

25 W. MAIN STREET
LOS GATOS, CA

Under Current Full Renovations
Delivery ETA Q4 2025

FOR LEASE *or* SALE

*

DOWNTOWN LOS GATOS • 2,281 SF

PREMIER 2-STORY
Restaurant Building
w/ Outdoor Dining Area

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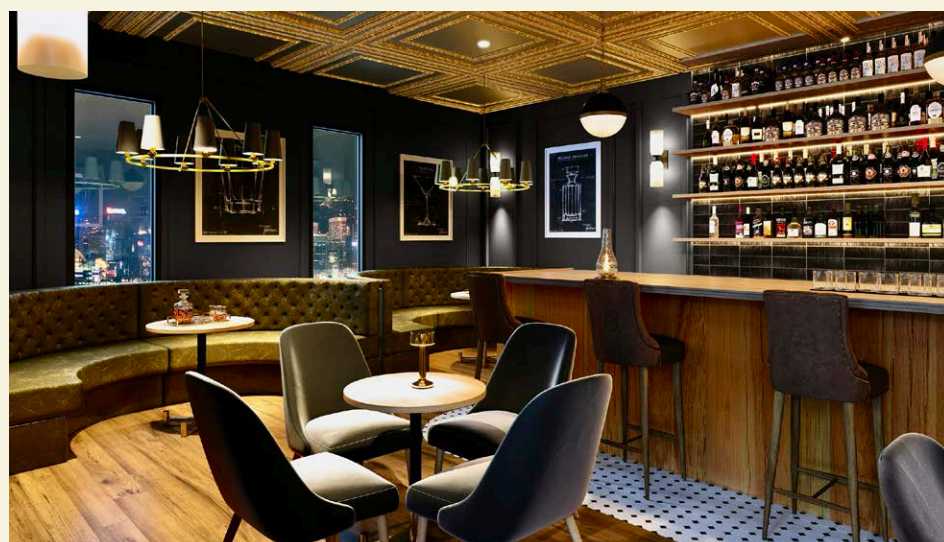
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FOR SALE *or* LEASE

Beautifully Renovated Historic Two-Story Restaurant Building Located in Downtown Los Gatos

25 W. MAIN STREET, LOS GATOS, CA

This rare property is now available for lease or sale and offers a premier opportunity for a flagship dining concept. Currently undergoing a complete transformation, this building will support modern restaurant operations with approved full kitchen plans and a town-approved outdoor dining patio, adding unique appeal and providing rare al fresco seating in the core of downtown. This highly visible end-cap building is ideally located on Historic Main Street near the vibrant downtown core of Los Gatos, offering a highly affluent population base and constant foot traffic from retail shopping, with the Los Gatos Farmer's Market hosted every Sunday only a block away. Additionally, the building is approved for Historic Rehabilitation Tax Credits, provided a business is placed. The extensive 2025 renovation preserves the building's historic character while supporting modern restaurant operations, making it an ideal opportunity for both owner-users and investors seeking a high-profile downtown presence.

EXTERIOR BUILDING
(Currently under renovations)

HIGHLIGHTS



2,281 SF - 2-Story restaurant building
Available for sale or lease



Premier **restaurant opportunity**
in downtown Los Gatos



Historic Building undergoing complete
renovations to add **brand new modern systems**
(plumbing, HVAC, electrical, and fire sprinklers)



Highly visible end-cap located in one of the
Bay Area's most desirable downtown districts



Approved **outdoor dining patio** -
Rare in the town of Los Gatos!



