

An aerial photograph of a large property. In the upper center, there is a large, multi-story building with a red-tiled roof. To its right is a swimming pool. The property is surrounded by dense green trees and a large area of dry, yellowish-brown brush. A road is visible on the left side, and a soccer field is on the right. A black banner with white text is in the top right corner.

COMPASS
COMMERCIAL

LAND FOR SALE

OFFERING MEMORANDUM

Top of the Hill Road, Los Gatos CA 95032

COMPASS
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JALILI
COMMERCIAL GROUP

LAND FOR SALE (HILLSIDE RESIDENTIAL)

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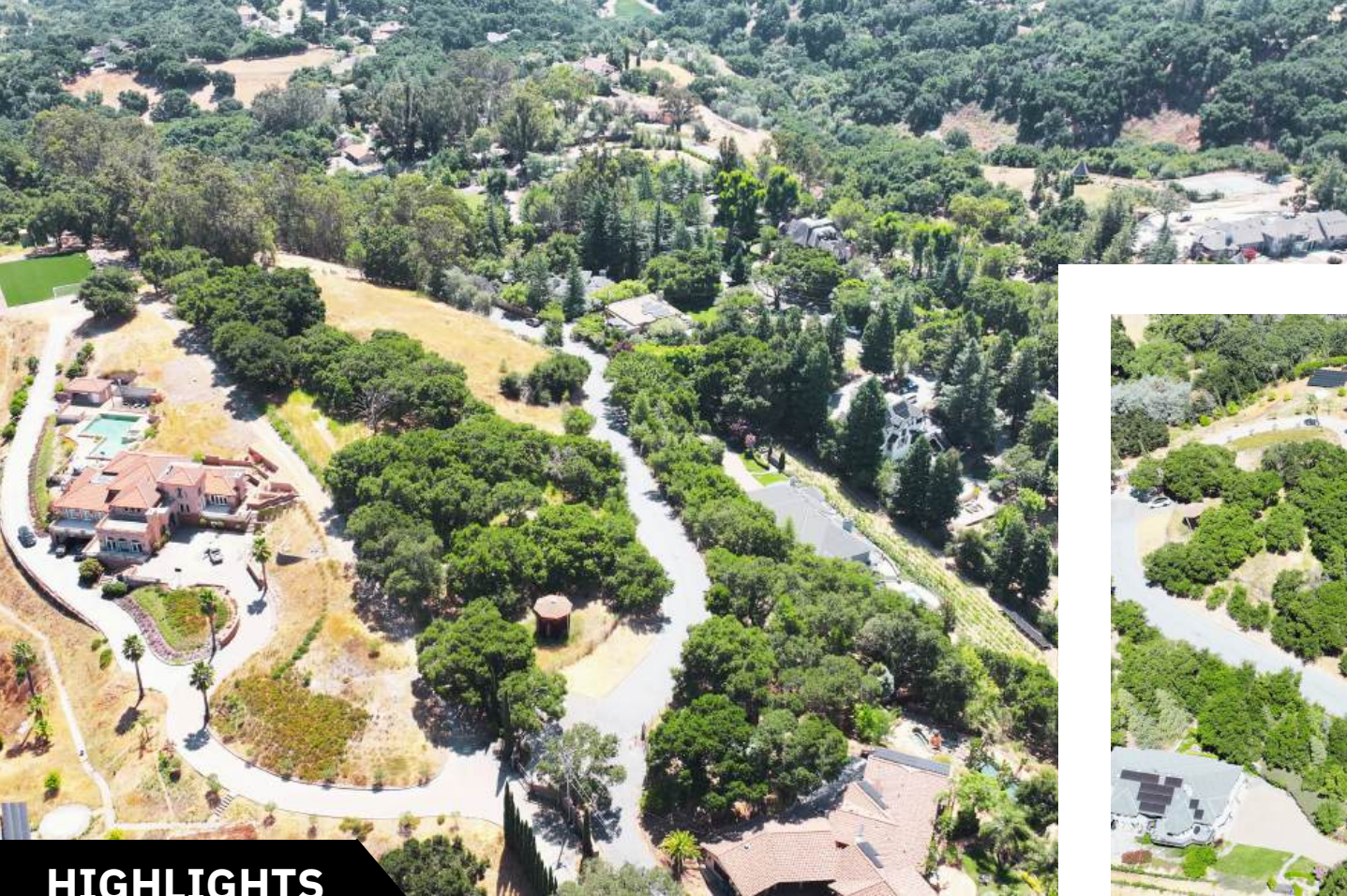
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OFFERING SUMMARY

