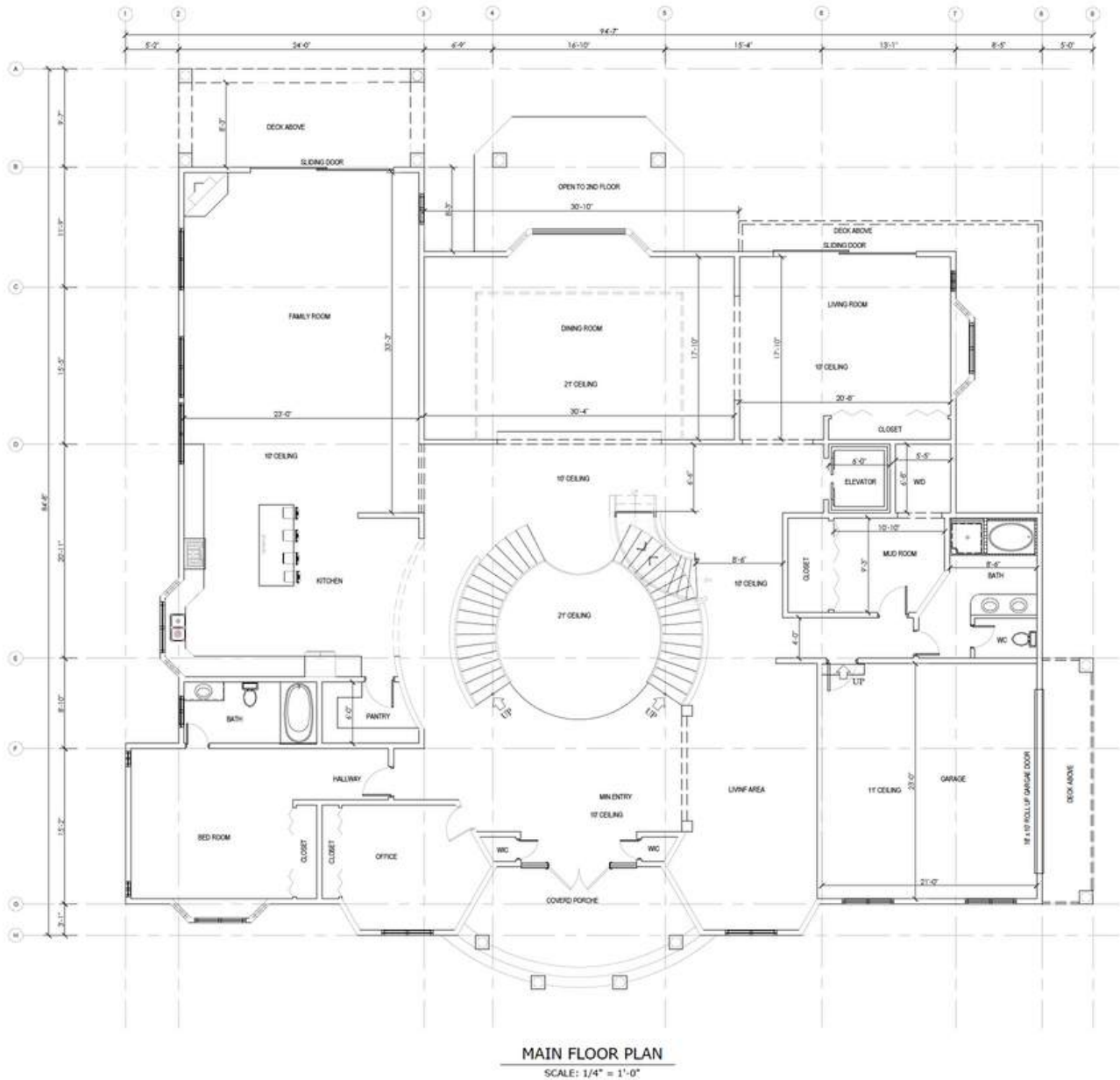








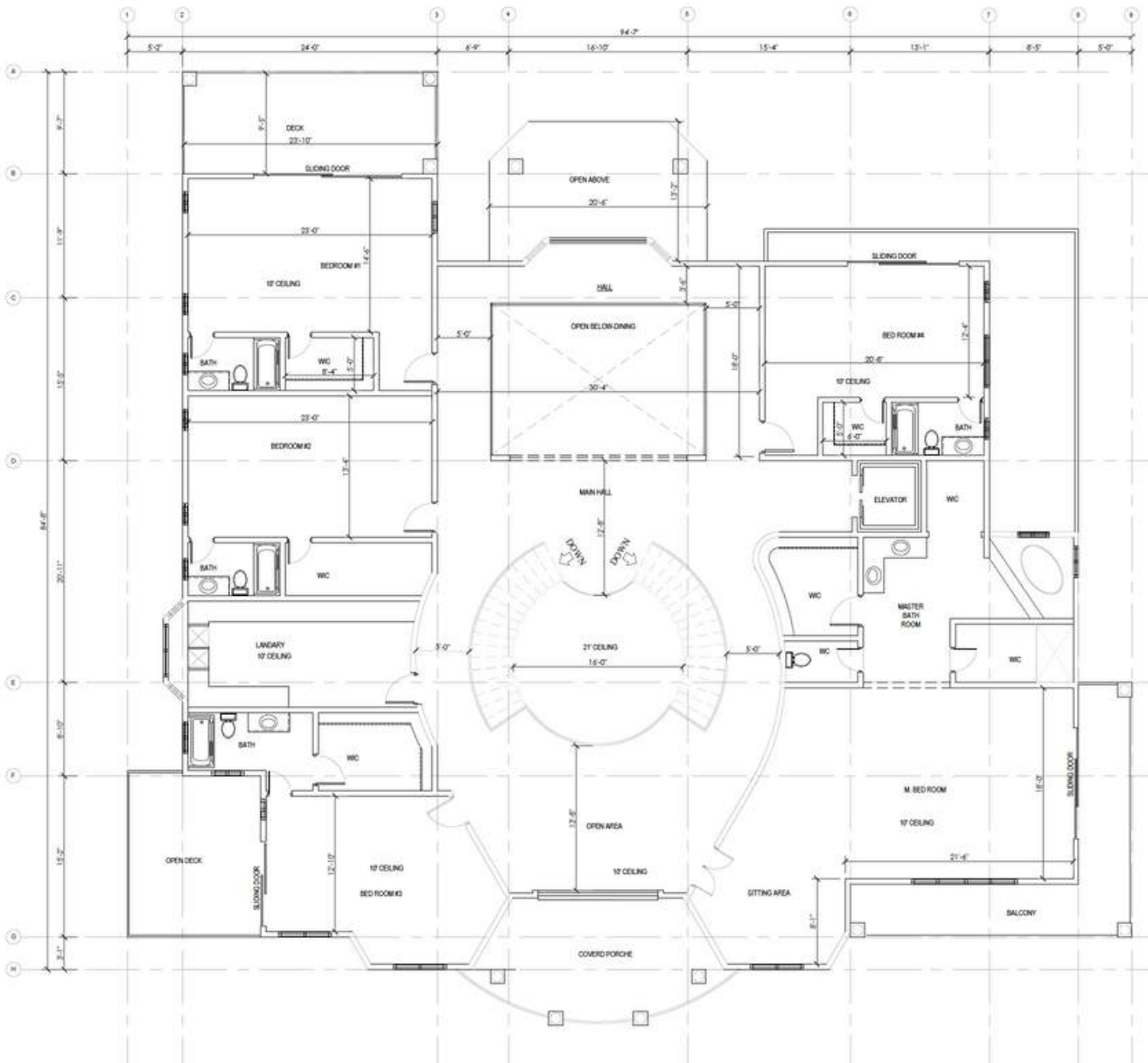




REVISIONS	ARCHITECTURE				ENGINEERING		CONSULTATION		CONSTRUCTION
	DATE	DESIGNED BY:	M. SANKI	DRAWN BY:	K. KUMAR	CHECKED BY:	M. SANKI	APPROVED BY:	M. SANKI
SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT TOP OF HILL ROAD LOS GATOS, CA 95032 APN: 537-200-34									