Excellent walkability - desirable downtown
retail, Los Gatos Farmer's Market, and other
amenities just steps away



Highly affluent population base



Significant **business tax credit** incentives for
property owner (Up to \$500K, see page 13)

PROPERTY

Overview

25 W. Main Street is a charming two-story, wood-frame commercial Historic Building featuring vernacular architecture with a false front facade. The property is in the (C-2) central business zoning district and strategically situated at the corner of W. Main Street and Park Avenue in Downtown Los Gatos, located near complementary retail hot spots and amenities, with the Los Gatos Farmer’s Market hosted mere steps away. The ground floor features a kitchen area, bar area, and dining area, perfect for a breakfast to dinner restaurant concept. The upper floor features a bar area as well as built storage features, ready for a complementary lounge type concept. Additionally, there is a new approved outdoor patio for additional dining featuring a wooden deck and beautiful pergola, rare and highly desirable for the town of Los Gatos. Built in 1901, it is currently under extensive rehabilitation renovations, with delivery estimated *at the end of Q4 2025*.

OFFERING SUMMARY	
Property Type	2-Story Restaurant Building
Listing Price	Lease: \$5.00 / SF + NNN Sale: \$3,295,000
Building Area	±2,281 SF <ul style="list-style-type: none">±1,141 SF <i>Ground Floor</i>±1,140 SF <i>Upper Floor</i> with ~700 SF Outdoor Patio
Land Area	0.07 Acres
Year Built	1902
Year Renovated	2024 (Delivery Q4 2025)
Delivery Condition	Restaurant Shell
APN	529-01-017
Zoning	C-2:LHP Historic <i>(Central Business District: Landmark and Historic Preservation Overlay Zone)</i>

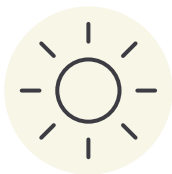


PROPERTY Features



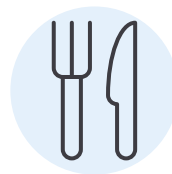
2-Story Restaurant

First Floor - Kitchen & dining area
Second Floor - Bar/lounge area



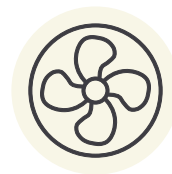
Outdoor Dining Area

~700 SF Outdoor Dining
with wooden deck, beautiful pergola
and ADA accessible ramp.



Restaurant Ready

Grease trap, rooftop vent shaft,
and trash enclosure in place
Delivered in Shell Condition