Asking Price
\$2,500,000.00



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

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

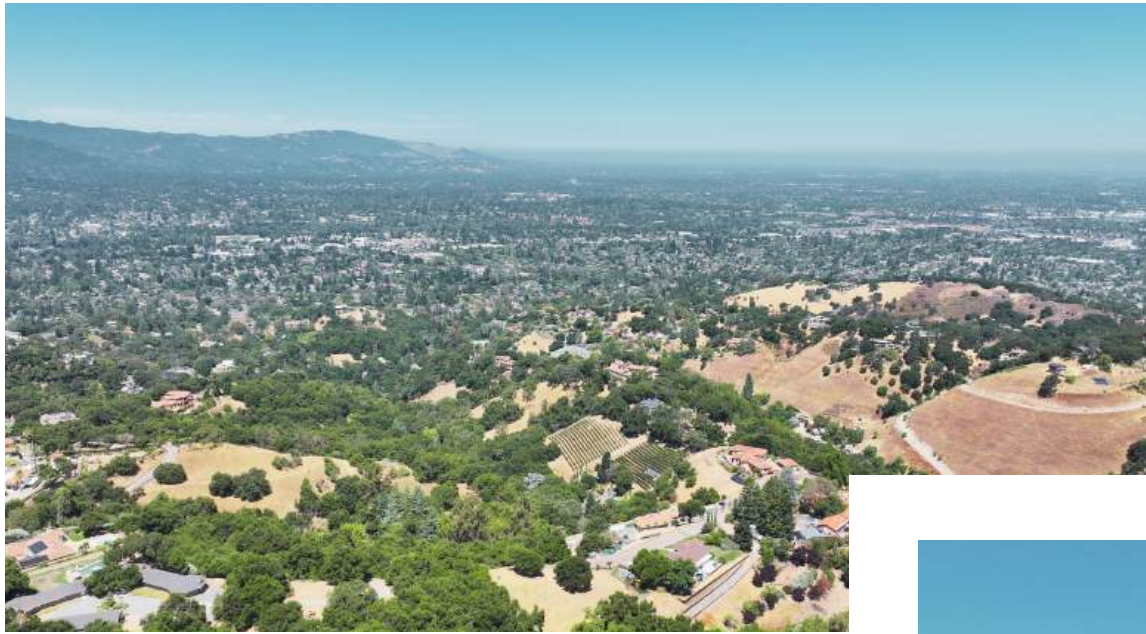


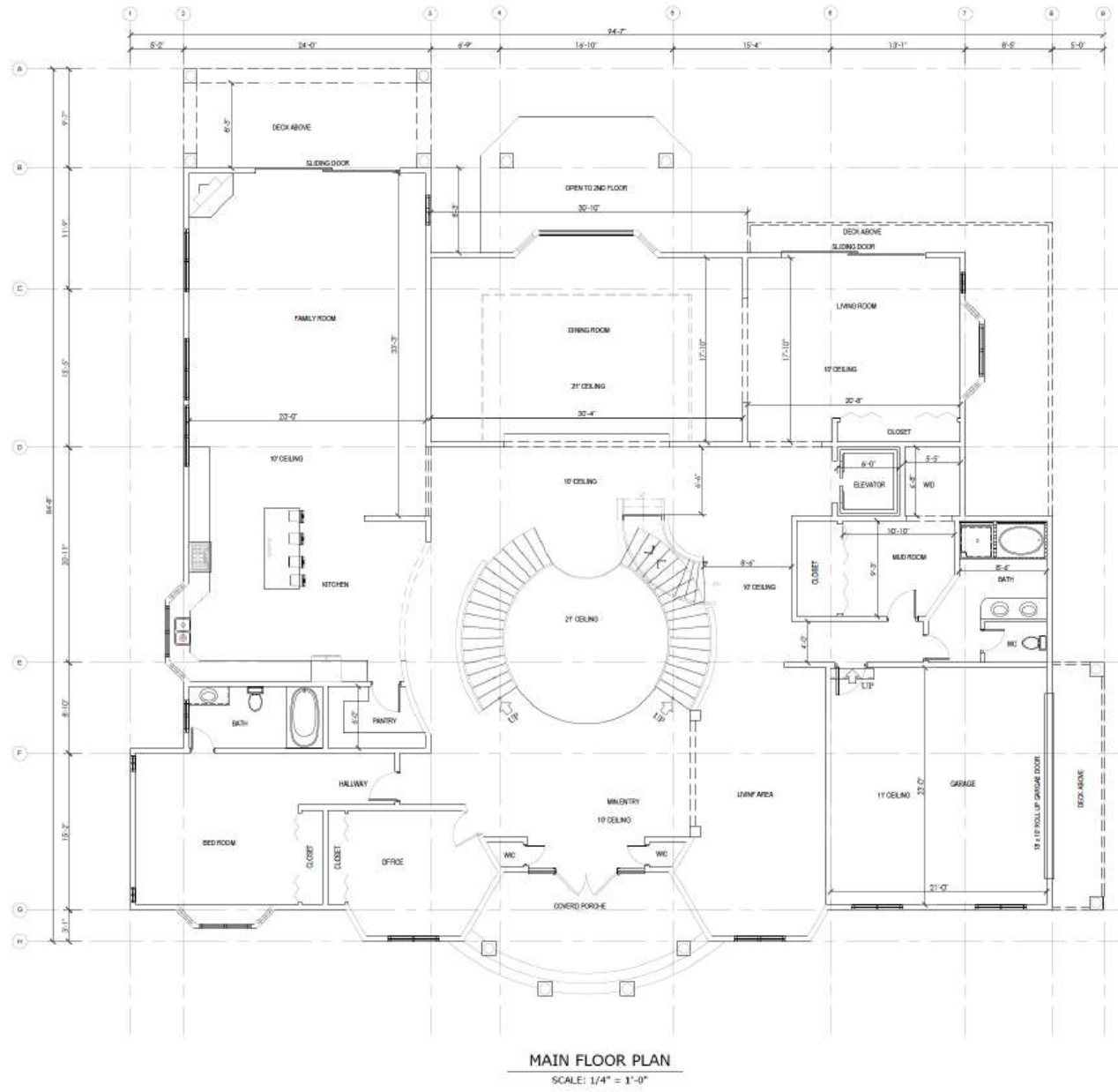
This stunning 2.67-acre parcel in Los Gatos, CA, offers an incredible opportunity to build your dream home amidst breathtaking views. Nestled in the hills, this prime land boasts panoramic vistas that stretch across the picturesque landscape, providing a serene and private setting. The expansive lot 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.

