

±5,477 RSF TWO STORY FREESTANDING OFFICE BUILDING
FOR SALE



644

N. Santa Cruz Ave

LOS GATOS, CA 95030

CBRE

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SERENO

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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ALL PROPERTY TOURS DONE BY APPOINTMENT ONLY: DO NOT DISTURB ANY TENANTS





















THE OPPORTUNITY

CBRE is pleased to present 644 N Santa Cruz Avenue, a well-maintained ±5,477 RSF two-story office building located in the heart of downtown Los Gatos. The property features on-site surface parking with 25 full-size spaces, offering exceptional convenience for tenants and visitors. This offering represents a unique opportunity for both investors and potential owner/users. The property is currently occupied by a stable mix of established tenants who provide consistent income and contribute to a positive, well-maintained professional environment. Existing leases offer near-term flexibility while also presenting the benefit of in-place cash flow. For buyers considering partial occupancy, the building provides potential for future use of select spaces, including the second floor, which features attractive vaulted ceiling areas. The ground floor includes leased space providing immediate income, making this an appealing opportunity for investors seeking both stability and upside potential. Ideally located just minutes from Silicon Valley, the property is within walking distance to the vibrant amenities of downtown Los Gatos, including a wide variety of restaurants, retail, and services.

PURCHASE PRICE

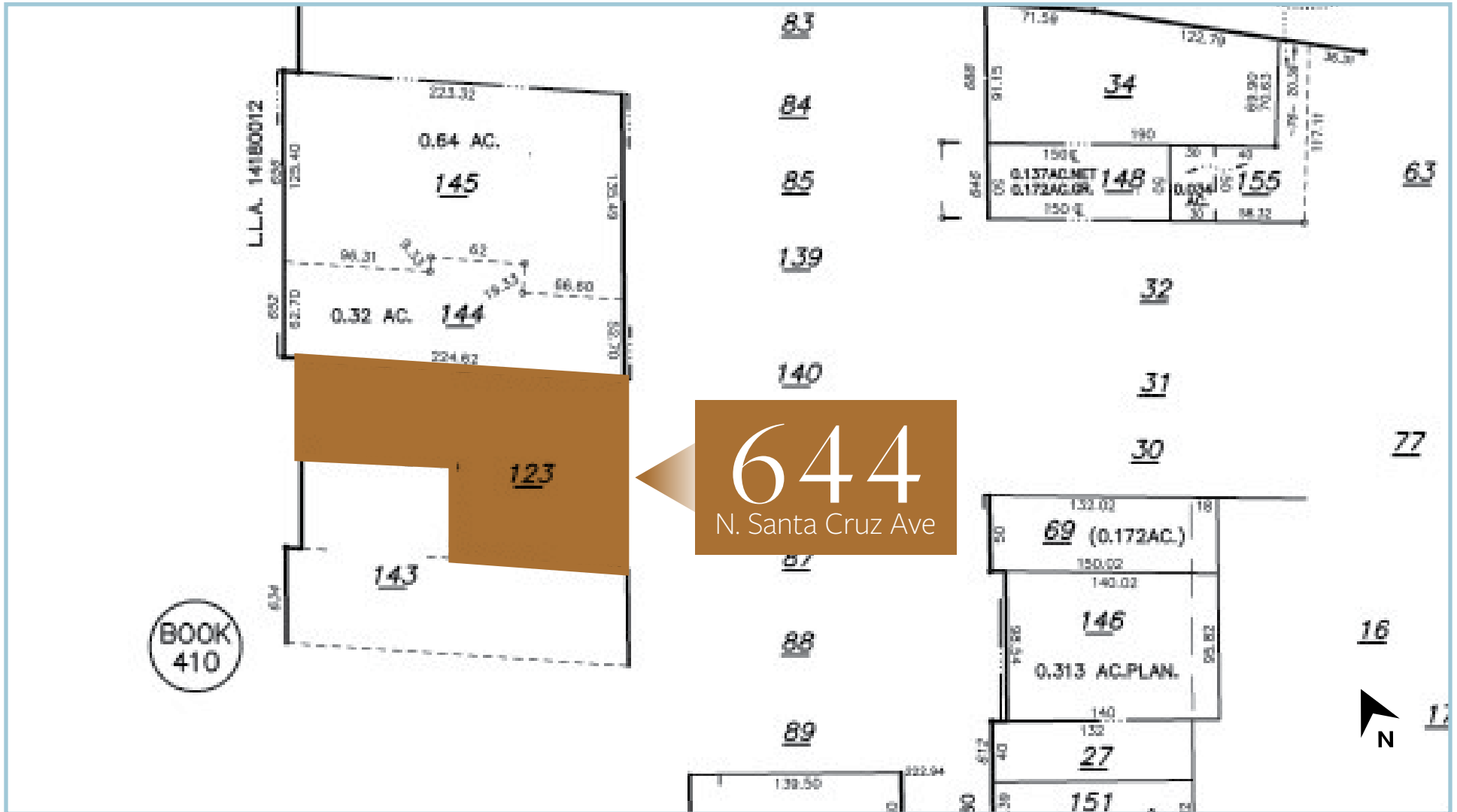
\$
4,575,000.00

PROPERTY DESCRIPTION

 ADDRESS 644 North Santa Cruz Avenue, Los Gatos, Santa Clara County, California 95030	 APN / PARCEL ID 529-10-123	 ZONING Neighborhood Commercial (C-1)
 FEMA FLOOD MAP NO 06085C0376H	 BUILDING SIZE Approximately: 5,477 RSF	 GROSS LAND AREA 0.482 acres
 PROPERTY USE Office	 YEAR BUILT 1987	 NUMBER OF UNITS 8
 NUMBER OF STORIES 2	 ROOF Flat with mansard siding with wood joists, sheating and concrete tile covering	 CONSTRUCTION Class D - Wood Frame
 SURFACE PARKING 25 Spaces; or 4.58/1,000 SF	 AIR CONDITIONING Rooftop-Mounted Packaged HVAC Units. Mini-split HVAC units in upper floor units.	 RESTROOMS There are two common area restrooms on the first floor and two on the second floor.
 HEATING Rooftop-Mounted Packaged HVAC Units	 NUMBER OF ELEVATORS None	 FIRE PROTECTION SPRINKLERS Fully Sprinklered / Wet
 STAIRCASES Two Exterior Staircases		

PARCEL MAP

APN: 529-10-123 (GROSS LAND AREA: 0.482 ACRES)



