

# THE JUNCTION

LOS GATOS



## LEASING GUIDE

491 SF - 23,700 SF

14975 Los Gatos Boulevard  
Intersection of Los Gatos Boulevard  
and South Turner Street  
Los Gatos, CA 95032

(408) 879-4000 / (408) 727-9600



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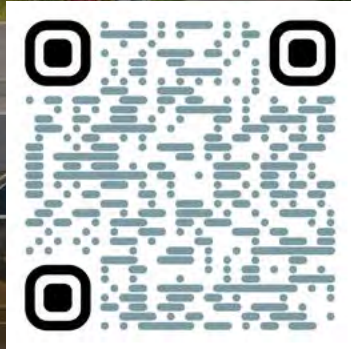
# IMAGINE POSSIBILITY

After decades of planning, The Junction project has become reality. Located in the bucolic town of Los Gatos, California, the first phase of construction is now underway.

This new, authentically Los Gatos village features a mix of housing, retail, and restaurant opportunities. The residences are tied together with an open space plan that embraces the site’s agricultural history through functioning community gardens and orchard treatments.

The heart of the project lies in the Station Building, with a handpicked specialty market and collection of neighborhood-serving retail, cafes, restaurants, and bars. Neighbors, friends, and families can gather and celebrate the Los Gatos quality of life and slow down from the frenetic Silicon Valley pace.

We are seeking restaurant and retail partners who are passionate about their craft that can help us realize our vision. It is a once in a generation opportunity to be a part of this special place.



**TAKE THE  
VIRTUAL  
TOUR**





- Station Building (B1)  
23,700 square feet total w/ private loading area of 1,519 SF, divisible  
17,912 ground floor  
4,200 with terrace second floor
- Signal Building (B2)  
5,636 square feet
- Brakeman Building (A2)  
8,156 square feet, divisible
- Spur Building (C)  
7,170 square feet, divisible
- Boiler Building (A1 Major)  
5,710 square feet, divisible
- Highball Building (A1 Minor)  
2,566 square feet (est)
- Gianandrea House (Basement)  
977 square feet retail  
313 square feet entry court

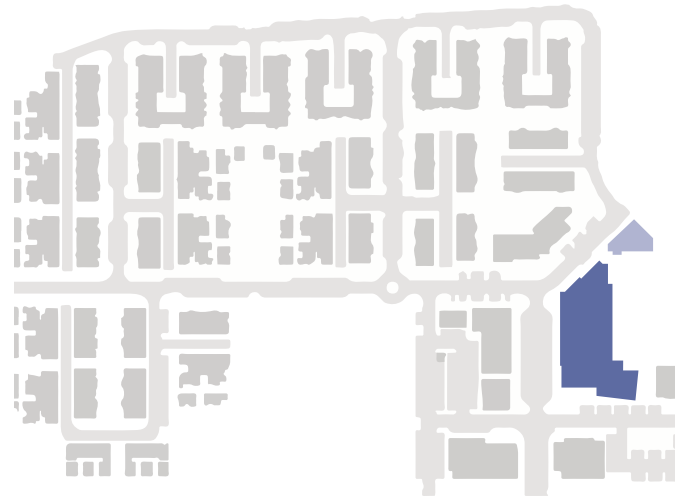
**RESIDENTIAL UNITS**  
 ~97 Row homes  
 ~83 Garden Clusters  
 ~80 Condominium  
 ~50 Senior Housing  
 ~8 Apartments

Disclaimer: These plans are not to scale and illustrative in nature, therefore the dimensions and square footages are approximate and subject to modifications.