± 2.677 Acres



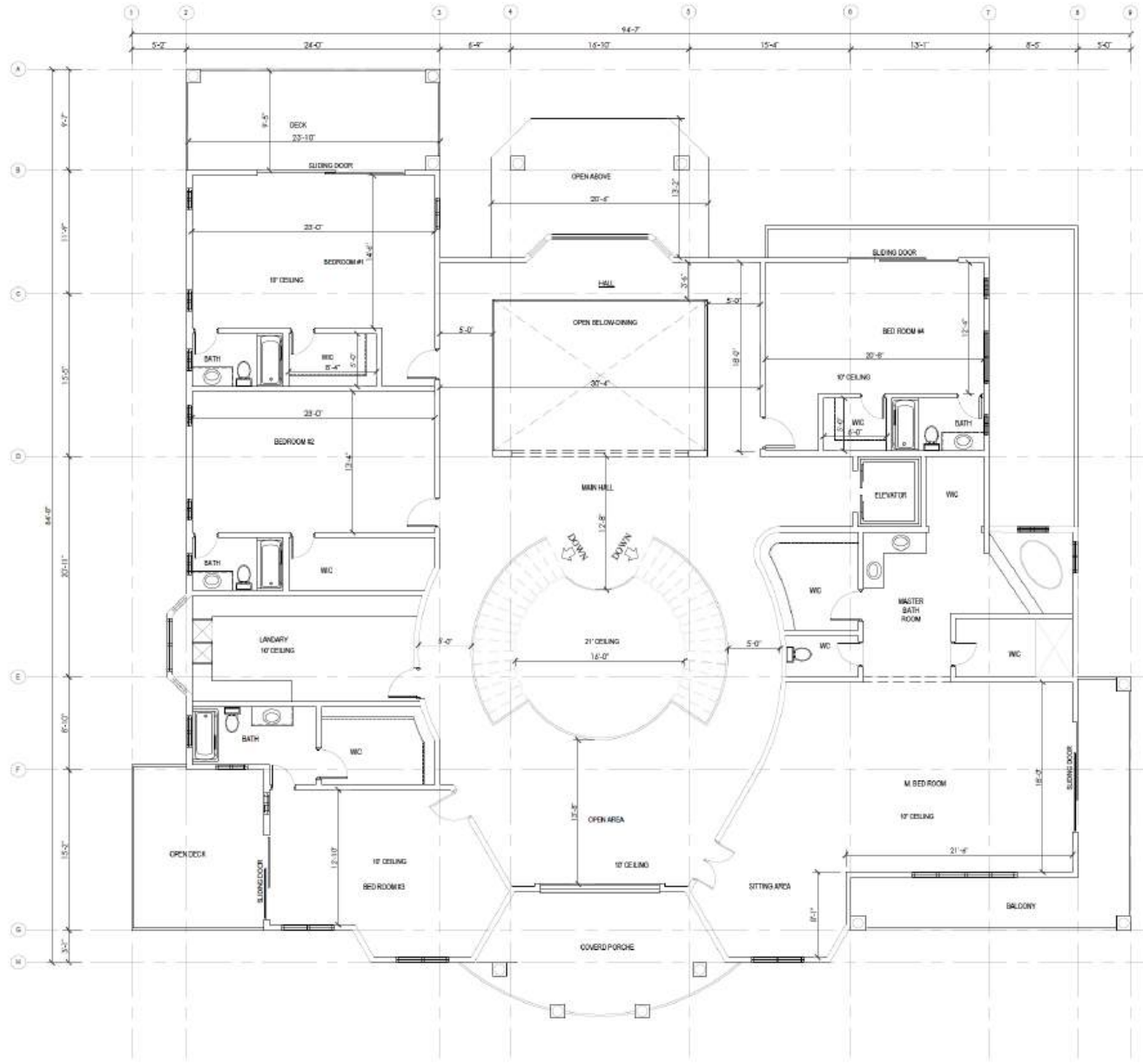






REVISIONS	DATE:	DESIGNED BY:	M. SAINI
		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
ARCHITECTURE			
● ENGINEERING			
● CONSULTATION			
● CONSTRUCTION			
MAIN FLOOR PLAN			
SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT TOP OF HILL ROAD LOS GATOS, CA 95032 APN: 537-200-34			