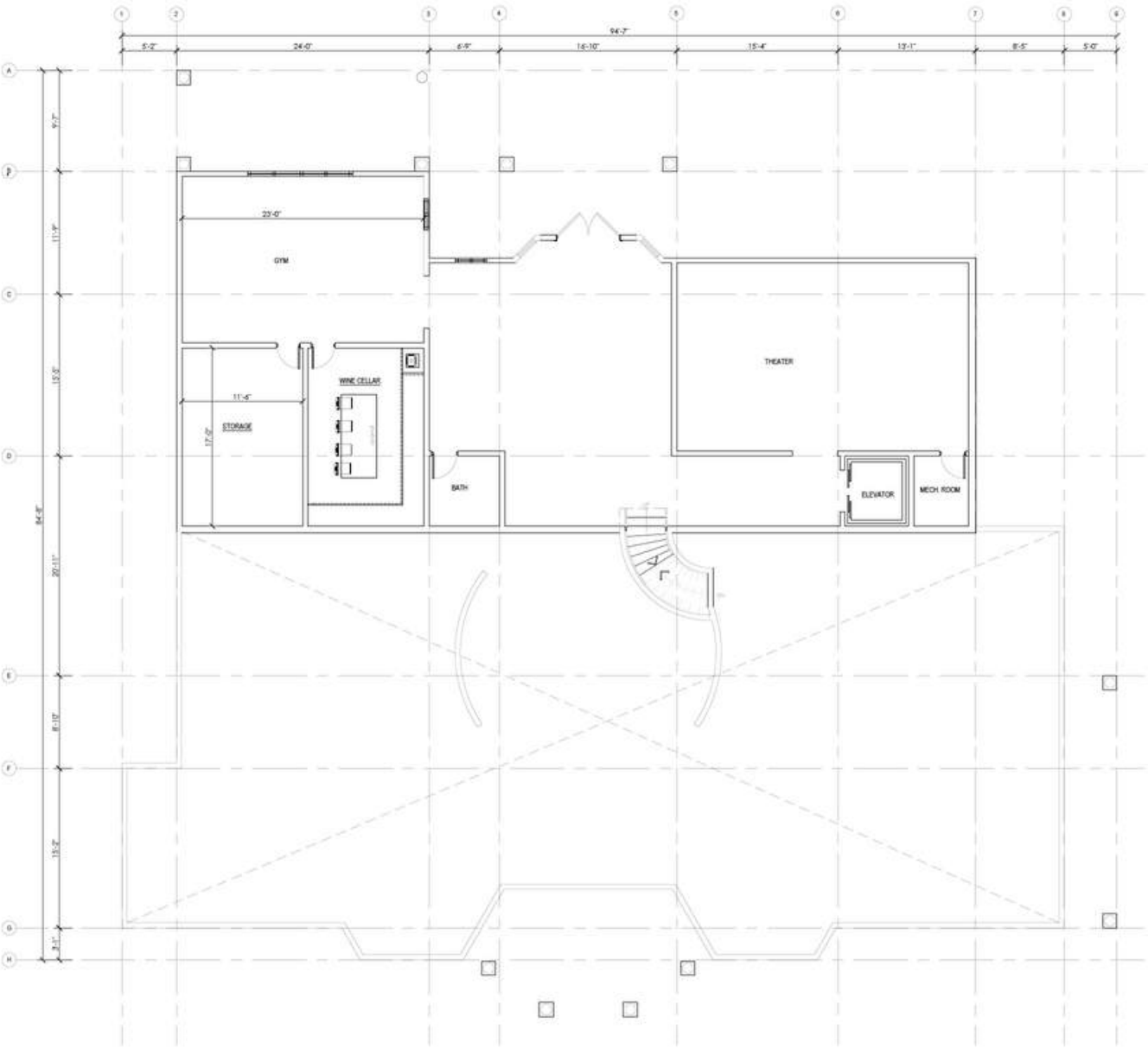
## SECOND FLOORPLAN



SECOND FLOOR PLAN

REVISIONS	DATE	DESIGNED BY: M. SAINI	SECOND FLOOR PLAN	SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT 10000 OF THE ROAD LOS GATOS, CA 95022 APN: S37-200-34	REVISIONS
		DRAWN BY: K. KUMAR			
		CHECKED BY: M. SAINI			
		APPROVED BY: M. SAINI			
ENGINEERING			CONSULTATION		CONSTRUCTION





BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS	DATE:	
	DESIGNED BY:	M. SAINI
	DRAWN BY:	K. KUMAR
	CHECKED BY:	M. SAINI
	APPROVED BY:	M. SAINI

