



Mixed-Use Building Available For Sale

Prime Retail + Private Residence in the Back

14529 BIG BASIN WAY // SARATOGA, CALIFORNIA 95070

COMPASS
COMMERCIAL

Get in touch

Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Executive Summary



Offering Summary

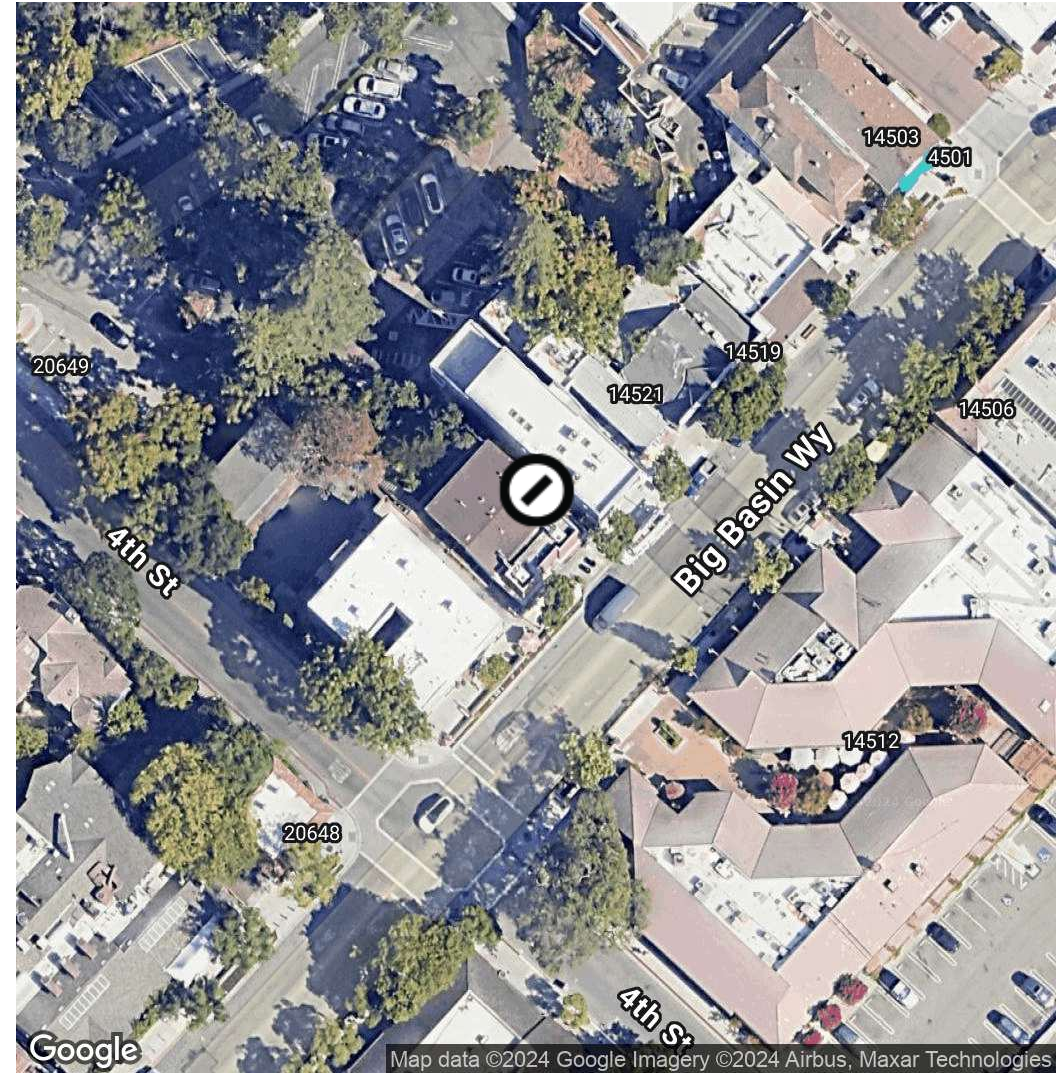
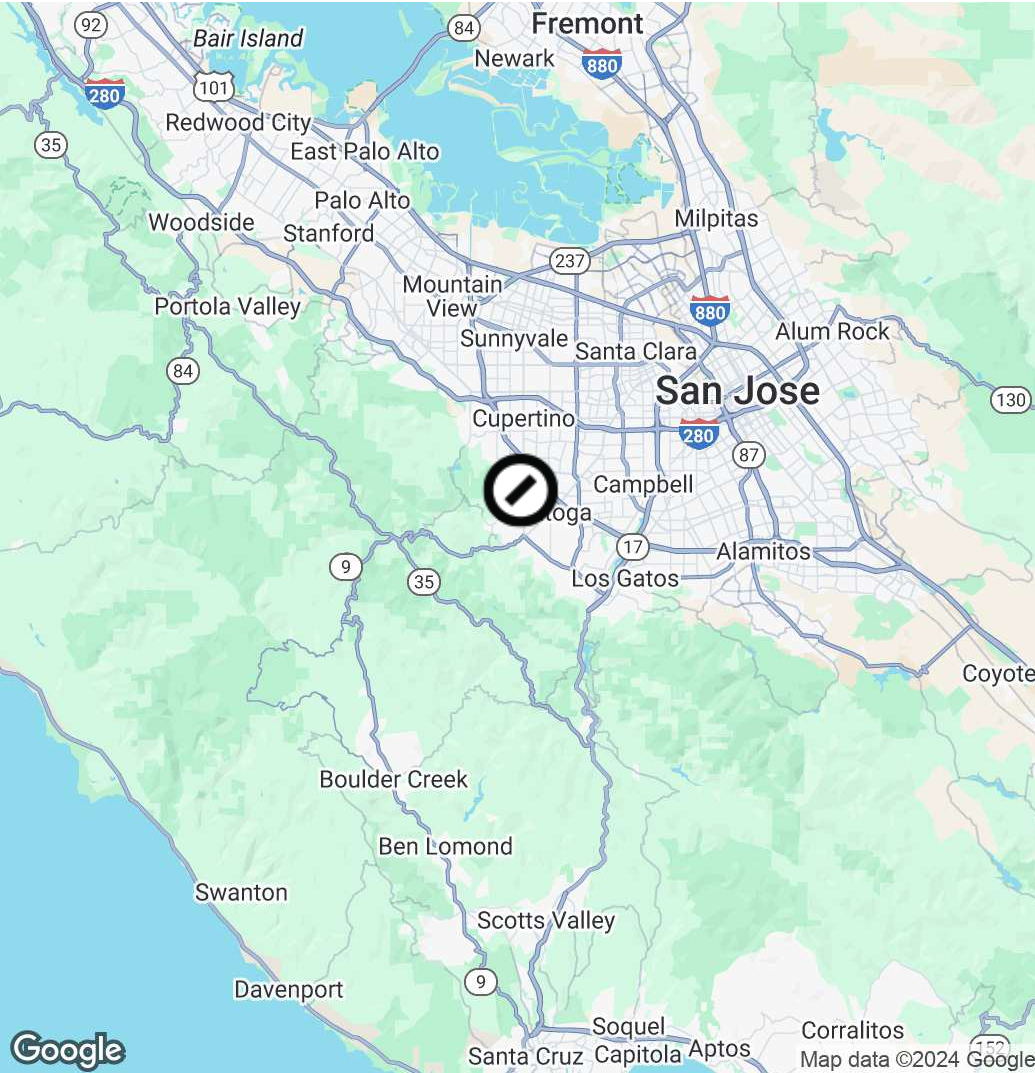
Sale Price:	\$2,950,000
Building Size:	±2,246 SF
Lot Size:	±4,062 SF
Price / SF:	\$1,313.45
Year Built:	1953
Zoning:	CH-1
APN:	503-24-029