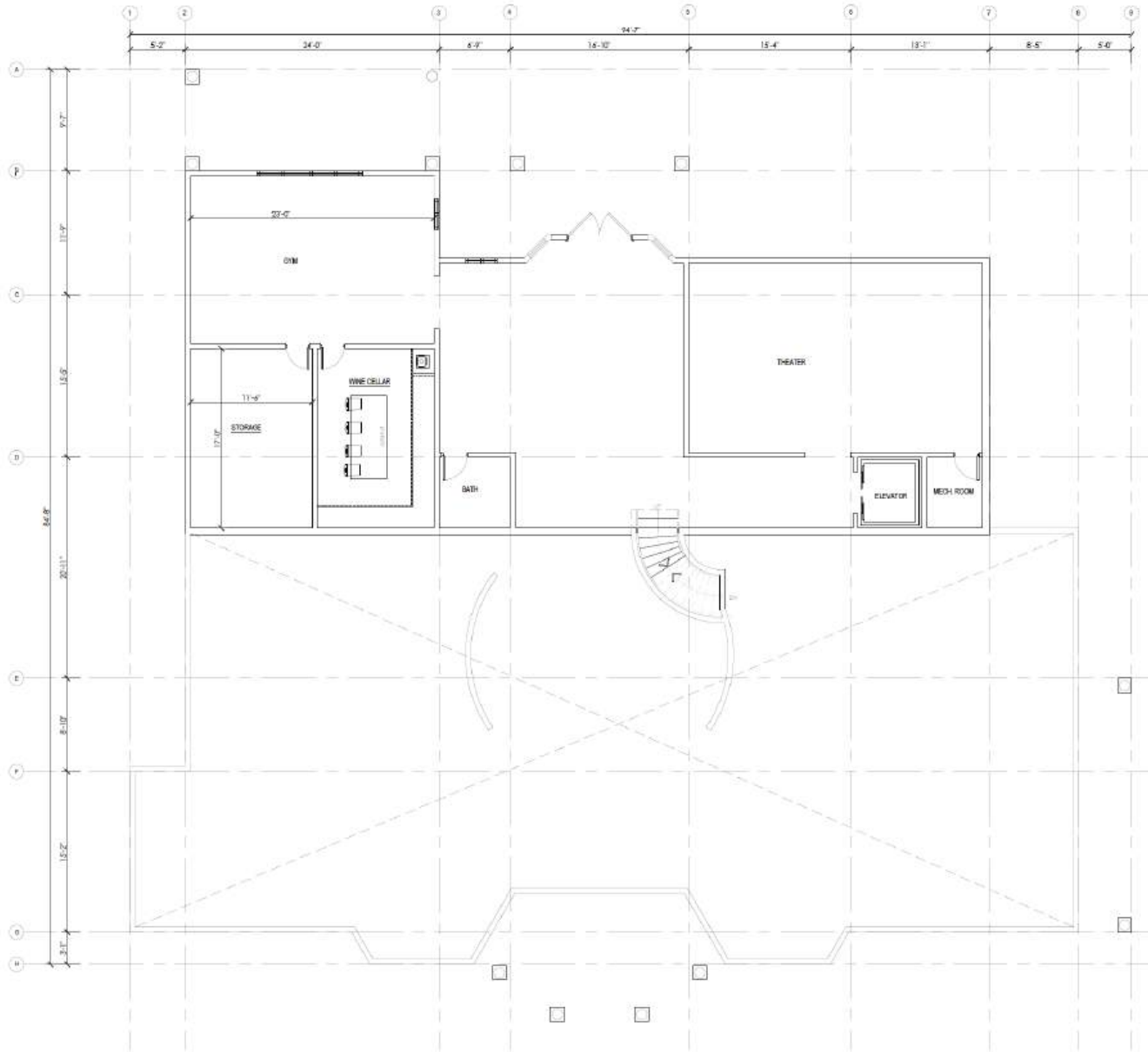
SECOND FLOOR PLAN



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

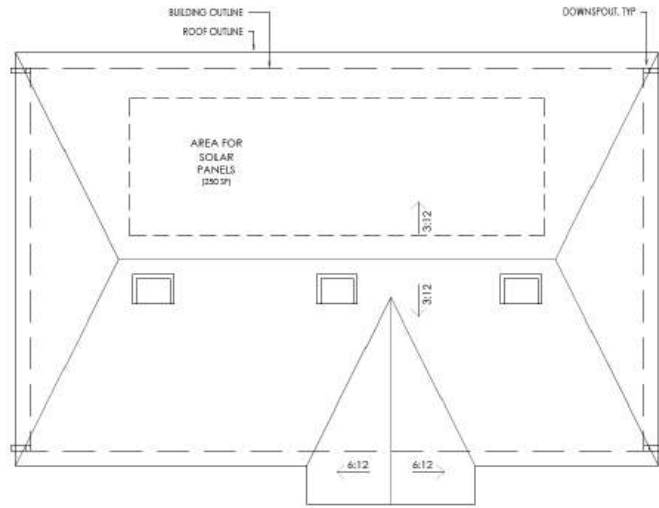
REVISIONS	DATE:	M. SAINI
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SECOND FLOOR PLAN		
SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT TOP OF HILL ROAD LOS GATOS, CA 95032 APR. 2017-2018		
CONSTRUCTION		
CONSULTATION		
ENGINEERING		
ARCHITECTURE		

BASEMENT

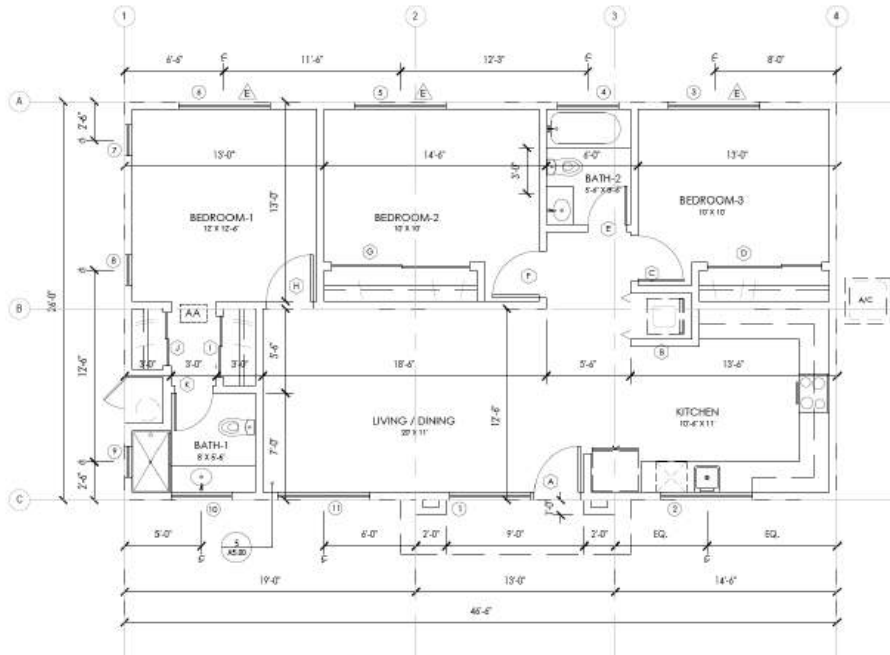


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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		DRAWN BY:	K. KUMAR
		CHECKED BY:	M. SAINI
		APPROVED BY:	M. SAINI
<p>SINGLE FAMILY RESIDENCE + ACCESSORY DWELING UNIT 100 OF HILL ROAD LOS ANGELES, CA 90022 APRIL 2023-2023</p>			
<p>BASEMENT FLOOR PLAN</p>			
<p>ARCHITECTURE</p>			
<p>ENGINEERING</p>			
<p>CONSULTATION</p>			
<p>CONSTRUCTION</p>			



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



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

GENERAL NOTES

- AT GAS METER, INSTALL EXCESS-FLOW OR SEISMIC ACTUATED GAS SHUT-OFF DEVICE. PER A.C.O. SECTION 15.16.140-1211
- PLUMBING FIXTURES
 - WATER CLOSETS - 1.28 GALLONS PER FLUSH, MAXIMUM, CGBC 4.303.1.1.
 - SHOWERHEADS - 2.0 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.3.
 - LAVATORY FAUCETS - 1.2 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.4.
 - KITCHEN FAUCETS - 1.8 GALLONS PER MINUTE, MAXIMUM, CGBC 4.303.1.4.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 41 B.0