Venting

Type 1/2 Hood Feasible
Permit ready for kitchen build-out



Electrical

400-Amp electrical panel



HVAC

(2) 4-Ton heat pump units
(5) 5 mini-split units



Water Heater

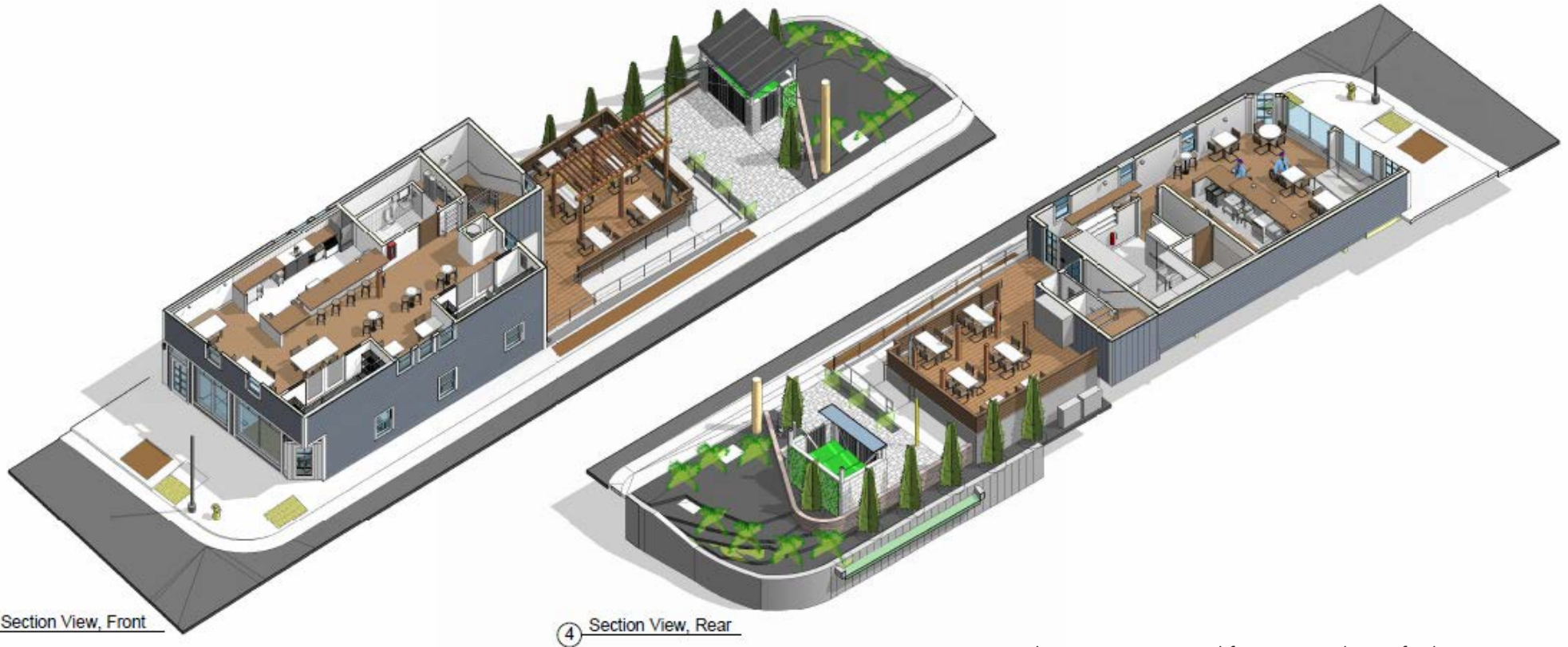
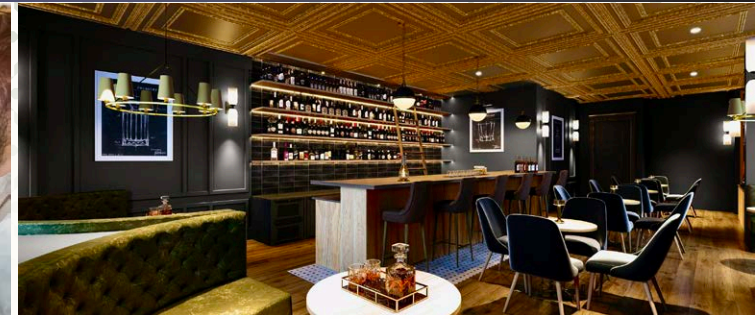
2 tankless systems
All new plumbing to be installed