● ENGINEERING

● CONSULTATION

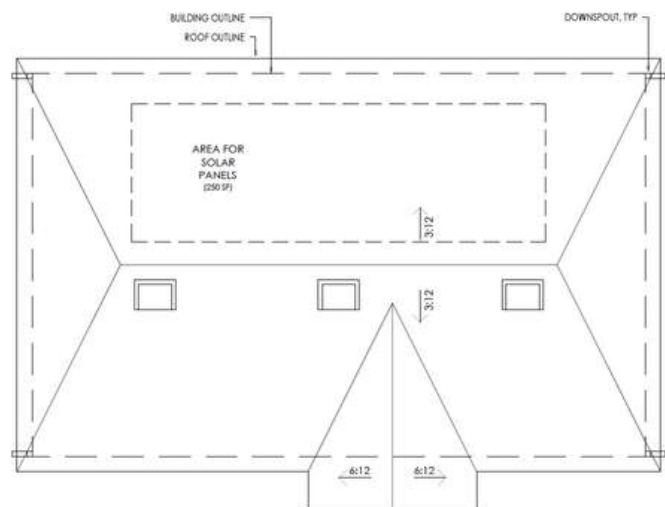
BASEMENT FLOOR PLAN

● CONSULTATION

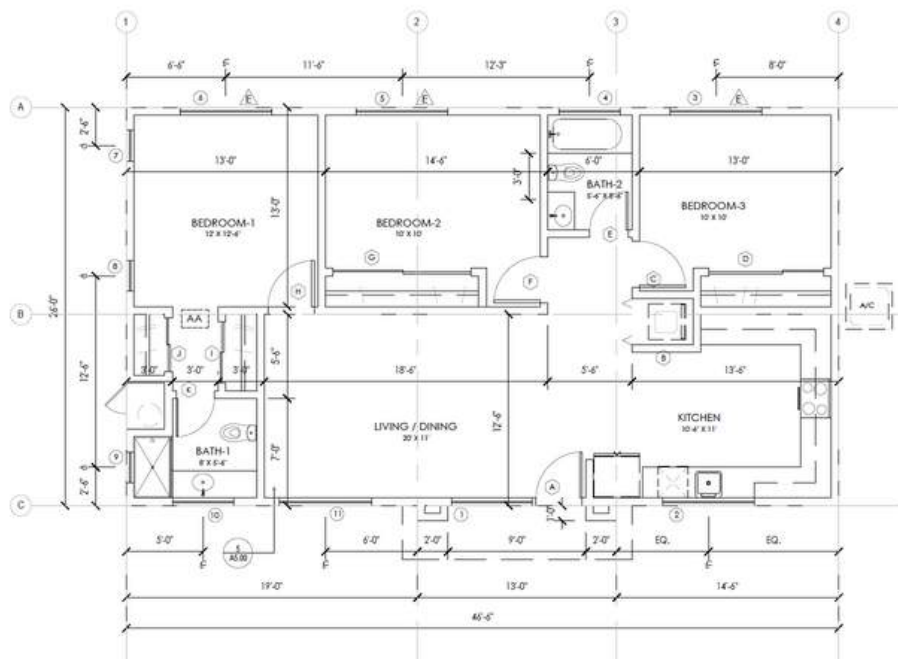
SINGLE FAMILY RESIDENCE +  
ACCESSORY DWELLING UNIT  
10001 WILSON ROAD  
LOS GATOS, CA 95032  
APN: 537-200-33

● CONSTRUCTION





ADU (ROOF PLAN)  
SCALE: 1/4" = 1'-0"



ADU (FLOOR PLAN)  
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE, PER A.C.O. SECTION 15.16.140-1211
2. PLUMBING FIXTURES
  - a. WATER CLOSETS - 1.28 GALLONS PER FLUSH, MAXIMUM, CGBC 4.303.1.1,
  - b. SHOWERHEADS - 2.0 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.3,
  - c. LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.4,
  - d. KITCHEN FAUCETS - 1.8 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.4.4,
3. SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, CPC 41 8.0

ATTIC VENTILATION CALC

TOTAL ATTIC AREA 1,209 SF

REQUIRED VENTILATION (PER CRC R806.2, EXCEPTION 2):  
 $1,209 \text{ SF} \times \frac{1}{300} = 4.03 \text{ SF} = 580 \text{ SQ. IN.}$

PROVIDED VENTILATION:  
UPPER VENTILATION (3) LOW PROFILE EYEBROW VENTS FREE AIR SPACE = 105 SQ. IN. EACH  
 $3 \times 105 \text{ SQ. IN.} = 315 \text{ SQ. IN.}$

EAVE VENTILATION (23) VENTED FRIEZE BLOCKS EACH WITH (3) 2" Ø HOLES W/ CORROSION RESISTANT METAL MESH FREE AIR SPACE = 9.42 SQ. IN. EACH  
 $29 \times 9.42 \text{ SQ. IN.} = 273 \text{ SQ. IN.}$

TOTAL VENTILATION PROVIDED  
EYEBROW VENTS 315 SQ. IN. (43%)  
EAVE VENTS 273 SQ. IN. (57%)  
TOTAL PROVIDED 588 SQ. IN.