ATTIC VENTILATION CALC

TOTAL ATTIC AREA 1,209 SF

REQUIRED VENTILATION (PER CRC R606.2, 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" x 2'-6" ATTIC ACCESS
- LINE OF ROOF OR CEILING ABOVE
- ⚠ EMERGENCY ESCAPE AND RESCUE OPENING. SEE W.A.S.01 FOR REQUIREMENTS
- == 2x STUD WALL
- ⏏ DOWNSPOUT
- EYEBROW VENT
- SOLAR PANEL ZONE PER CEC SECTION 110.10

REVISIONS

SINGLE FAMILY RESIDENCE + ACCESSORY DWELLING UNIT
 TOP OF HILL ROAD
 LOS GATOS, CA 95022
 APN: S37-200-34

ADU FLOOR PLAN

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

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LOCAL MAP



SUBJECT
PROPERTY

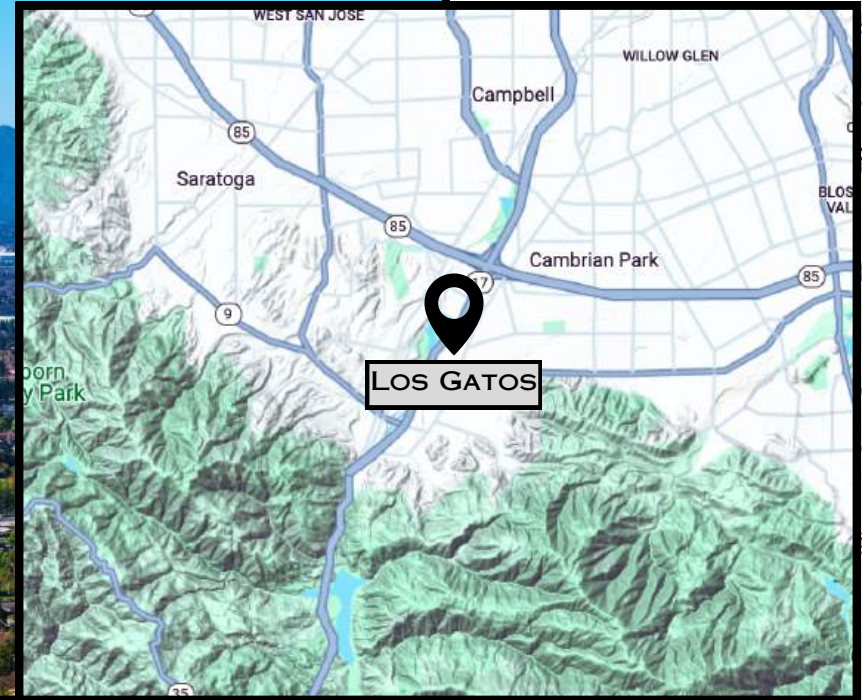
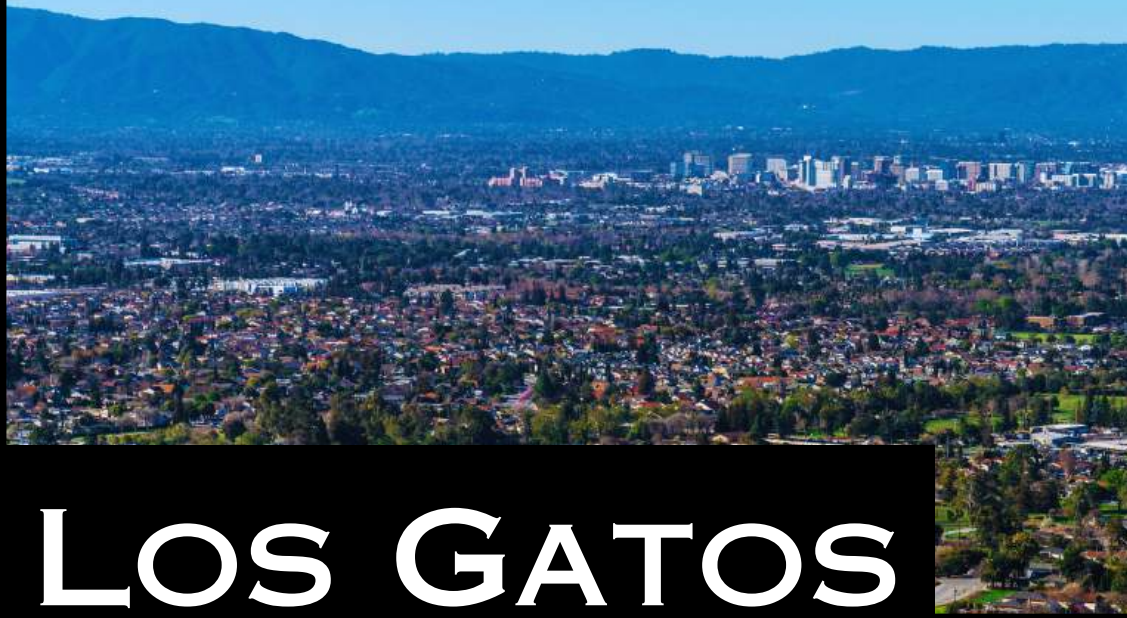