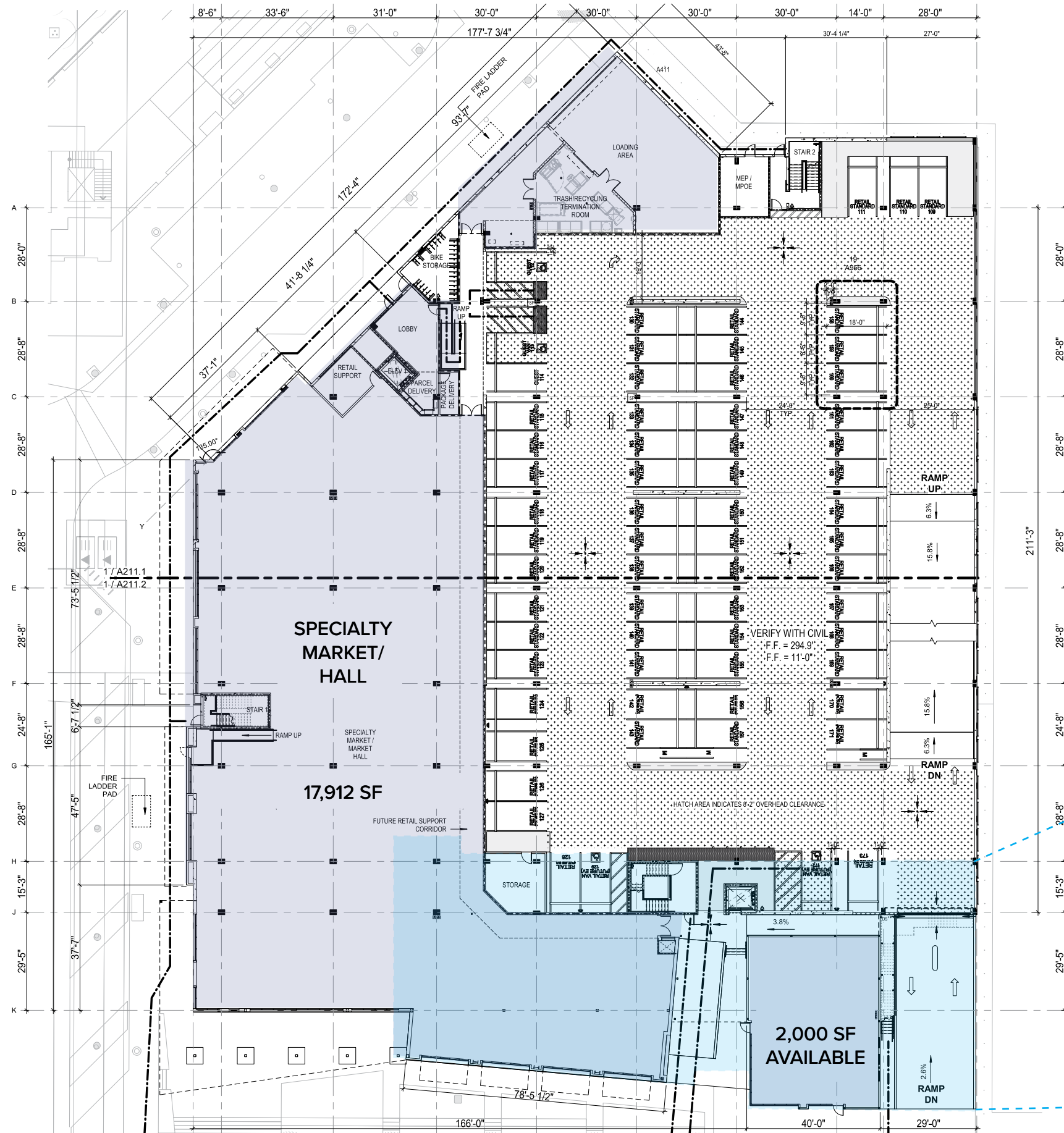


# STATION BUILDING

17,912 SF Ground Floor Divisible  
 With 1,519 SF Loading  
 4,200 SF 2nd Floor with  
 700 SF terrace  
 Anticipated 2nd Quarter 2024  
 14225 Walker Street, Los Gatos CA



## FIRST FLOOR



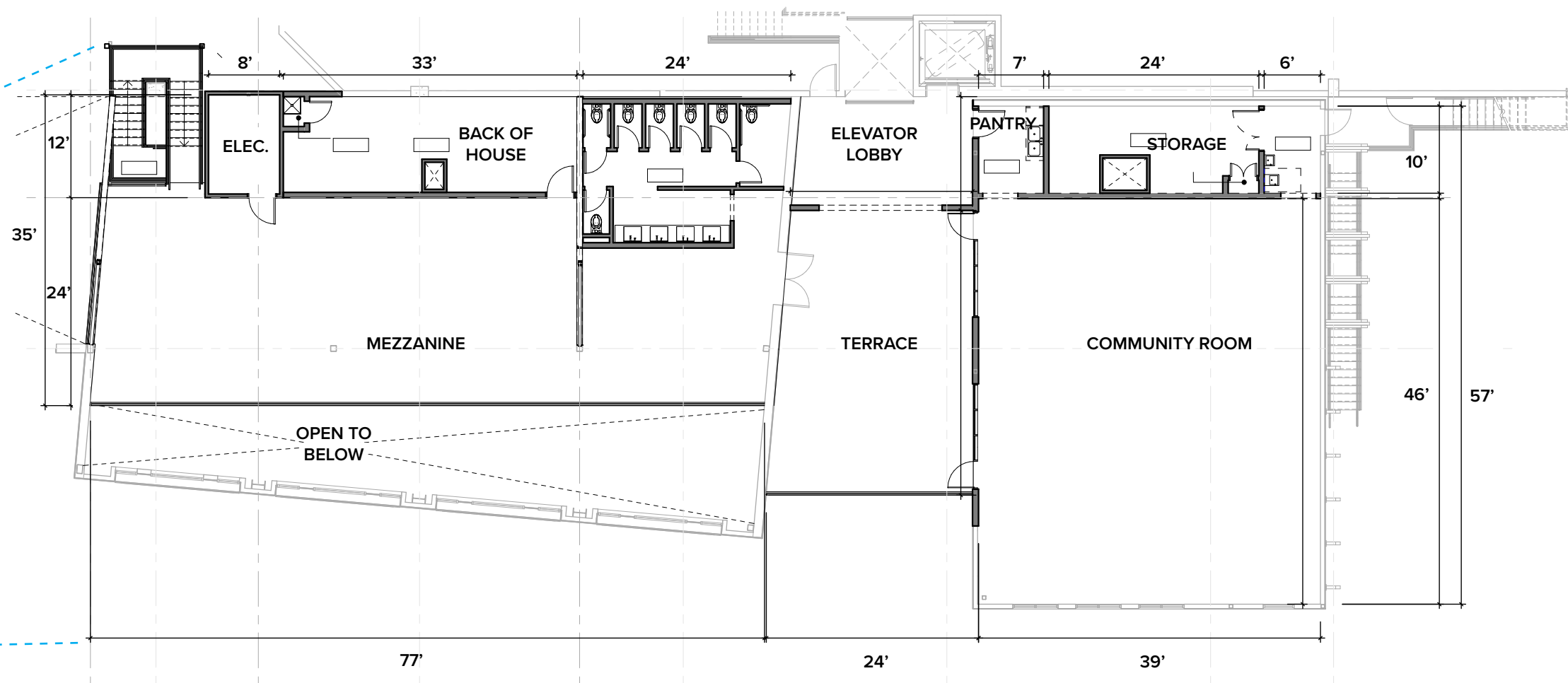
BUILDING B1 (1ST FLOOR)	
Ground Floor Market	17,912 SF
Loading	1,519 SF
Freestanding	2,000 SF
2nd Floor	4,200 SF w/ Terrace

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**SECOND FLOOR**



<b>BUILDING B1 (2ND FLOOR)</b>	
Restaurant	2,100 SF
Community Room	2,100 SF
Terrace*	700 SF

