



OFFERING MEMORANDUM

14598 Big Basin Way – Unit A and B
Retail Condominiums | Saratoga Village | California



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Executive Summary

14598 Big Basin Way, Units A and B (to be sold together) represent a rare opportunity to acquire a small-format retail condominiums in the heart of Saratoga's Village District. The property is located along Big Basin Way, the city's primary retail corridor, within one of Silicon Valley's most affluent and supply-constrained commercial submarkets. The approximately 500 square foot retail condominiums (each) are ideally suited for owner-users seeking a permanent presence in Saratoga Village, as well as investors targeting long-term appreciation. The units includes a fenced outdoor patio enhancing storefront visibility and customer engagement. The B unit is expected to be delivered vacant at close, providing maximum flexibility, while unit A is on a lease until mid 2028

Investment Highlights

- Prime Big Basin Way frontage in Saratoga Village
- Approximately 500 x 2 SF of boutique retail spaces
- Fenced patio enhancing storefront exposure
- Delivered vacant (B) – owner-user or lease-up flexibility
- Commercial Village zoning with limited future supply
- Affluent demographics and stable retail demand
- Rare opportunity to own retail real estate in Saratoga



Property Overview

Address	14598 Big Basin Way, Units A and B, Saratoga, CA 95070
Property Type	Retail Condominiums
Building Size	Approx. 500 Square Feet each
Year Built	1999
Zoning	Commercial Village (CV)
Parking	Three (3) Dedicated Spaces total for both units
Outdoor Area	Fenced Patio

Financial Summary

Asking Price: \$495,000 for each unit

Occupancy: **Unit B** Delivered Vacant

Income Potential: Buyer to establish market rent or occupy as owner-user

Expenses: Buyer to verify property taxes, HOA dues, insurance, and operating costs



Location & Market Overview

Saratoga Village is a premier destination retail environment characterized by boutique storefronts, walkability, and an affluent residential base. Big Basin Way serves as the primary commercial spine of the city, supporting dining, retail, and community-serving uses. Retail ownership opportunities within Saratoga Village are exceptionally limited due to zoning controls and a strong preference for preservation of the village character, creating durable long-term value for well-located assets.

Buyer Profiles & Strategies

- Owner-users seeking a permanent retail or professional presence
- Long-term investors targeting high-barrier-to-entry markets
- Hybrid buyers combining personal occupancy with future income potential

Disclosures

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation to buy. All information is deemed reliable but not guaranteed. Prospective purchasers should conduct independent verification of all material facts.