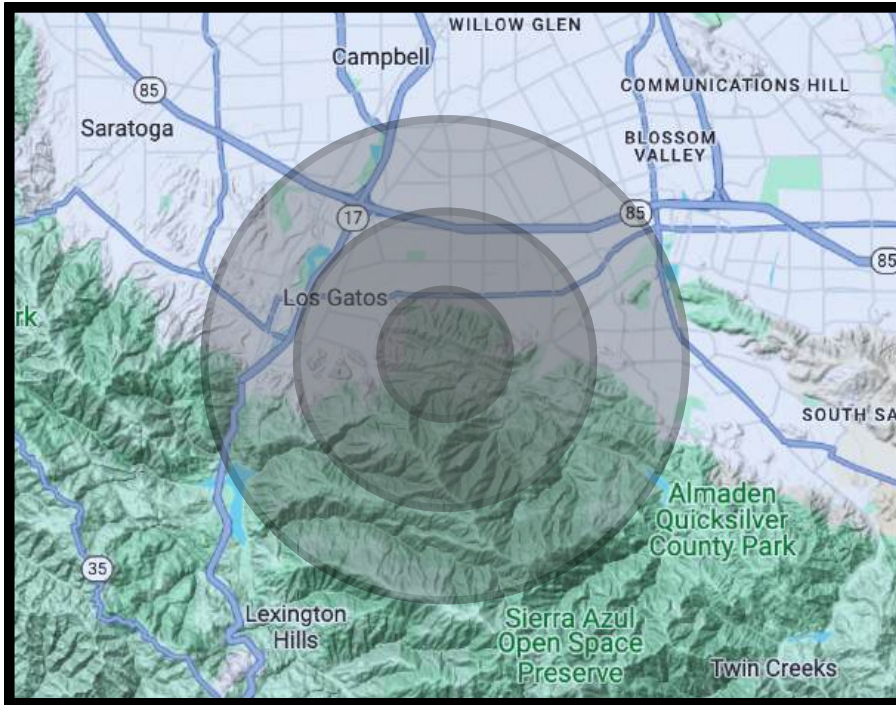
LOS GATOS

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







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Tom Gibbons
VP of Operations



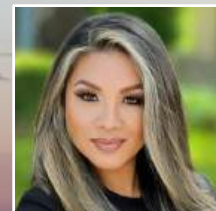
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Aparna Sayana
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Kristina Castillo
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Apprentice

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LAND SALES

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