Fire Sprinklers

New automatic fire sprinklers to
ensure full Fire & Safety Compliance

EXTERIOR BUILDING Renderings



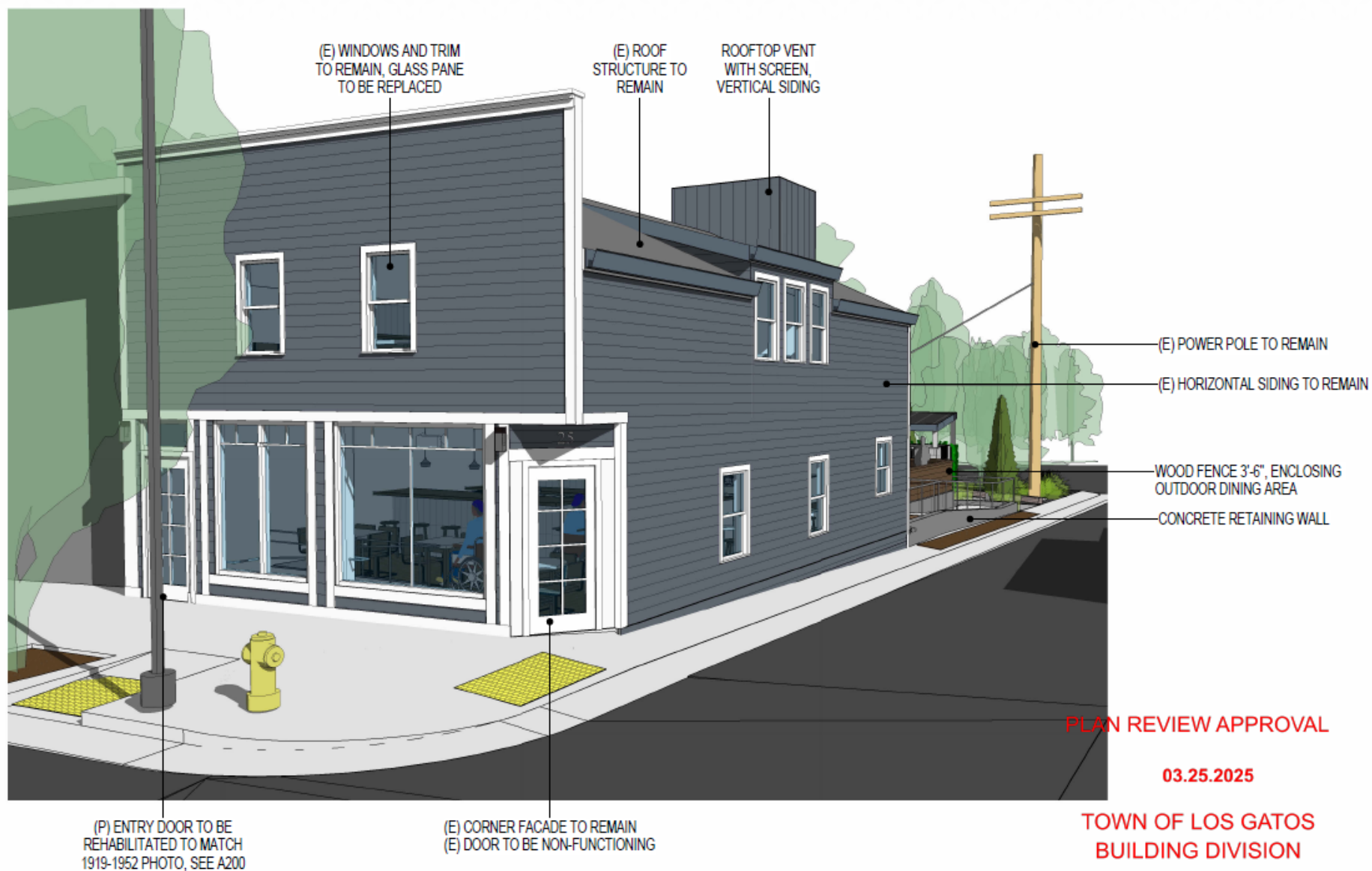
③ Section View, Front

④ Section View, Rear

Kitchen equipment and furniture is shown for location reference only and is not included upon delivery.

Interior renderings are for design example only.