\*Terrace does not count towards total square footage

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# SIGNAL BUILDING

B2 | 5,636 SF

Anticipated late 2023 / early 2024

14975 Los Gatos Boulevard

Los Gatos CA

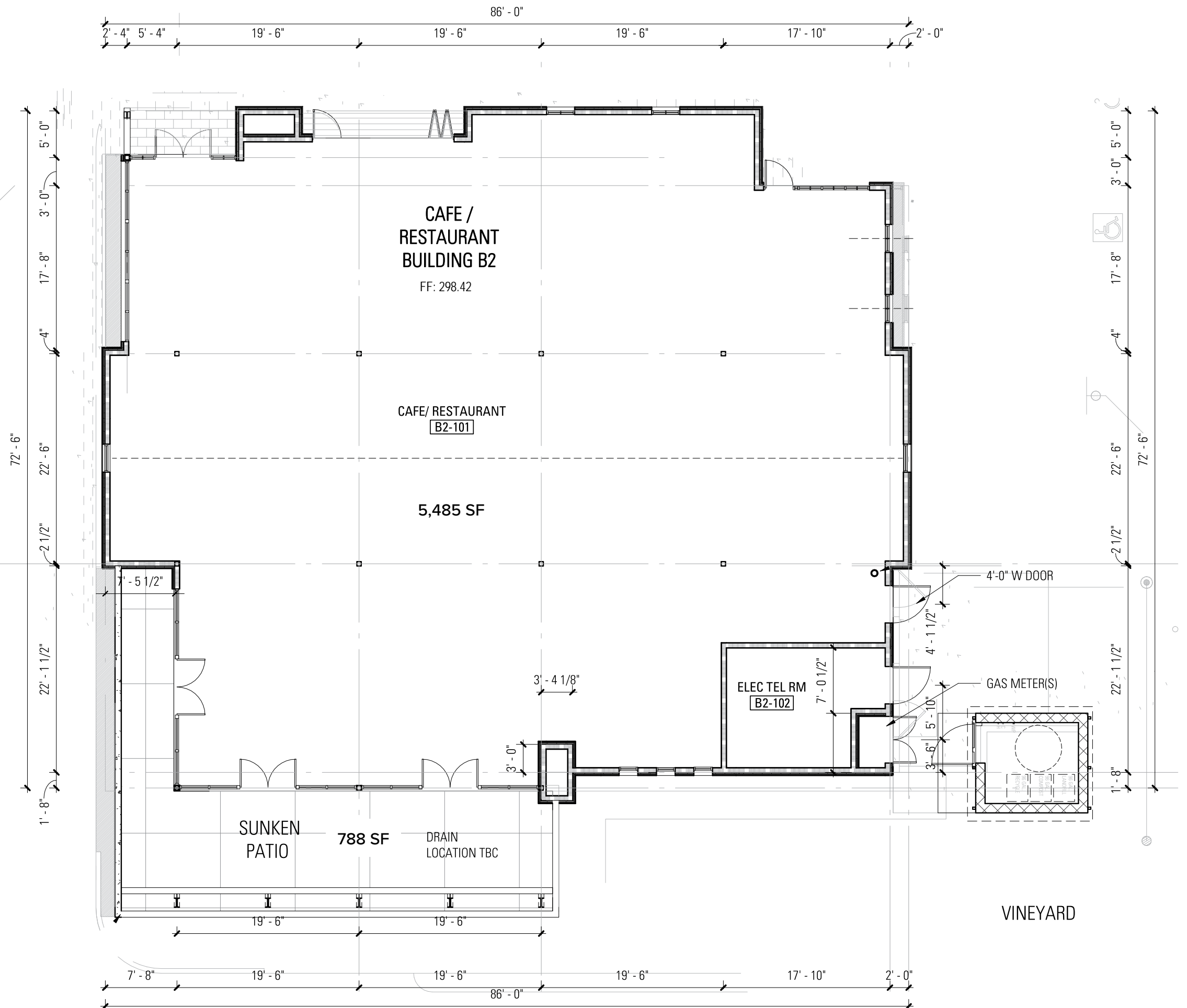


## SQUARE FOOTAGE

Cafe/Restaurant	5,485 SF
Patio*	788 SF

\*Patio does not count towards total square footage

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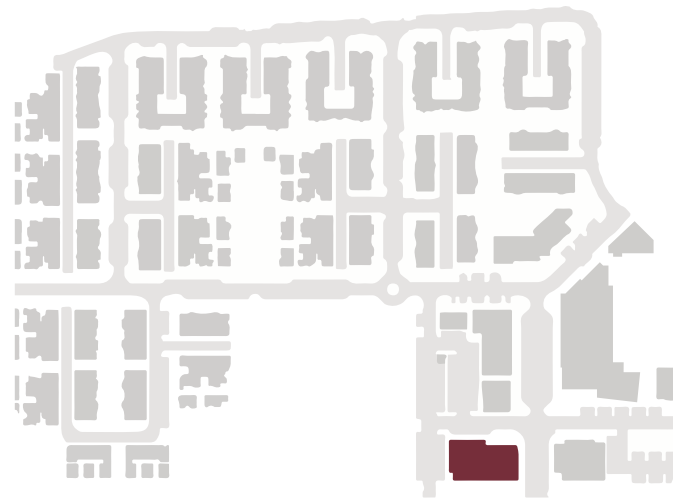






# BRAKEMAN BUILDING

A2 | 8,156 SF, divisible  
 3,000 SF mezzanine storage available  
 Anticipated late 2023 / early 2024  
 Los Gatos CA

