

# Rare ±1,500 SF Turnkey Commercial Kitchen/ Catering Facility in Downtown Saratoga Currently Owner Occupied by **The Napkin Ring Catering Company**

14496 Oak Pl, Saratoga

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## PROPERTY OVERVIEW



**OFFERING PRICE:** \$2,375,000

**BUILDING AREA:** ±1,500 SF

**PROPERTY TYPE:** Retail – Commercial Kitchen

**LAND AREA:** ±11,325 SF

**YEAR BUILT:** 1940

**PARCEL NUMBER (APN):** 397-22-002

**ZONING:** CH-1 (Commercial Historic – 1)

**GENERAL PLAN:** CR (Commercial Retail)

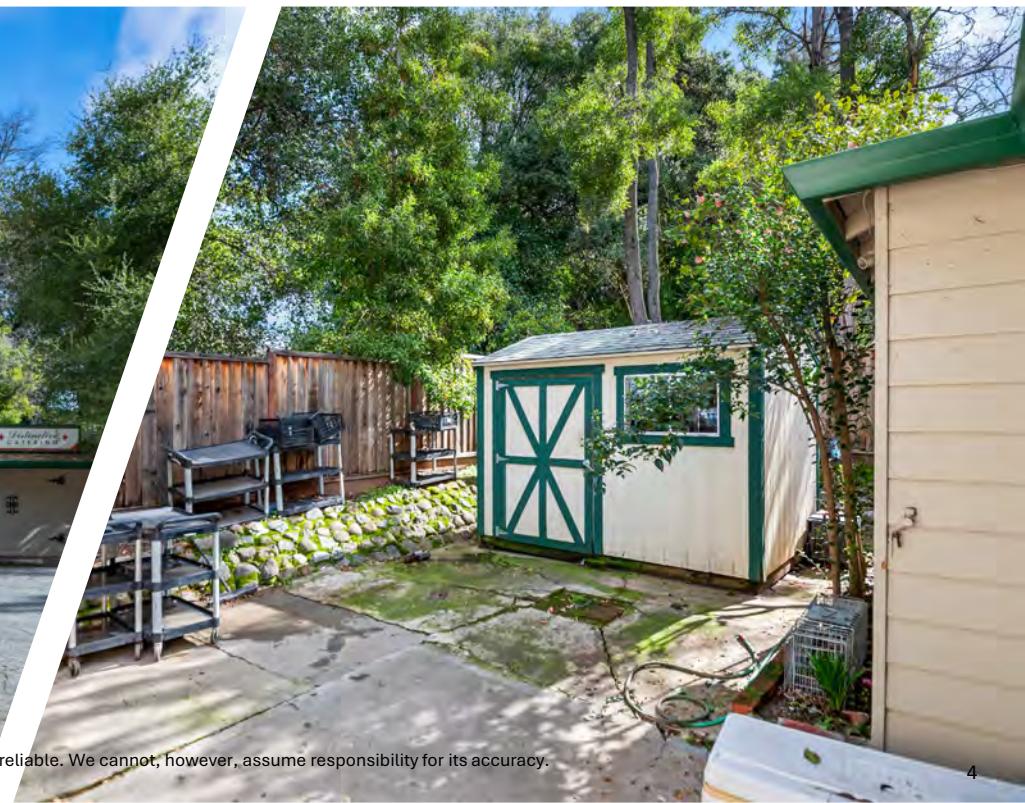


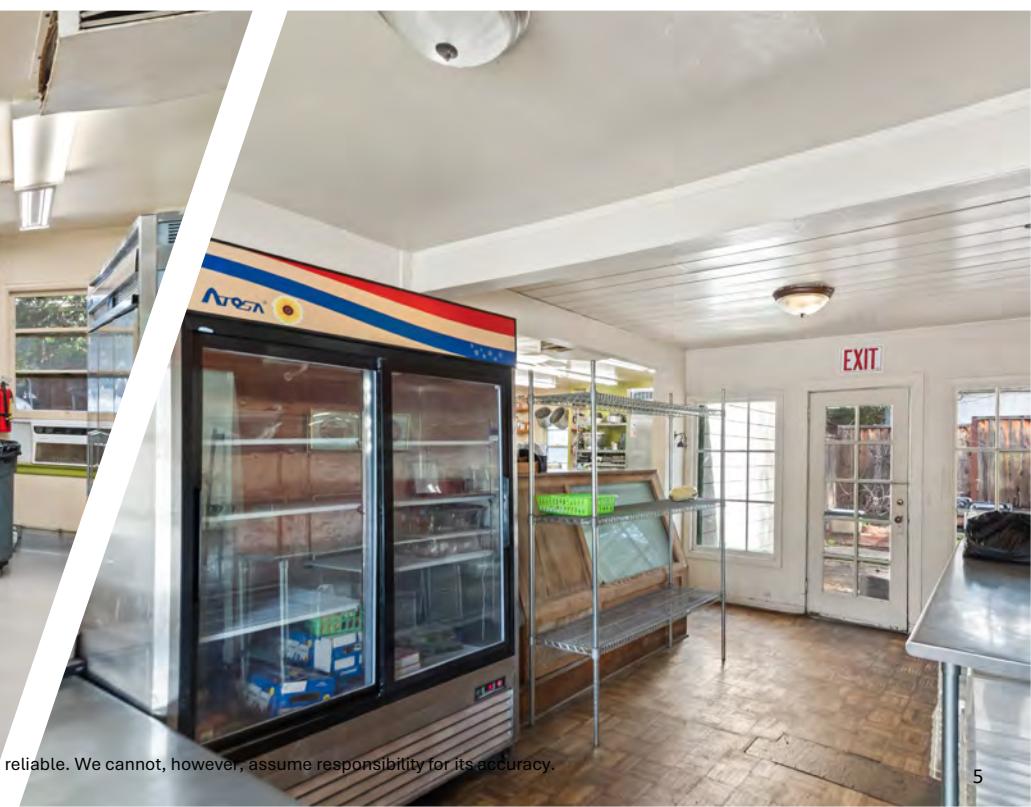
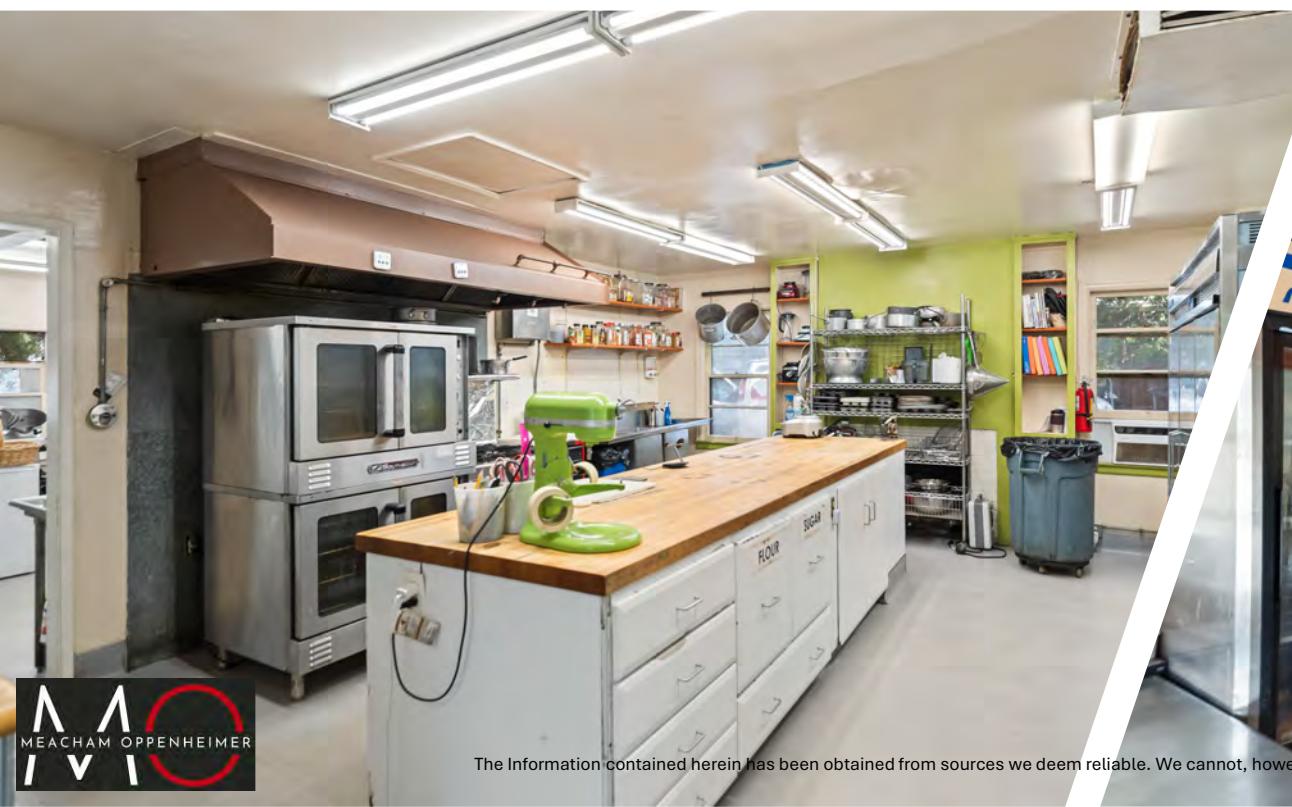
## THE OFFERING