EXTERIOR BUILDING Front View



EXTERIOR BUILDING

Rear View



INTERIOR Renderings

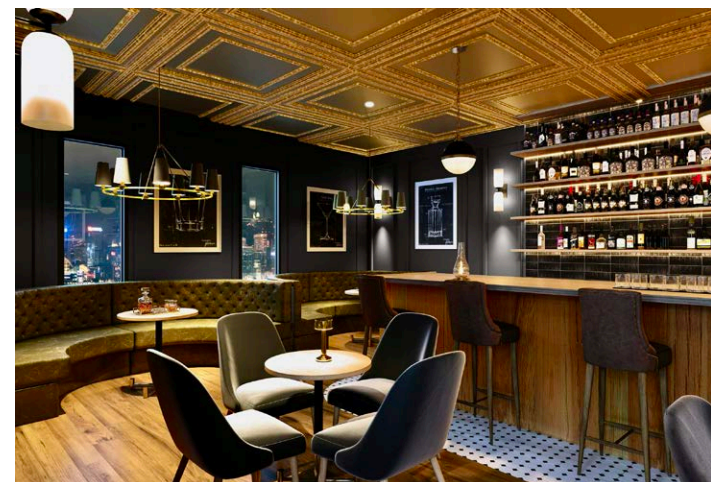
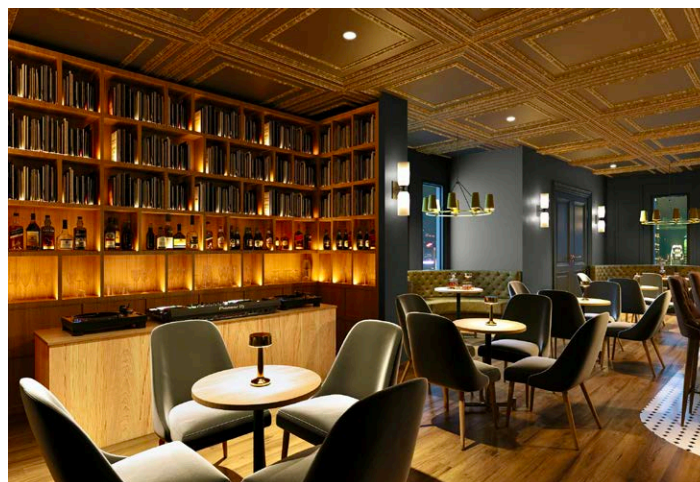
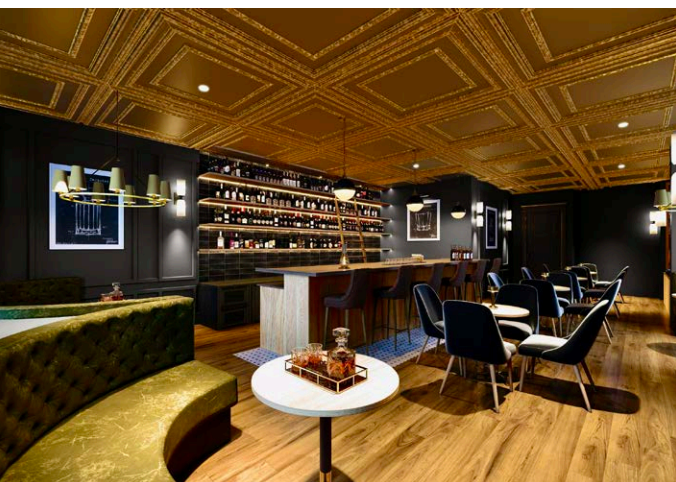
FIRST FLOOR - DINING CONCEPT