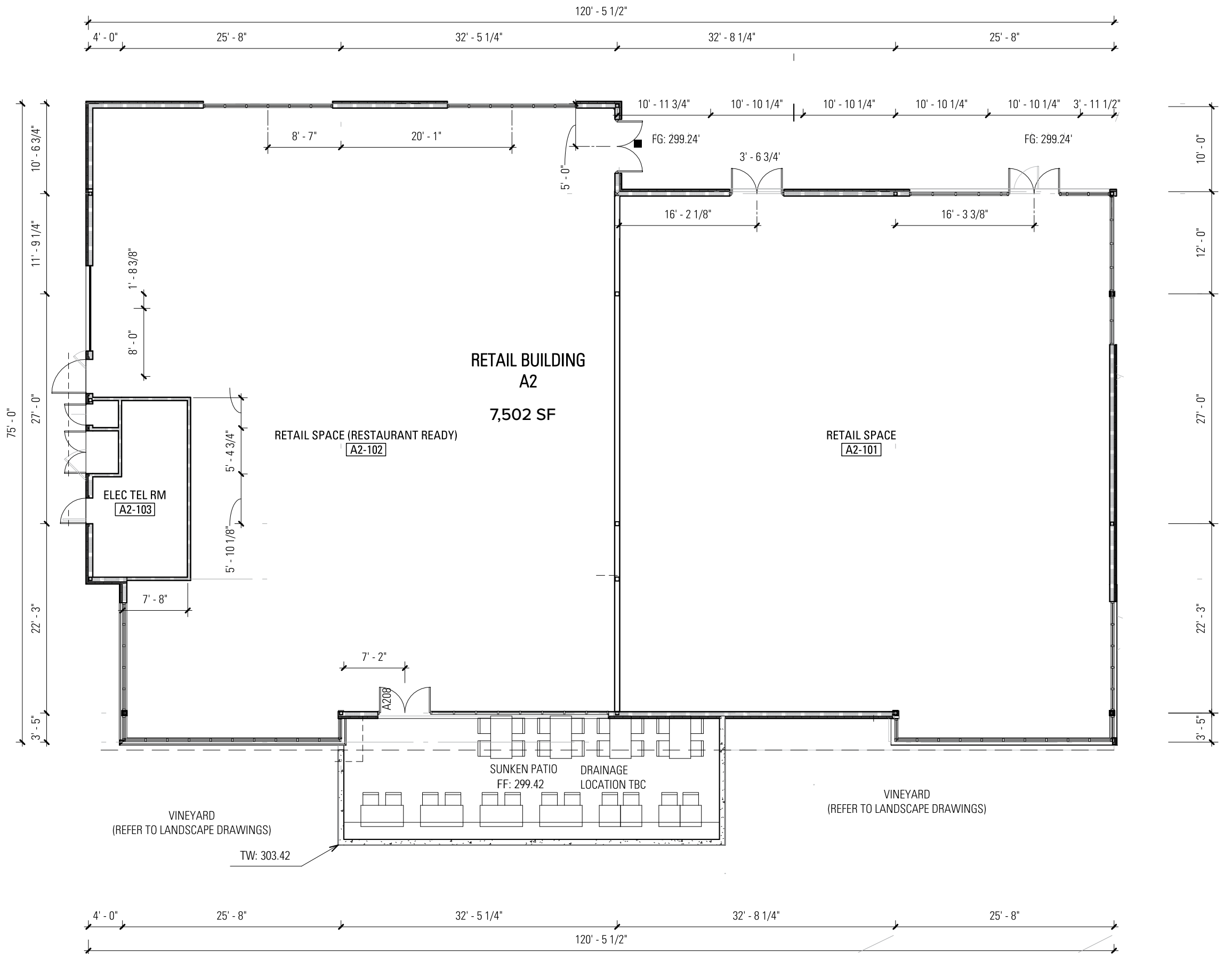


## BUILDING A2

Retail/Restaurant	7,502 SF
Possible Patio*	458 SF

## POSSIBLE MEZZANINE

Storage**	3,000 SF
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\*Pation does not count towards total square footage.

\*\*Optional, additional cost.

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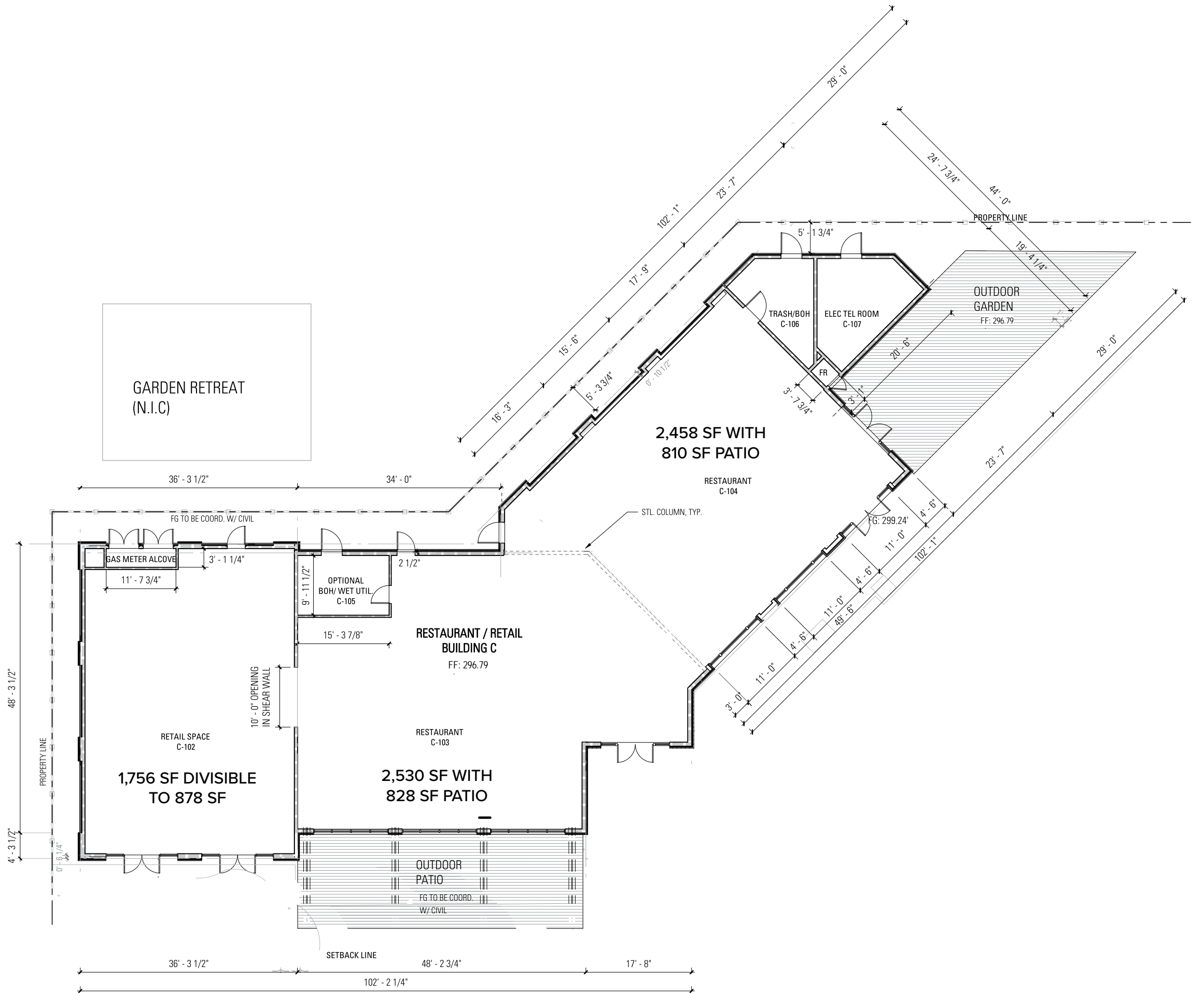






# SPUR BUILDING

C | 7,710 SF, divisible  
 Anticipated late 2023 / early 2024  
 15500 South Turner Street  
 Los Gatos CA



## SQUARE FOOTAGE

C-102	Divisible to 1,756 SF, or 878 SF
C-103	2,530 SF
C-103 Patio*	828 SF
C-104	2,458 SF
C-104 Patio*	810 SF
C Entire Building	7,170 SF