- Rare Turnkey ±1,500 SF Commercial Kitchen/Catering Facility in Downtown Saratoga For Sale.
- Large ±11,325 SF Corner Lot with Front and Rear Parking.
- Currently Owner Occupied by The Napkin Ring Catering Company.
- Great Owner User Opportunity – The Property will be Delivered Vacant at the Close of Escrow.
- All Equipment is Included in the Sale.
- Strategically Located on the Corner of Saratoga Los Gatos Rd & Oak Pl, one block from Downtown Saratoga.
- Excellent Signage and High Traffic Counts.

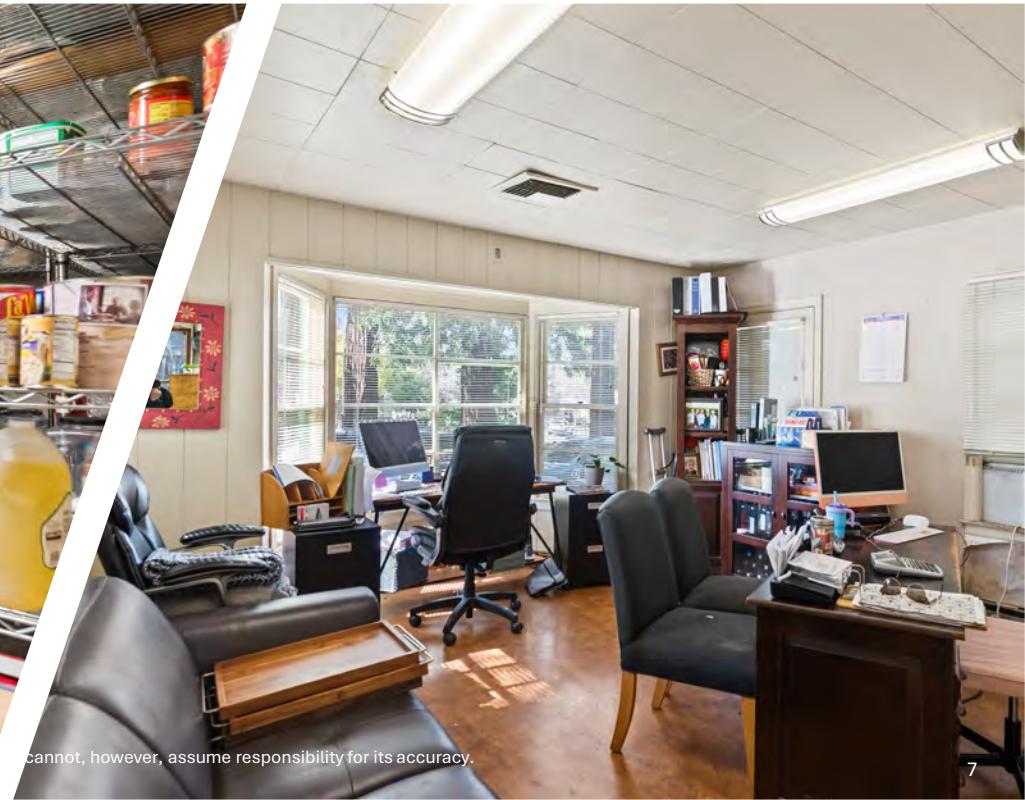
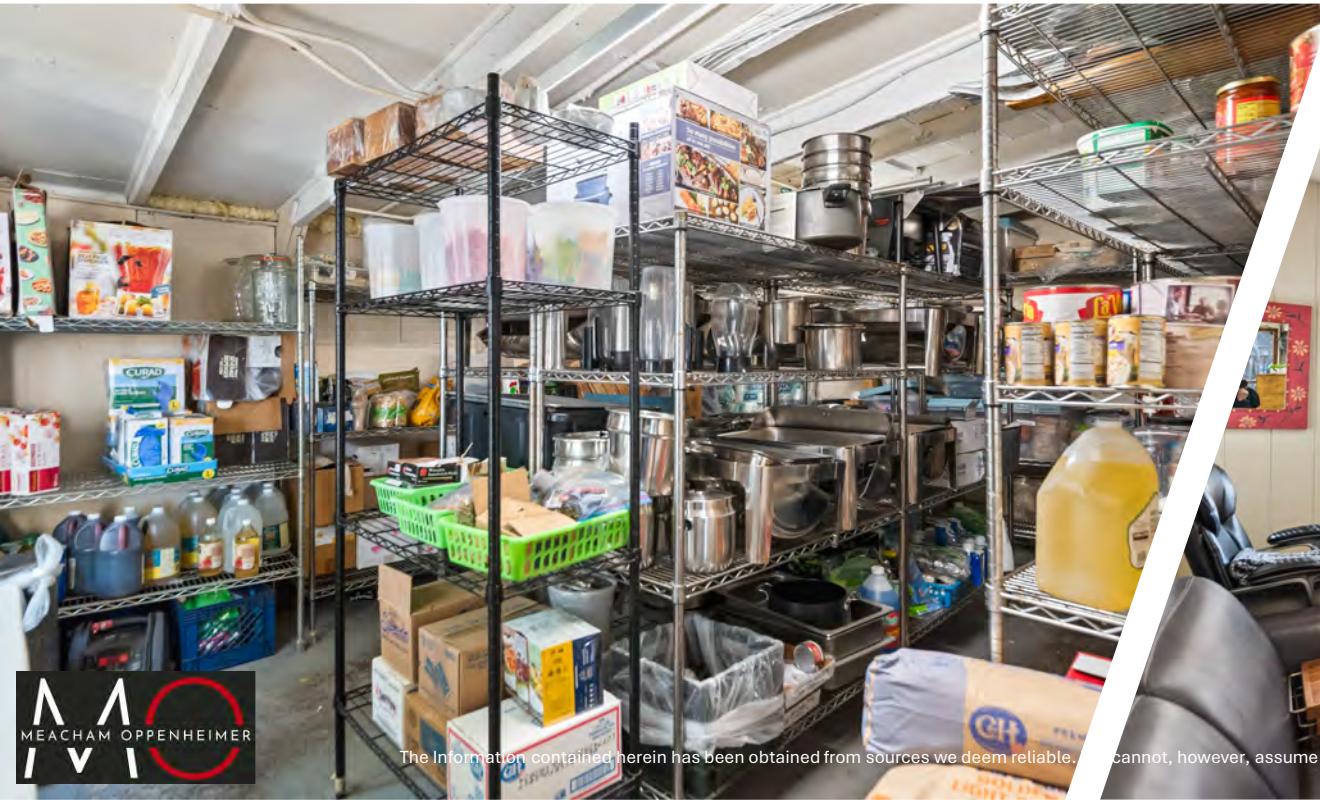
## EQUIPMENT LIST

- (2) 7 Foot Exhaust Hoods with Ansil Fire Systems
- 6 Range Burner
- 4 Range Burner
- (2) Double Stack Oven
- (2) Prep Sinks
- (2) 3 Door Refrigeration
- (2) Glass Front Double Door Refrigeration
- (3) Chest Freezers
- (1) Walk in Cooler
- (2) Large Outdoor Storage Shed
- 1 Restroom
- 200lb Ice Machine
- Large Storage Equipment Room
- 1 Grease Trap
- Dishwashing Station