LEGEND

- AA 3'-6"X2'-6" ATTIC ACCESS
- LINE OF ROOF OR CEILING ABOVE
- E EMERGENCY ESCAPE AND RESCUE OPENING, SEE 9/A5.01 FOR REQUIREMENTS
- 2x STUD WALL
- DOWNSPOUT
- EYEBROW VENT
- SOLAR PANEL ZONE PER CEC SECTION 110.10

NO.		REVISIONS		DATE	DESIGNED BY:	M. SAINI	DRAWN BY:	K. KUMAR	CHECKED BY:	M. SAINI	APPROVED BY:	M. SAINI

SINGLE FAMILY RESIDENCE +  
ACCESSORY DWELLING UNIT  
TOP OF HEL ROAD  
LOS GATOS, CA 95032  
APRIL 2003-04

ADU FLOOR PLAN

ARCHITECTURE  
ENGINEERING  
CONSULTATION  
CONSTRUCTION





LOCAL MAP



SUBJECT  
PROPERTY











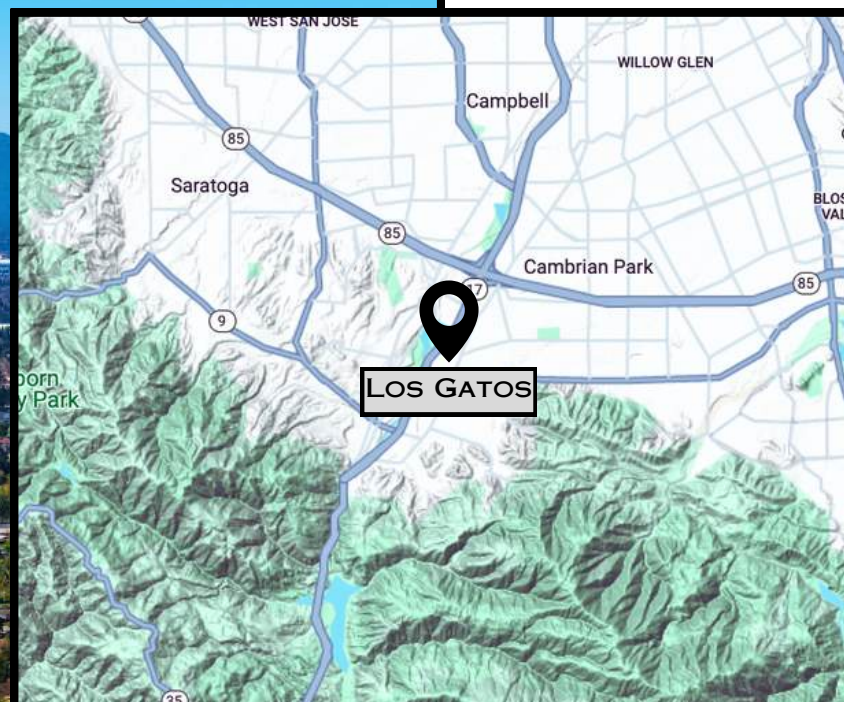












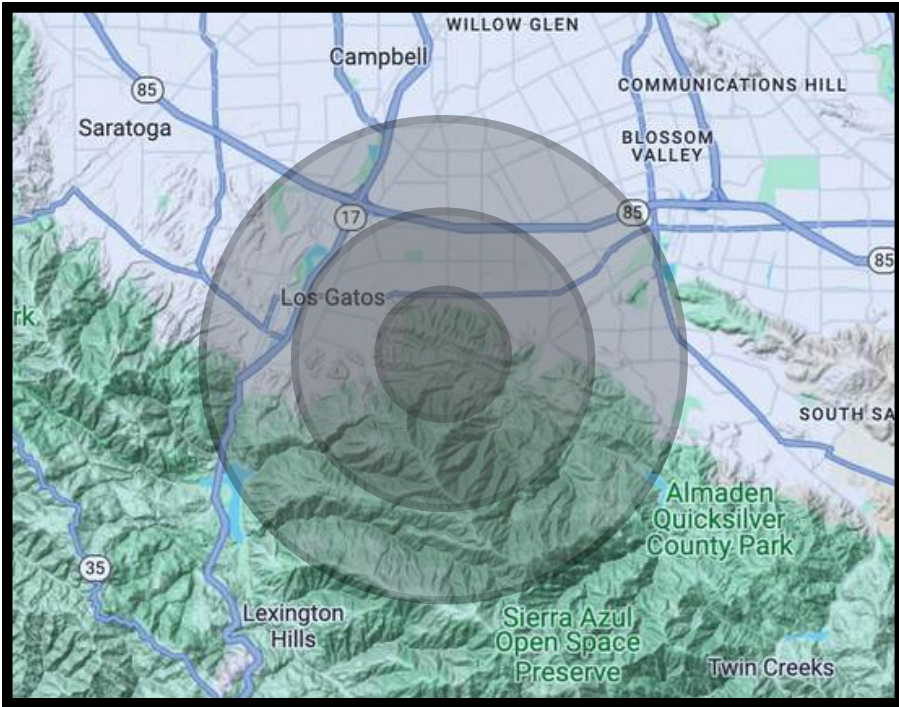
# LOS GATOS

Los Gatos, California, is a picturesque town in the Santa Cruz Mountains, known for its small-town charm and modern amenities. The town boasts a vibrant downtown area with a mix of historic architecture, boutique shops, gourmet restaurants, and art galleries. It has a rich history dating back to the California Gold Rush and offers a unique blend of old and new.

Economically, Los Gatos benefits from its proximity to Silicon Valley, attracting professionals and maintaining strong property values. The town has a diverse economy with a strong presence in retail, hospitality, and professional services. It's also known for its high-quality schools, making it a desirable place for families.

Los Gatos offers a wealth of outdoor recreational opportunities, including parks, hiking trails, and the scenic Vasona Lake County Park. The town hosts various community events throughout the year, fostering a strong sense of local pride. Overall, Los Gatos provides a high quality of life with beautiful natural surroundings and a vibrant community.





## DEMOGRAPHICS

Population	2 Mile	5 Miles	10 Miles
2000	27,430	216,682	928,648