\*Patos do not count towards total square footage

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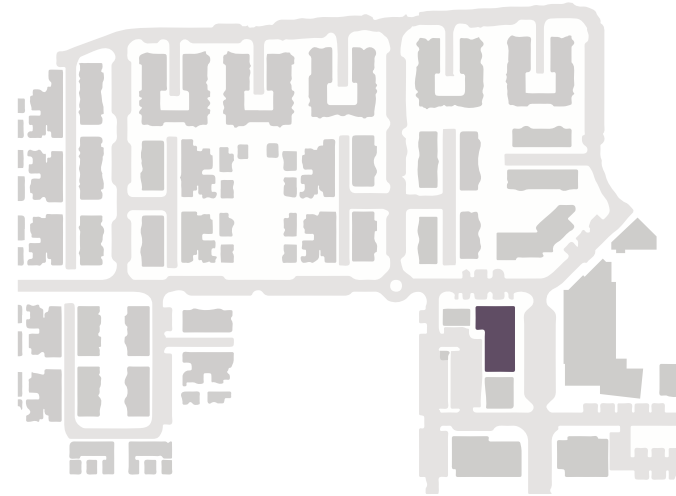






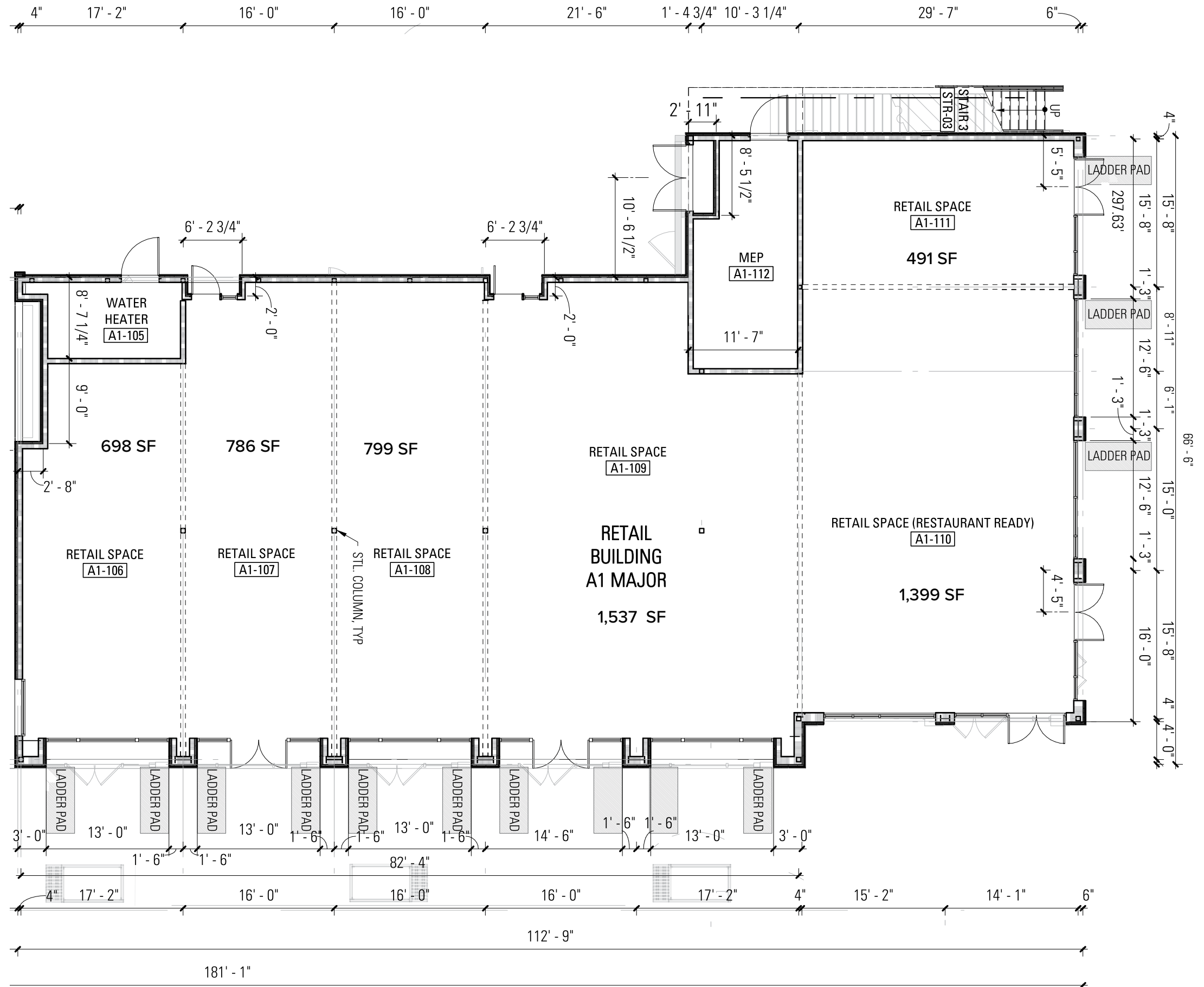
# BOILER BUILDING

A1 MAJOR | 5,710 SF, divisible  
 Anticipated late 2023 / early 2024  
 Los Gatos CA