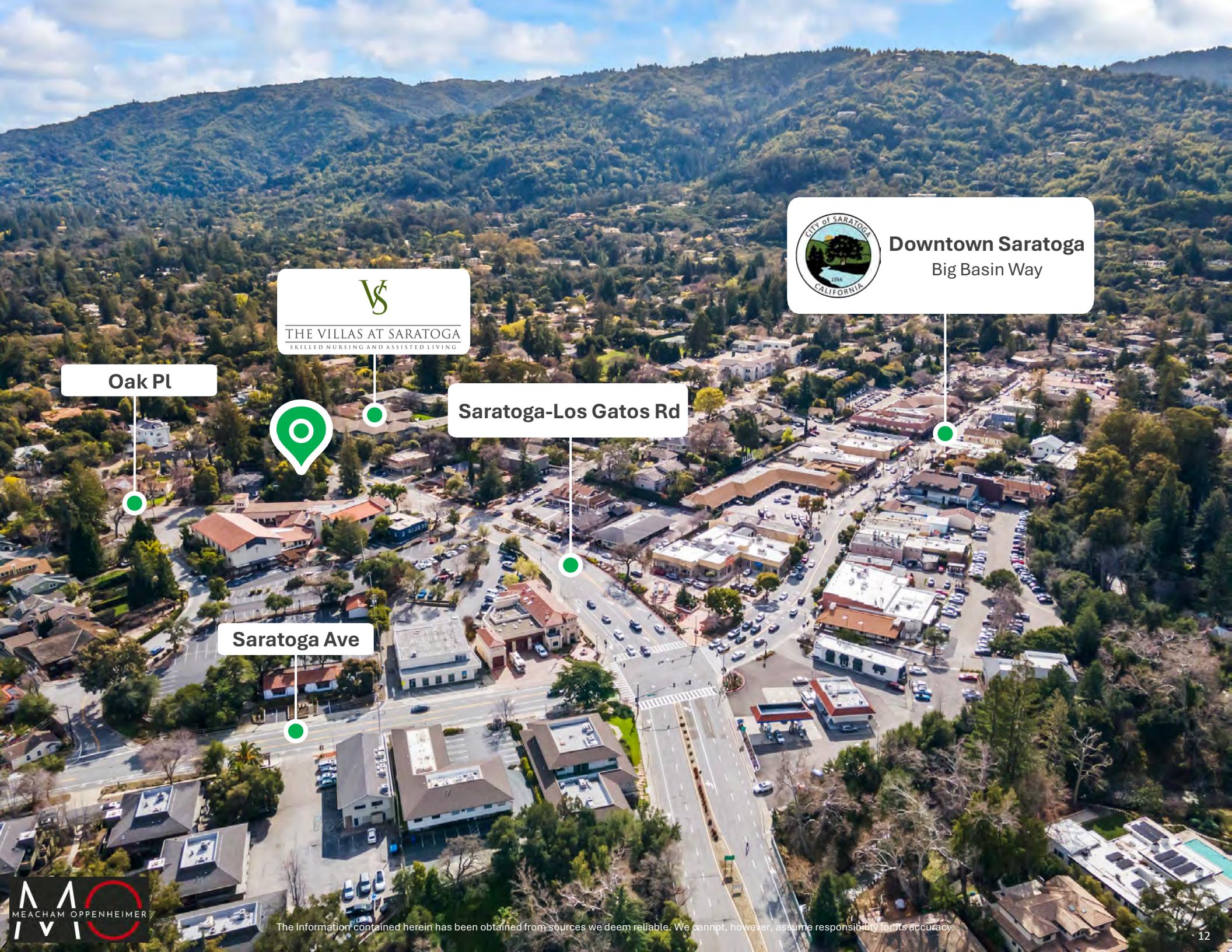












# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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## DEMOGRAPHICS

2025 SUMMARY	1-MILE	5-MILE	10-MILE
<b>Population</b>	7,657	206,284	907,522
<b>Households</b>	2,673	72,612	334,059
<b>Average Household Size</b>	2.8	2.8	2.6
<b>Owner Occupied Housing Units</b>	2,124	42,888	162,199
<b>Renter Occupied Housing Units</b>	433	26,610	159,918
<b>Median Age</b>	52	44.1	39.5
<b>Median Household Income</b>	\$238,136	\$183,532	\$156,394
<b>Average Household Income</b>	\$232,579	\$194,379	\$178,337

# 14496 Oak Pl

## Saratoga



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