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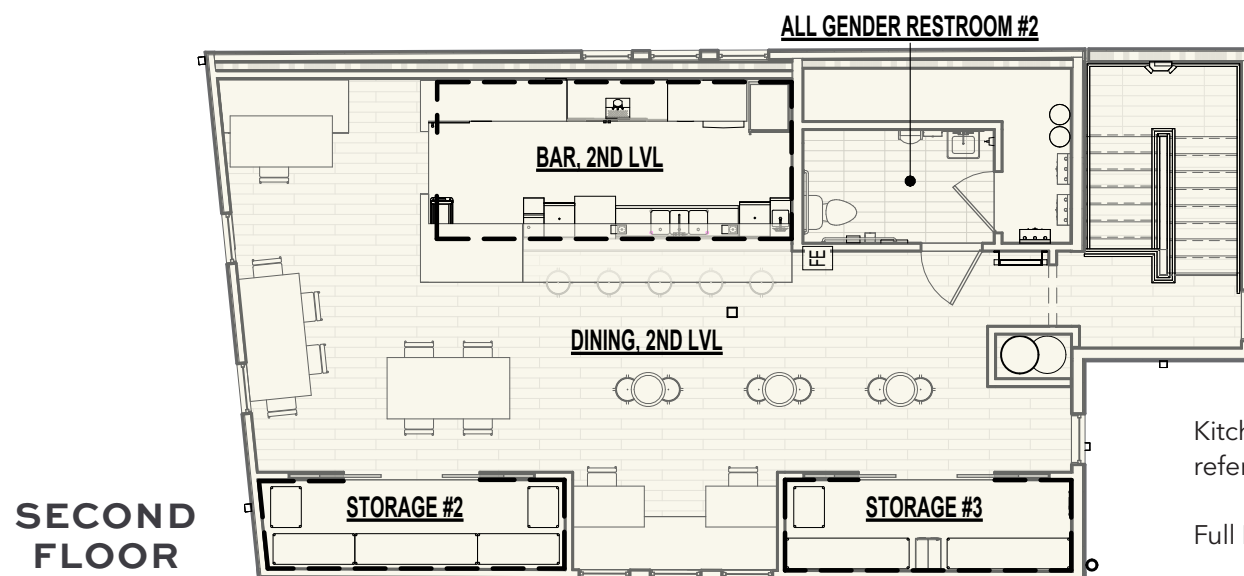
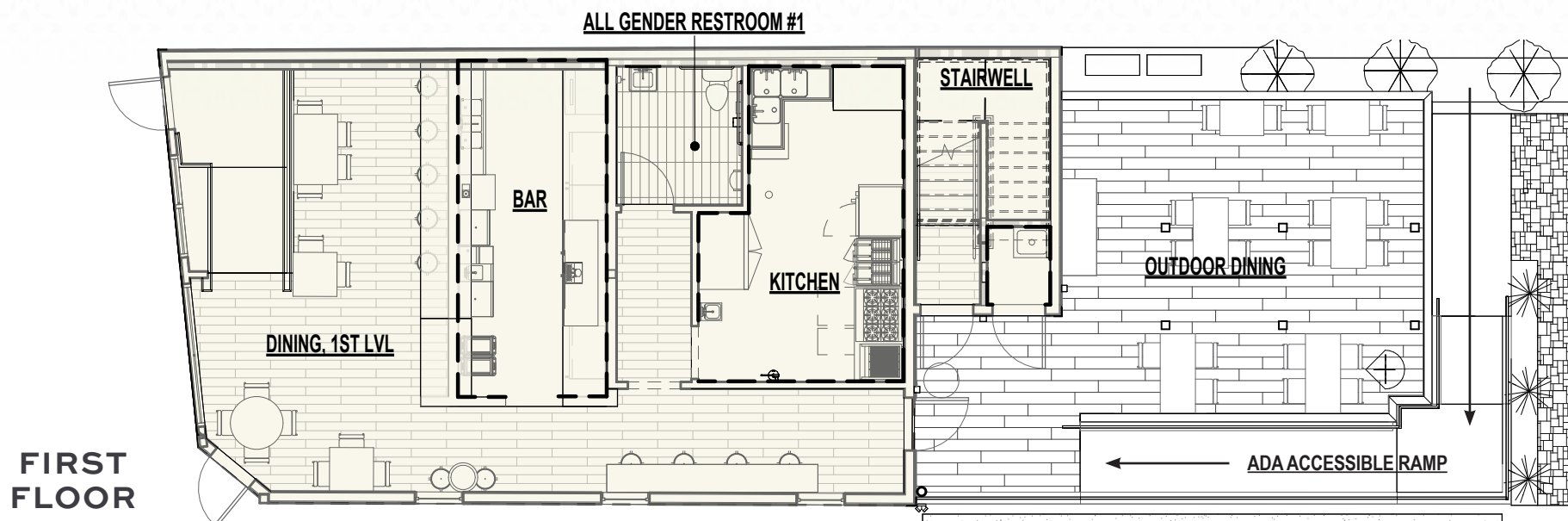
Interior renderings are for design example only.