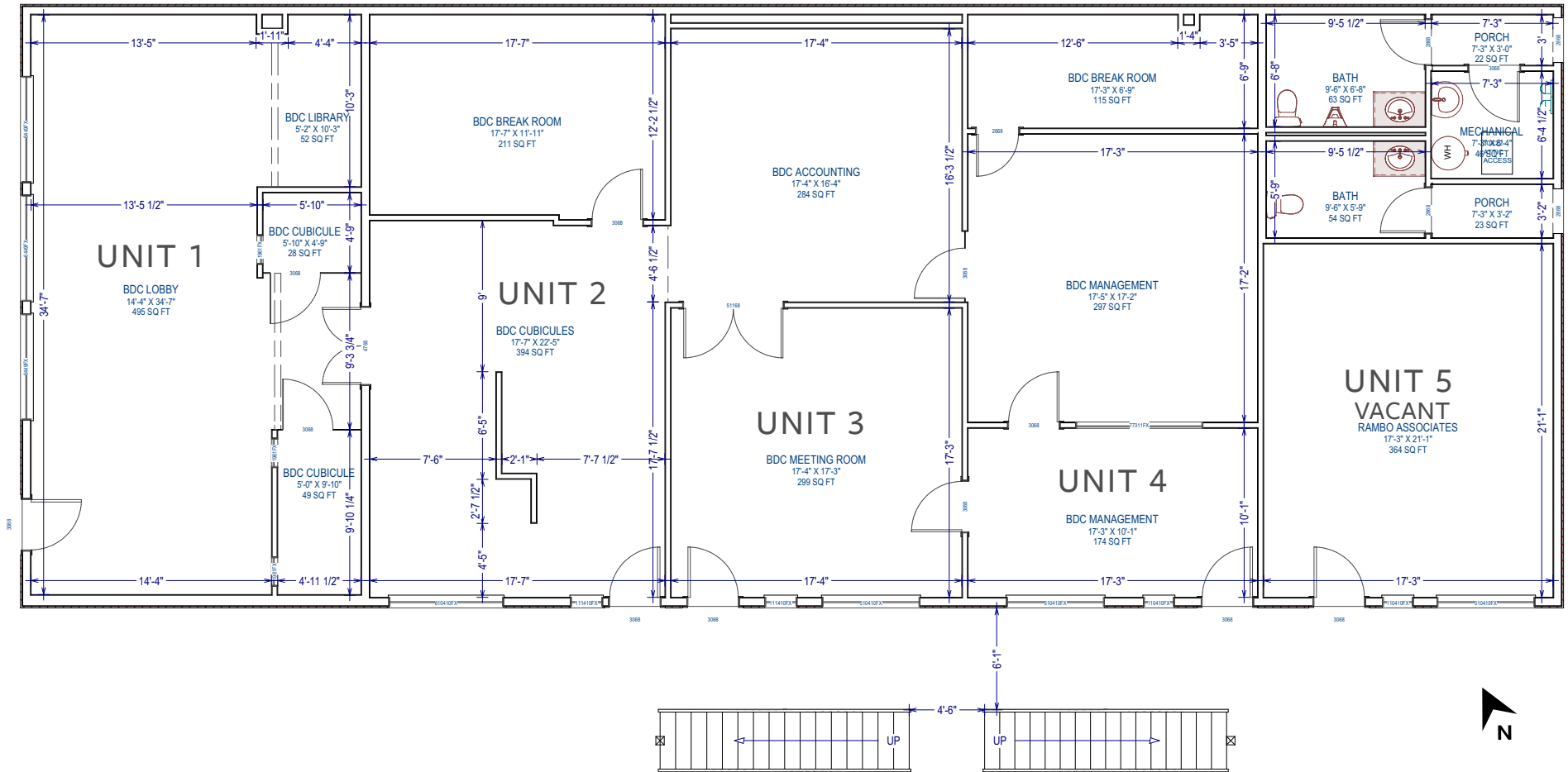
644
N. Santa Cruz Ave

AERIAL PHOTO



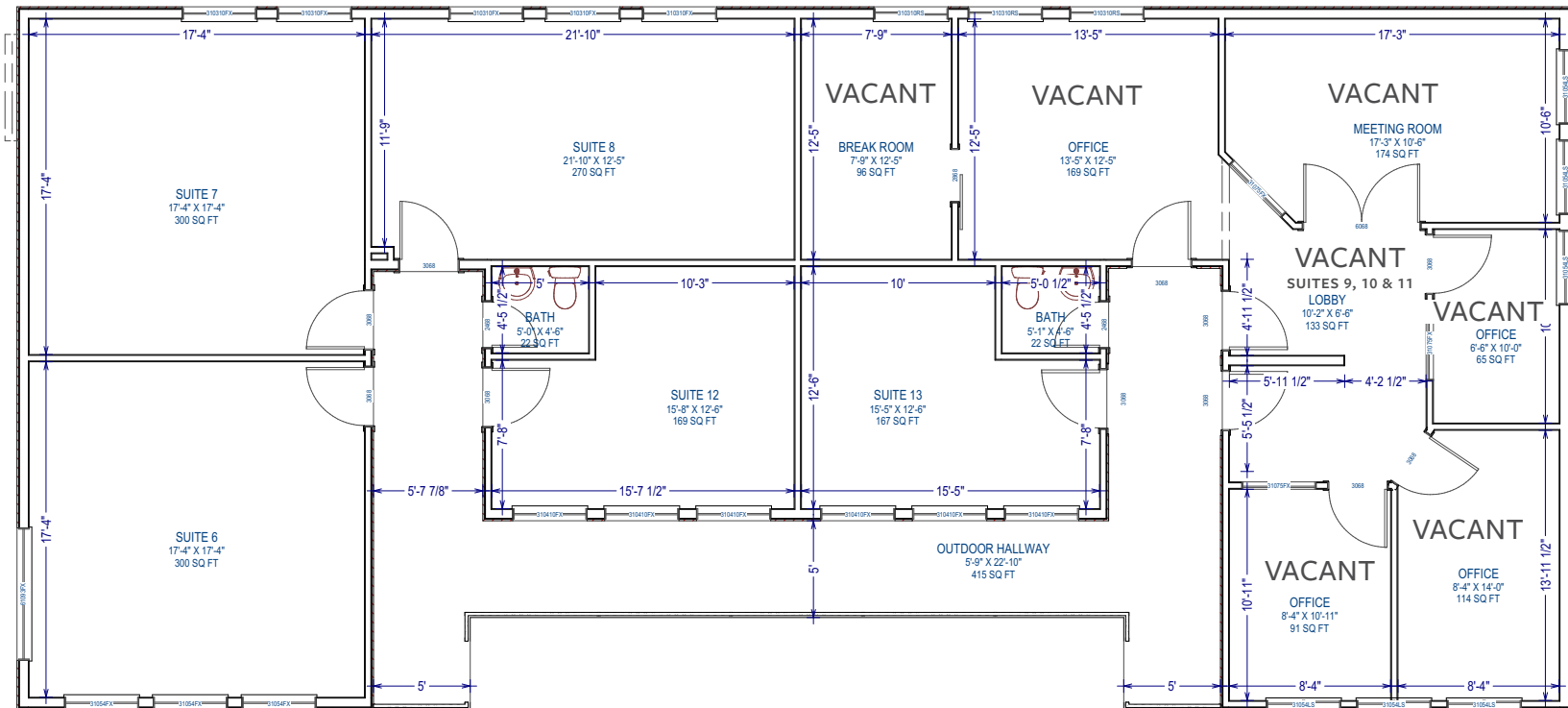
FLOOR PLANS

LOWER LEVEL ±2,970 RSF



FLOOR PLANS

UPPER LEVEL ±2,507 RSF



RENT ROLL



RENT ROLL AND TENANT SUMMARY TO BE PROVIDED ON REQUEST

PROPERTY PHOTOS



DOWNTOWN LOS GATOS AMENITIES MAP





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