BUILDING A1 MAJOR	
A1-106	698 SF
A1-107	786 SF
A1-108	799 SF
A1-109	1,537 SF
A1-110	1,399 SF
A1-111	491 SF

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# HIGHBALL BUILDING

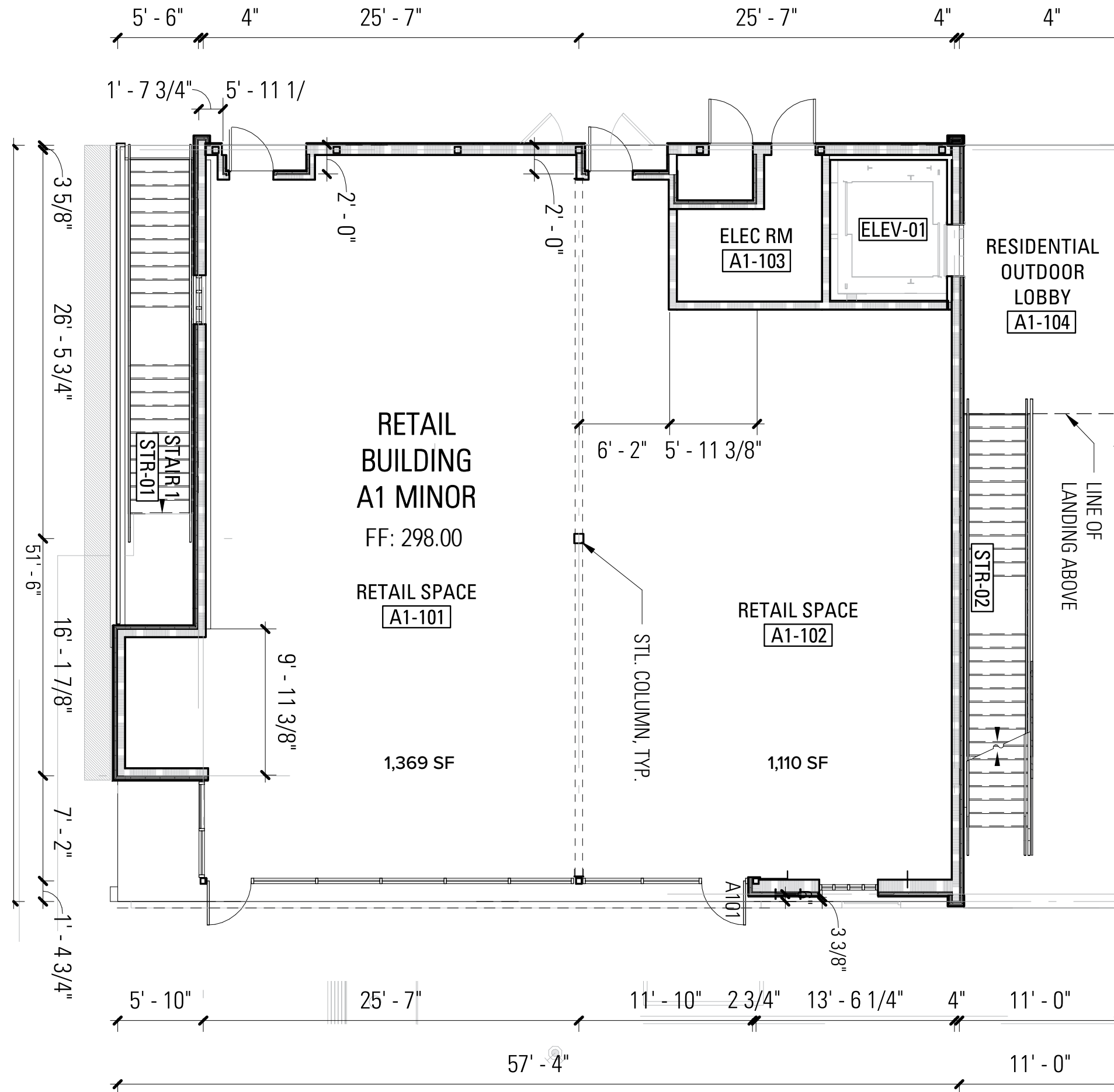
A1 MINOR | 2,566 SF (est)  
 Anticipated late 2023 / early 2024  
 Los Gatos CA



## BUILDING A1 MINOR

A1-101	1,369 SF
A1-102	1,100 SF

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# GIANANDREA HOUSE

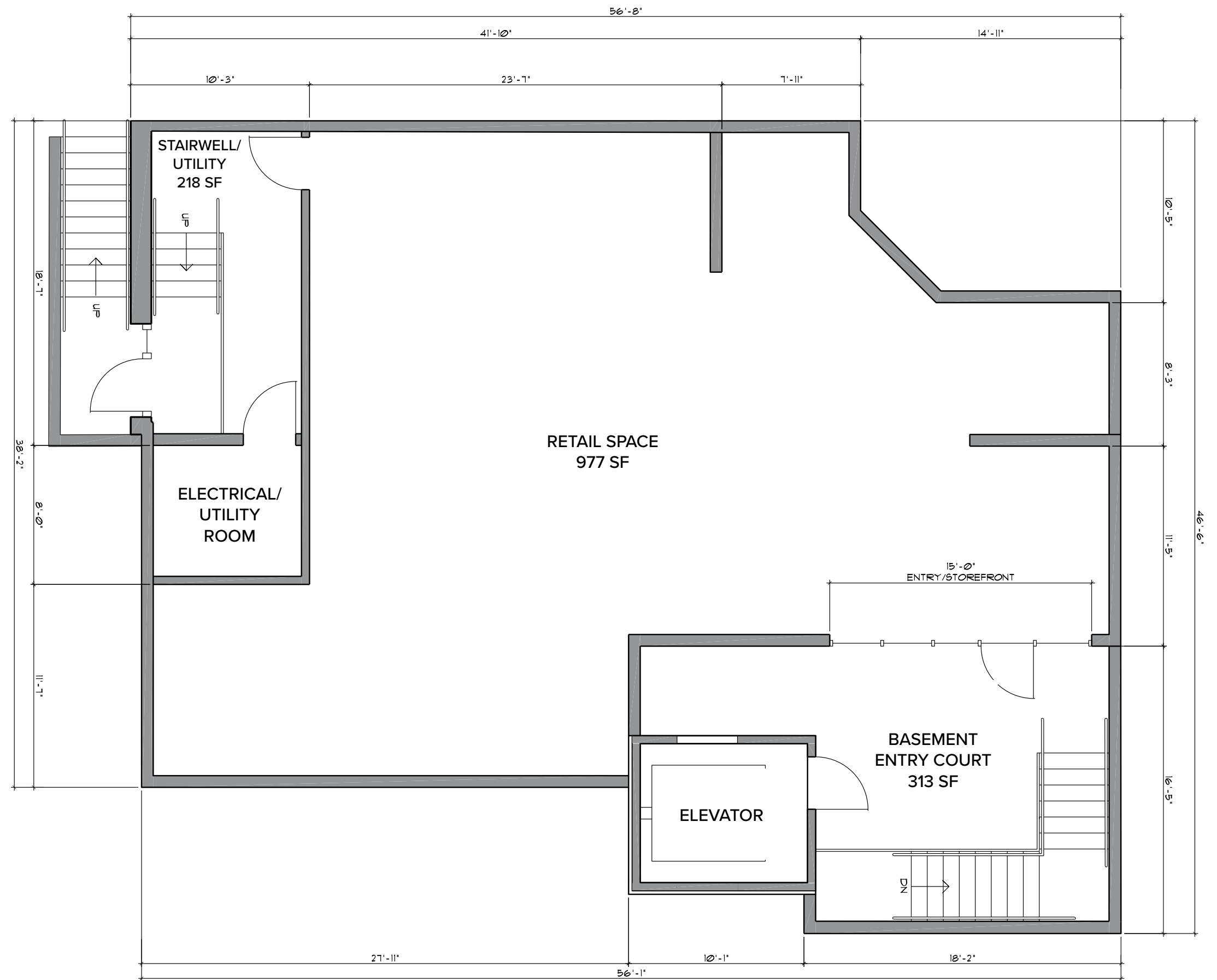
BASEMENT | 1,508 SF

Anticipated late 2023 / early 2024  
Los Gatos CA



## GIANANDREA HOUSE BASEMENT

Retail Space	977 SF
Stairwell/Utility	281 SF
Basement Entry Court	313 SF



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**PHASE II  
DEVELOPMENT**  
*(Partial Transition +  
Northern District)*