SECOND FLOOR - BAR/LOUNGE CONCEPT



ARCHITECTURAL Floor Plans



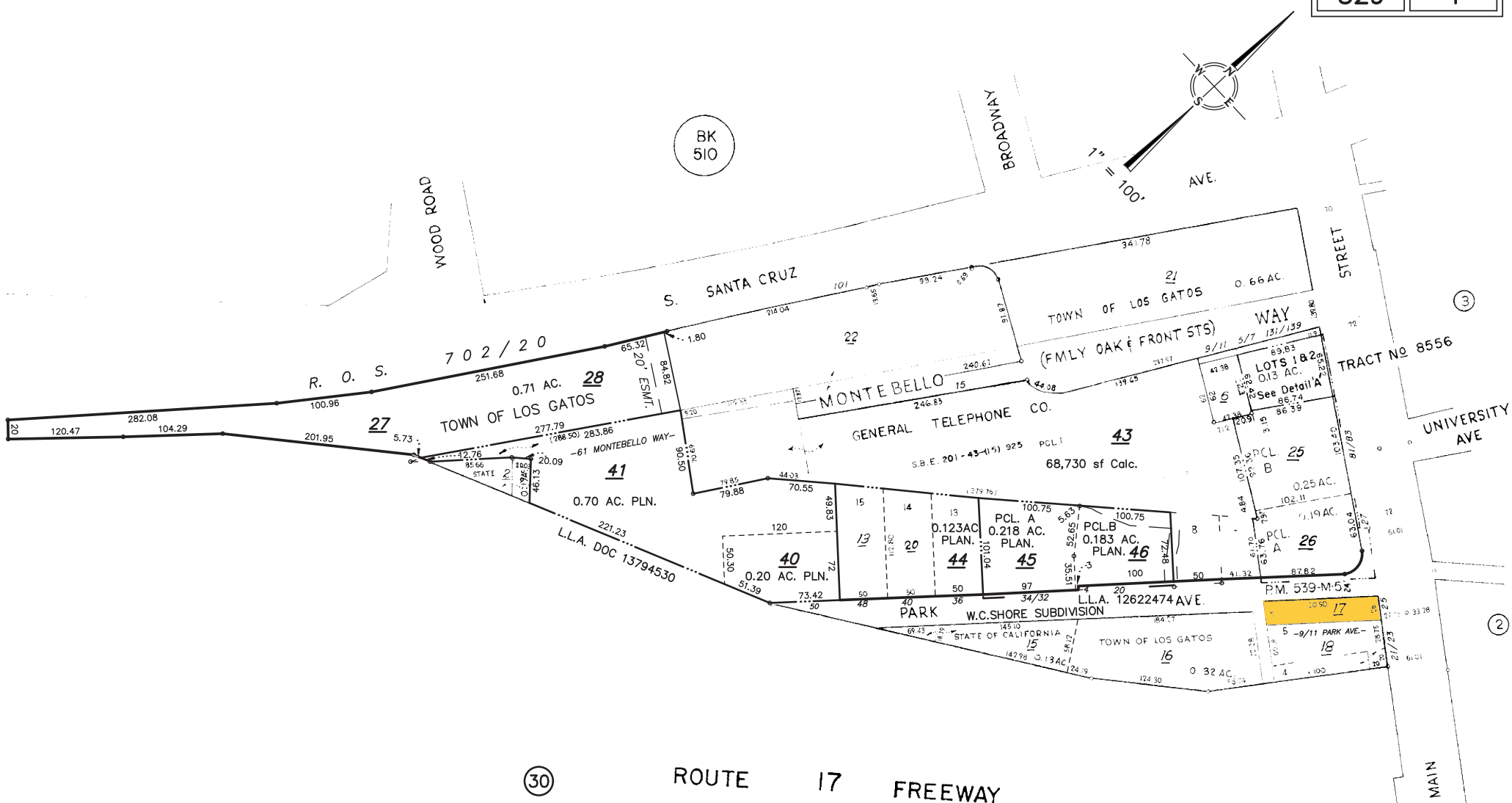
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Full Plans Available Upon Request