Property Highlights

- Prime Location in Downtown Saratoga in Affluent Community
- ±2,246 Square Foot Mixed-Use Building
- Spacious ±620 Square Foot Studio Residence in the Back
- Versatile Uses for Main Commercial Component
- Meticulously Maintained Premises

Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Location Map



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Interior Photos



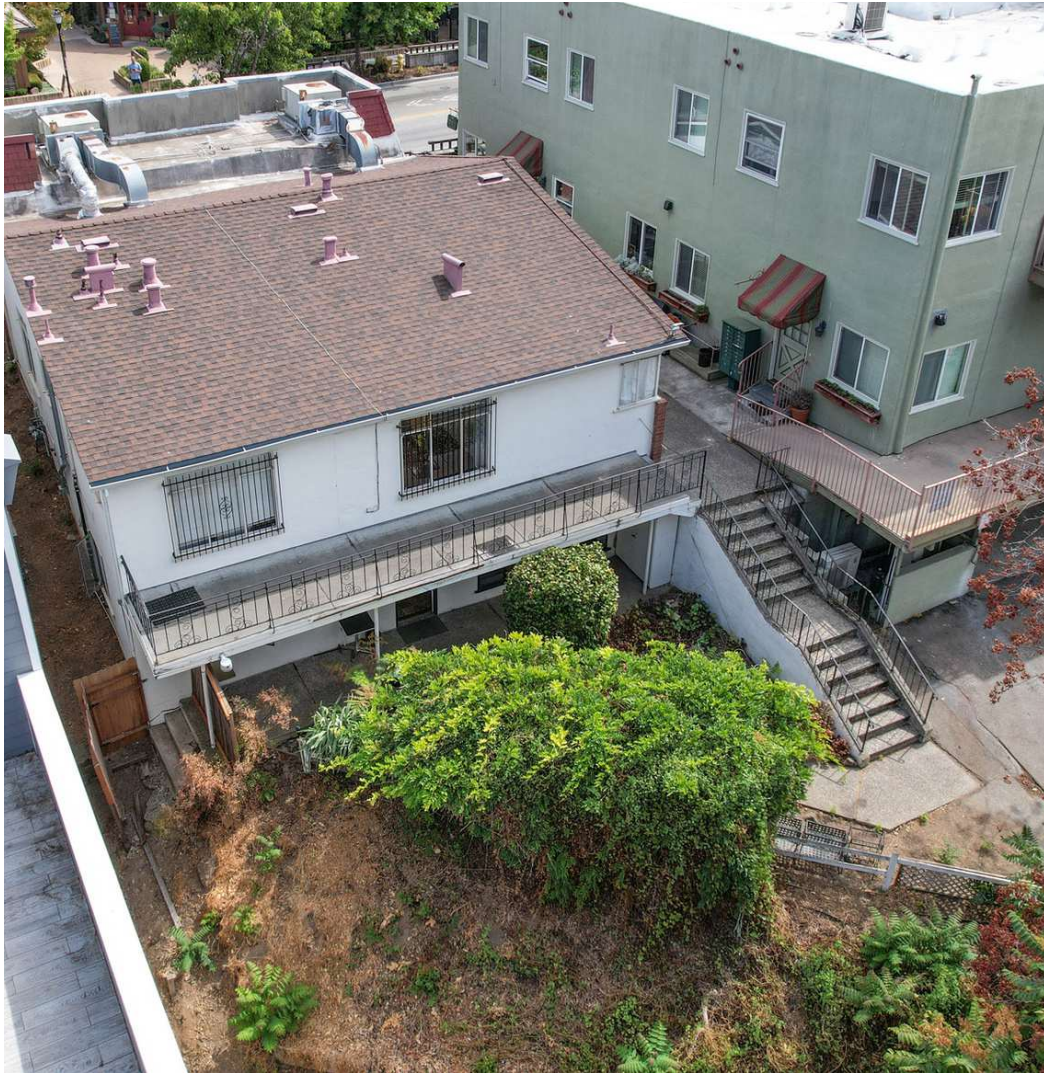
Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Interior Studio Photos



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Exterior Photos



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Property Description



Property Description

Introducing an enticing opportunity for commercial investors: a $\pm 2,246$ SF building, constructed in 1953, and zoned Commercial-Historic 1, featuring an additional ± 620 SF studio residence at the rear. This thoughtfully designed studio offers a private entrance, a spacious kitchen, in-unit washer/dryer, and a clever layout that separates the living and bedroom areas with a stylish half-wall partition.

Nestled in the highly desirable Saratoga area, this property presents an ideal canvas for realizing retail visions in a prime commercial location. The timeless architecture and versatile space of the building, along with the added studio residence, provide a solid foundation for creating an exceptional retail environment. With its coveted location and proximity to a discerning customer base, this property is well-positioned to elevate retail ventures and capture the attention of an affluent clientele, making it a compelling prospect investors looking to make an impact in a thriving commercial hub.