HIGHWAY 85

HIGHWAY 17

LOS GATOS BLVD

LARK AVENUE

**PHASE I  
DEVELOPMENT**  
*(Lark + Partial Transition)*  
*Expected Delivery 2023*

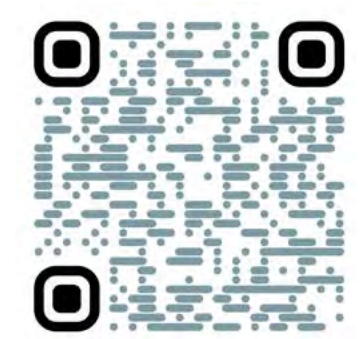
## PHASE I

Residential portion of Lark District and portions of the Transition District (Phase I) currently under construction by SummerHill Homes. Approved restaurant and retail development includes Marketplace, Building B2, and Building C1. Expected delivery late 2022 / early 2023.

## PHASE II

Land use anticipated to include hotel, retail, and either office or additional residential to complement the Phase I project. Property will be rezoned beginning in early 2020 to determine specific uses. Construction anticipated to begin in several years.

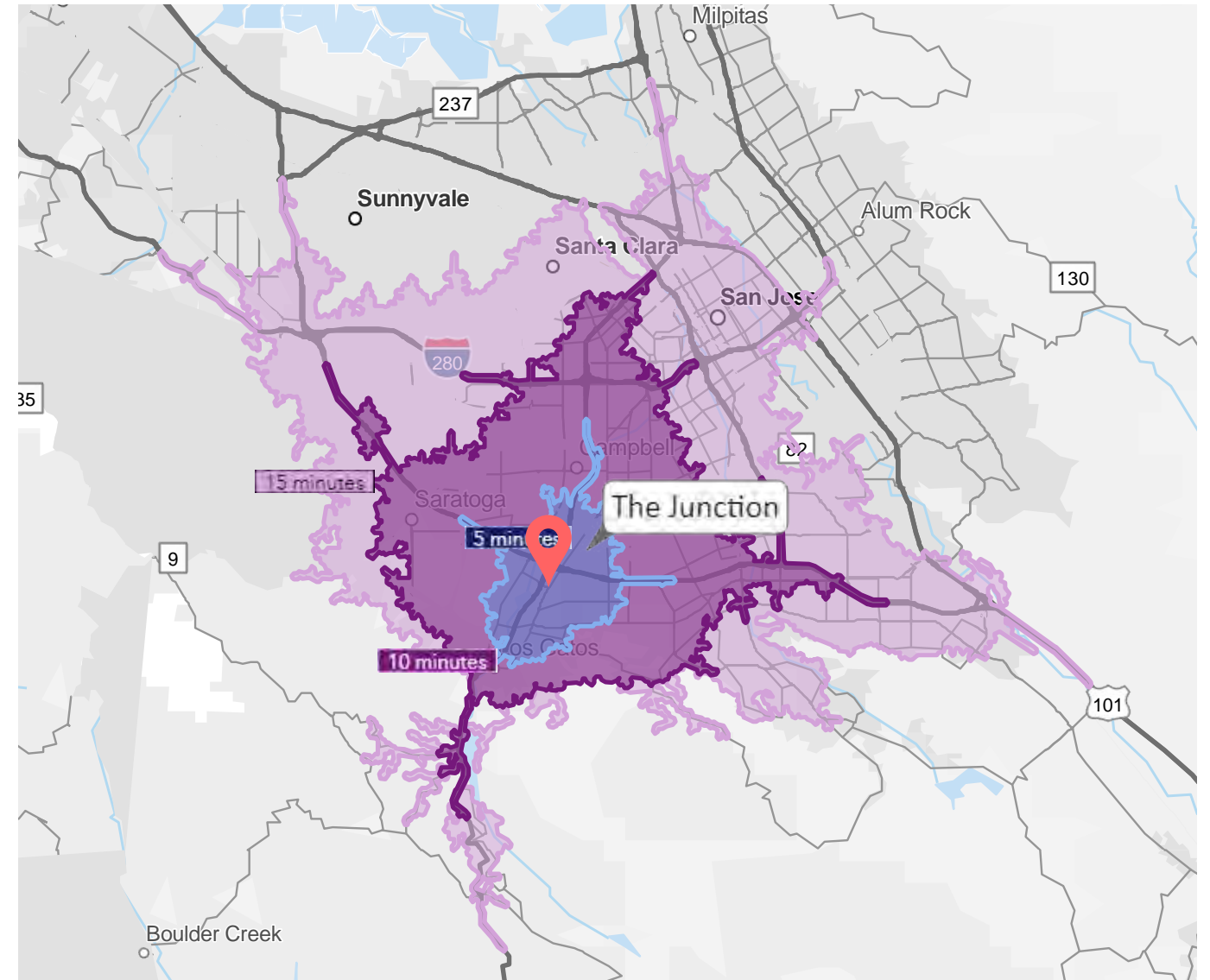
## TAKE THE VIRTUAL TOUR





# DRIVE TIME RADIUS

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	41,372	308,494	850,788
Total Households	16,232	116,965	307,110
Median Age	43.5	40.7	48.8
Average Household Income	\$203,075	\$177,973	\$174,536
Wealth Index	243	207	196
<b>Population by Race/Ethnicity</b>			
White Alone	68.6%	58.2%	47.2%
Black Alone	1.6%	2.8%	2.9%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	19.3%	23.4%	32.9%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	3.6%	8.5%	10.2%
Two or More Races	6.2%	6.2%	5.7%
Hispanic Origin (Any Race)	11.9%	20.8%	23.5%