2010	27,819	220,443	965,154
2023	28,757	221,930	990,502
Household Income	5 mile 2023 households		5 mile 2028 households
< \$25K	5,454		5,243
\$25K- 50K	6,996		6,618
\$50K- 75K	7,100		6,598
\$75K- 100K	6,435		5,940
\$100K - 125K	7,089		6,692
\$125K - 150K	5,611		5,280
\$150K- 200K	11,361		10,910
\$200K+	32,779		32,928

Home Values	5 mile 2023 households	5 mile 2028 households
< \$100K	155	154
\$100K - 200K	127	126
\$200K - 300K	101	98
\$300K - 400K	223	214
\$400K - 500K	346	338
\$500K - 1M	8,128	7,875
\$1M+	46,680	45,085
Consumer Spending	5 Mile Households	
Education & Daycare	\$364,764,427.00	
Health Care	\$178,231,364.00	
Transportation & Maintenance	\$1,010,546,751.00	
Household	\$736,759,847.00	
Food & Alcohol Entertainment,	\$986,505,266.00	
Hobbies & Pets	\$577,351,385.00	
Apparel	\$184,977,483.00	











**Sam Jalili**  
Executive Vice President  
License: CA 02053100



**Theodore Wong**  
Vice President  
License: CA 02016737  
NV S.0196630



**Tom Gibbons**  
VP of Operations



**Tae Hwang**  
Senior Associate  
License: CA 02185861



**Madison Crimi-DeMichele**  
Senior Associate  
License: CA 02102723



**Aparna Sayana**  
Senior Associate  
License: CA 01387613



**Kristina Castillo**  
Associate  
License: CA 02135168



**Rich De Villa**  
Associate  
License: CA 01332891



**Fara Sobhani**  
Senior Associate  
License: CA 01358271



**Rai Lee**  
Associate  
License: CA 02118177



**Robert Sharrock**  
Senior Associate  
License: CA 01963433



**Suzanna Martinez**  
Associate  
License: CA 01979175



**Jacob Lantis**  
Apprentice



**Sam Jalili**

Executive Vice President

License: CA 02053100

408.316.2157

sam.jalili@compass.com

**LAND SALES**

**COMPASS**  
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