Jonathan G. Hanhan
Group Leader & Sr. Vice President

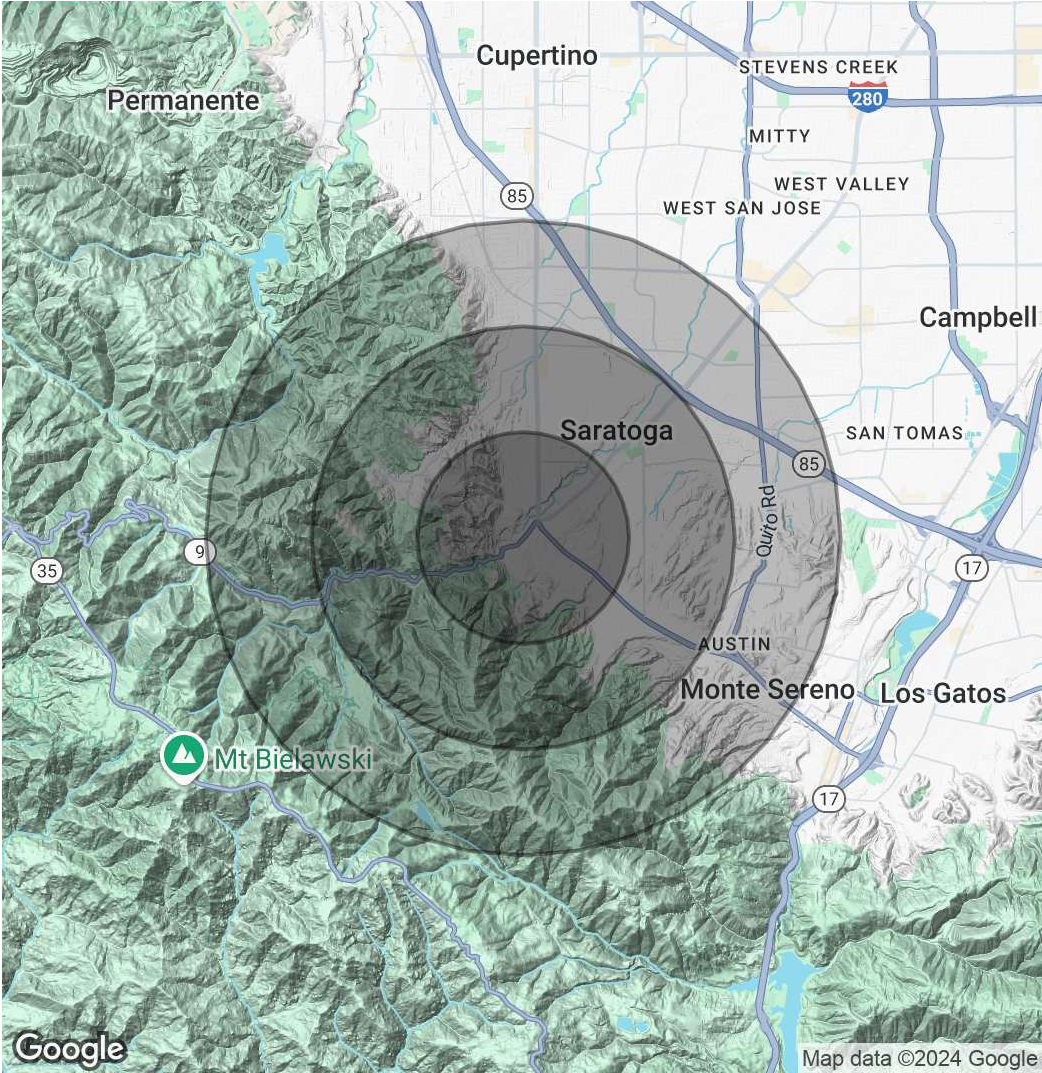
408.909.0998
hanhan@compass.com
CalDRE #01800203

Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	6,520	18,155	43,732
Average Age	47	48	46
Average Age (Male)	46	47	46
Average Age (Female)	48	49	47

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,256	6,358	15,275
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$335,968	\$324,203	\$314,919
Average House Value	\$2,141,132	\$2,145,269	\$2,079,387

Demographics data derived from AlphaMap



Jonathan G. Hanhan
Group Leader & Sr. Vice President
 408.909.0998
 hanhan@compass.com
 CalDRE #01800203

Aerial Photo



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203