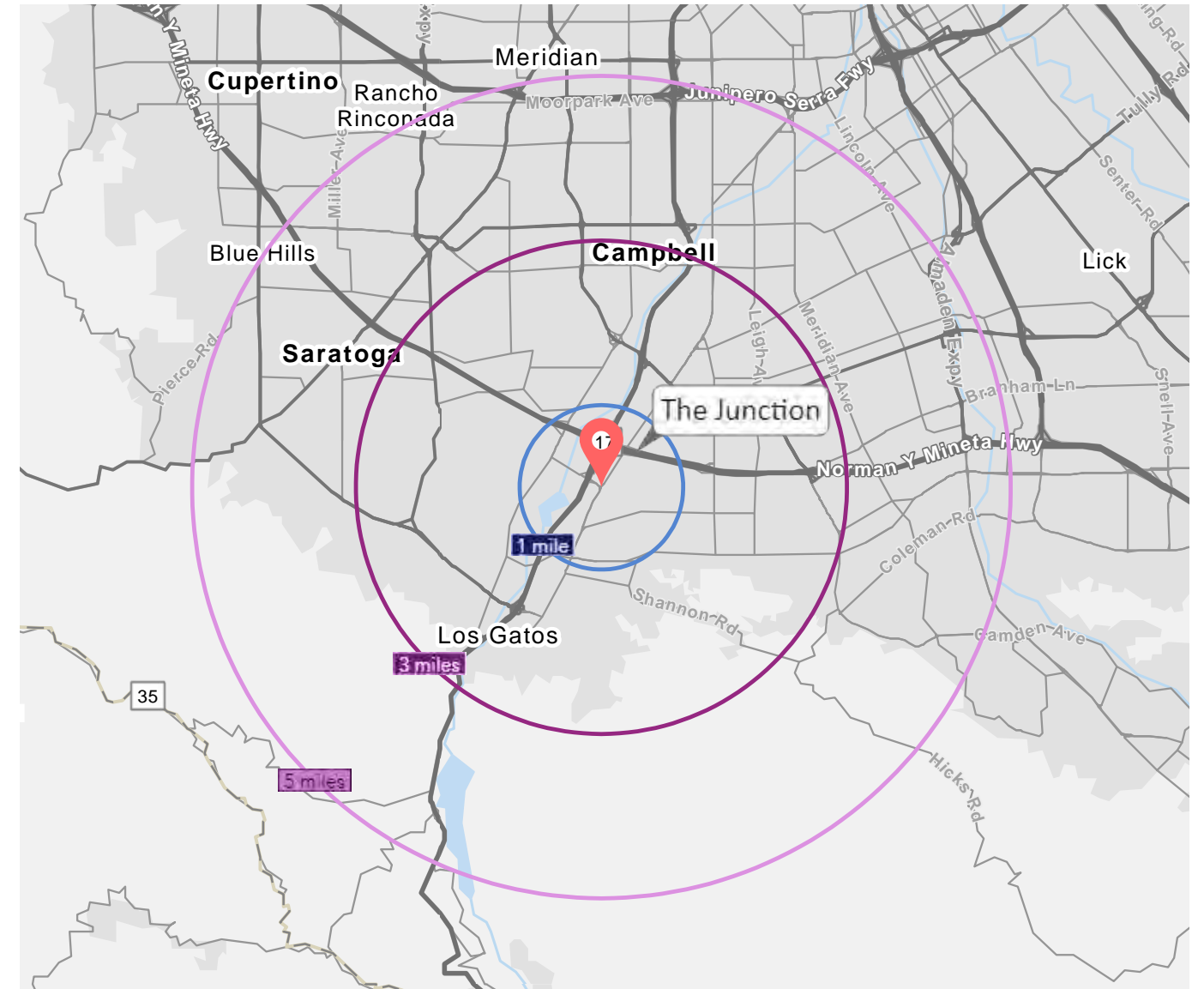


KEY FACTS			INCOME			BUSINESS		EDUCATION			
308,494	40.7	177,973	\$134,439	\$67,544	\$346,816	14,916	140,071	6%	14%	22%	58%
Population	Median Age	2019 Average Household Income (Esri)	Median Household Income	Per Capita Income	Median Net Worth	Total Businesses	Total Employees	No High School Diploma	High School Graduate	Some College	Bachelor's/Grad/Prof Degree



# DEMOGRAPHIC RADIUS

	1 MILE	5 MILES	10 MILES
Total Population	8,510	247,543	981,611
Total Households	3,237	94,029	343,203
Median Age	43.7	41.7	38.3
Average Household Income	\$216,570	\$184,528	\$169,811
Wealth Index	261	221	189
<b>Population by Race/Ethnicity</b>			
White Alone	70.3%	61.1%	44.2%
Black Alone	0.9%	2.6%	2.8%
American Indian Alone	0.4%	0.6%	0.7%
Asian Alone	19.6%	21.9%	35.1%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	2.4%	7.3%	11.4%
Two or More Races	6.1%	6.2%	5.5%
Hispanic Origin (Any Race)	9.7%	18.4%	25.2%



KEY FACTS			INCOME			BUSINESS		EDUCATION			
128,515	43.5	200,185	\$158,778	\$77,307	\$576,659	6,604	57,789	4%	11%	22%	63%
Population	Median Age	2019 Average Household Income (Esri)	Median Household Income	Per Capita Income	Median Net Worth	Total Businesses	Total Employees	No High School Diploma	High School Graduate	Some College	Bachelor's/Grad/Prof Degree



# DEVELOPMENT PARTNERS



As a leading real estate development company in Silicon Valley, with over 10 million square feet under development management, Harmonie Park is focused on creating thriving mixed-use communities in high-barrier-to-entry, emerging secondary, and urban markets.

We have expertise in every aspect of the development process, from acquisition and partnership structuring to entitlements, design and construction coordination and leasing strategies.



With over 55 years of combined experience within Northern California, we create wealth by providing winning solutions and superior service.

Prime Commercial, Inc. is a full-service commercial real estate firm specializing in the lease and sale of commercial properties. Our firm is dedicated to forging strong, long lasting relationships with property owners and developers through hard work and unmatched loyalty. We focus on a multitude of retail property types from stand alone retail buildings to land suitable for retail development.

## FOR LEASING INQUIRIES, CONTACT:



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Sources: Nielsen-Claritas 2020, ESRI 2020, Caltrans 2015, Statista 2018, Census.gov. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. The information and land uses shown on the maps may change at any time. Planned projects and improvements by Harmonie Development Company may be depicted on the map; however, no warranties or representations are made that the map is complete or that the depicted development will be carried out or remain the same in the future. Future development and construction of infrastructure and other facilities not shown on this map may occur. This information should not be the only basis of decision to buy or lease a Harmonie Park Development property and the respective buyers or lessees should conduct their own independent investigation prior to making such a decision.