APN 529-01-017

Parcel Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK
529PAGE
1

HISTORIC BUILDING

Federal Tax Credits

Martin's Sunflower Candy Kitchen Building was originally constructed in January 1902 by Leonard J. and Flora A. Martin and rebuilt in 1915 following a fire. In 1991, the building was nationally registered as apart of the **Los Gatos Historic Commercial District** in the local area significance in Commerce and Architecture with an 1891 to 1941 period of significance.

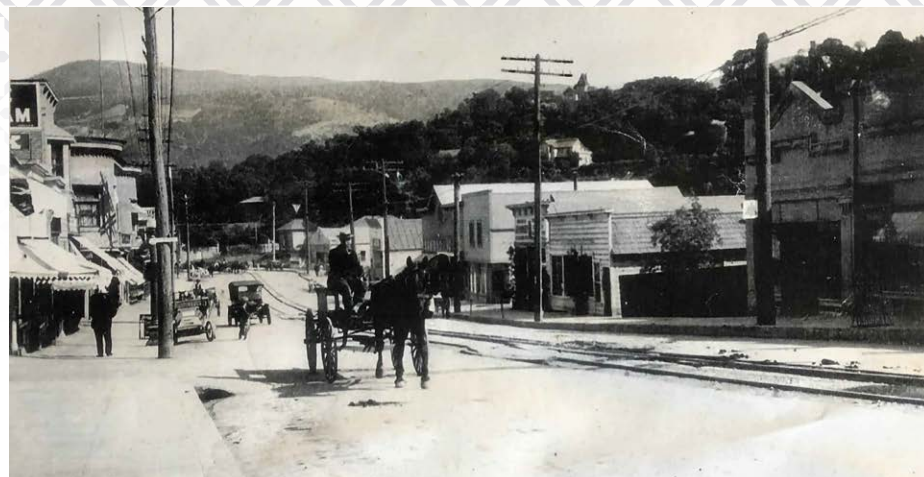
HISTORIC BUILDING TAX CREDITS



Administered by the National Park Service in conjunction with State Historic Preservation Offices (SHPO), the **Federal Historic Preservation Tax Incentives program** offers a 20% federal tax credit to property owners for qualified rehabilitation expenses.

This property has been approved for Historic Federal Tax Credit of \$300K, pending the business is placed in service. The credit is for approved qualified rehabilitation expenditures (QRE). Additionally, approval for [State Historic Rehabilitation Tax Credit \(SHRTC\) - Commercial Program](#) is pending, with a credit of \$200k.

Potential tax credits total \$500k. Collection of the credits are spread out over 5 years. Credits valid only for property owner.



1900-1910



1949 - 1952

FEDERAL PROGRAM OVERVIEW



<https://www.irs.gov/businesses/small-businesses-self-employed/rehabilitation-credit-historic-preservation-faqs> **(CLICK HERE)**

STATE PROGRAM OVERVIEW



https://ohp.parks.ca.gov/?page_id=31647 **(CLICK HERE)**

NEARBY RETAILERS

Market Aerial

Strategically located in charming Downtown Los Gatos, walking distance to major retailers and amenities.

DEMOGRAPHICS*

Total Population	43,750
Daytime Population	55,559
Avg. Household Income	\$344,281
Avg. Disposable Income	\$201,689
Avg. Consumer Spent on Dining	\$11,834.76

TRAFFIC COUNTS

Main Street	11,186 ADT
University Ave	13,600 ADT
N. Santa Cruz Avenue	16,068 ADT
State Route 17	71,400 ADT

*Demographics Within 3 Mile Radius

Source: esri 2025



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