

1,170 SF · CAFÉ FOR LEASE

35 W. Main Street
LOS GATOS, CA 95030



PRIME COMMERCIAL
INCORPORATED

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PROPERTY

Overview

ADDRESS: 35 West Main Street
Los Gatos, CA 95030

SIZE: 1,170 Square Feet

USE TYPE: Retail / Restaurant (Café)

PRICE: \$4.75 SF + NNN

Highlights

- Former Café with some Infrastructure in Place
- End Cap Unit with Abundant Natural Light
- Excellent Corner Location in the Heart of Downtown Los Gatos
- Highly Affluent Area with High Daytime Population
- Adjacent to Public Parking Lot on Park Avenue

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,018	44,889	169,237
Avg. HH Income	\$258,093	\$269,293	\$248,438
Daytime Population	15,123	31,213	82,090

TRAFFIC COUNTS (CARS PER DAY)

Main Street	11,186 ADT
State Rte 17	71,400 ADT
N Santa Cruz Ave	15,800 ADT



GALLERY

Photos

**Equipment subject to removal*



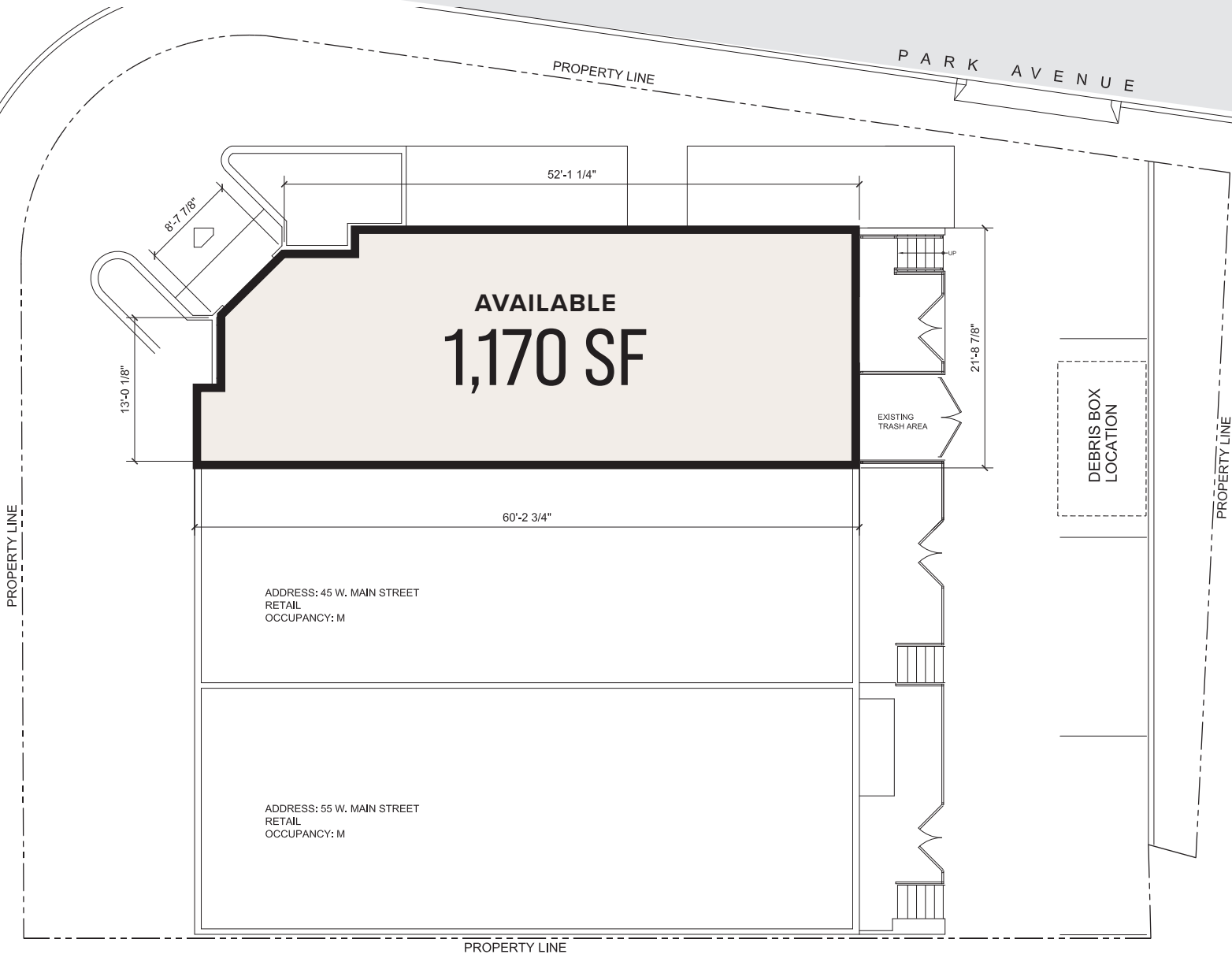
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SITE
Plan

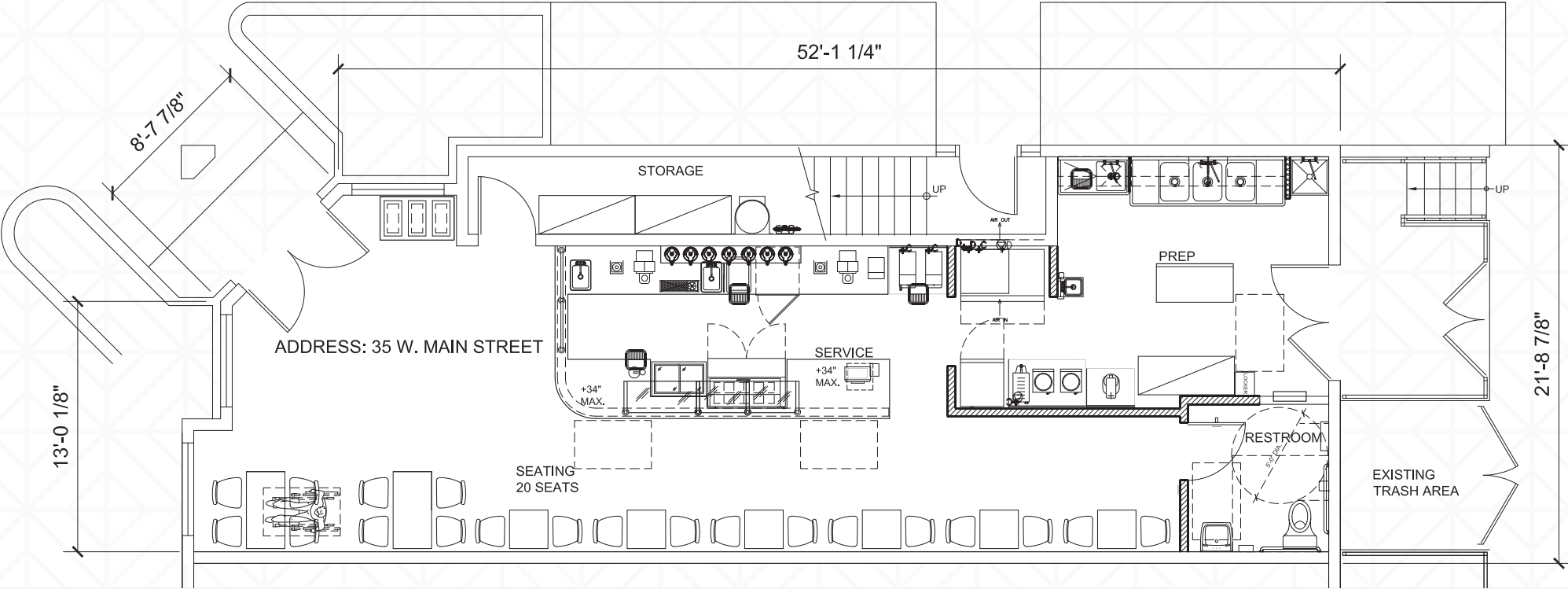
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WEST MAIN STREET



FLOOR
Plan

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NEARBY RETAILERS

Aerial Map

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