

1,170 SF · CAFÉ FOR LEASE

35 W. Main Street  
LOS GATOS, CA 95030



## 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

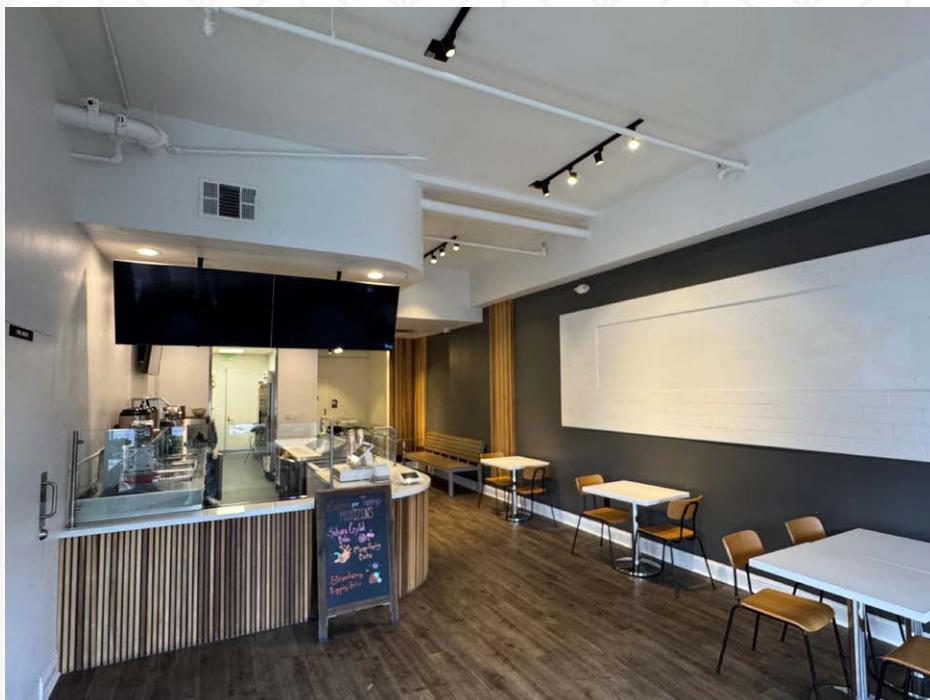


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## GALLERY

# Photos

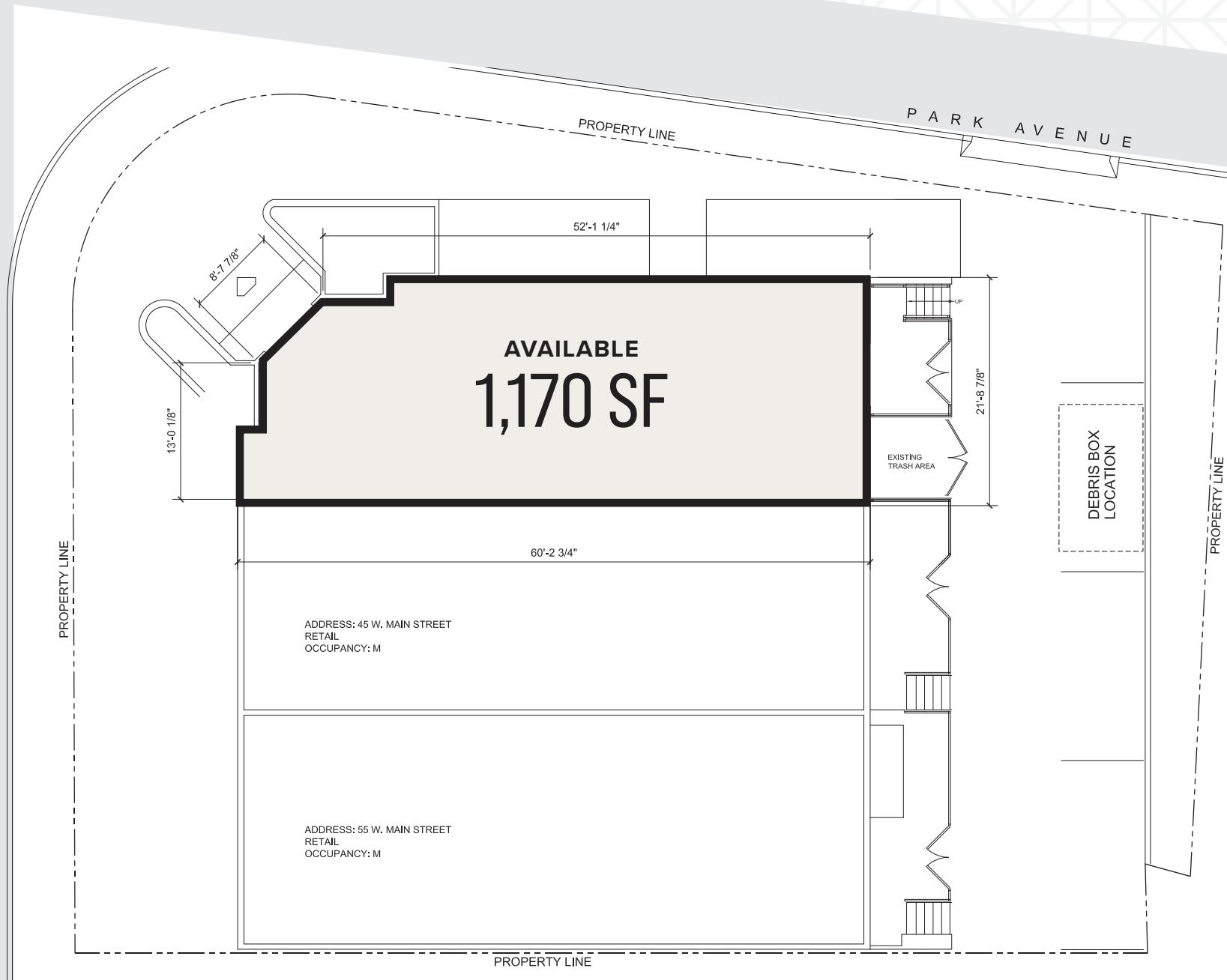
*\*Equipment subject to removal*



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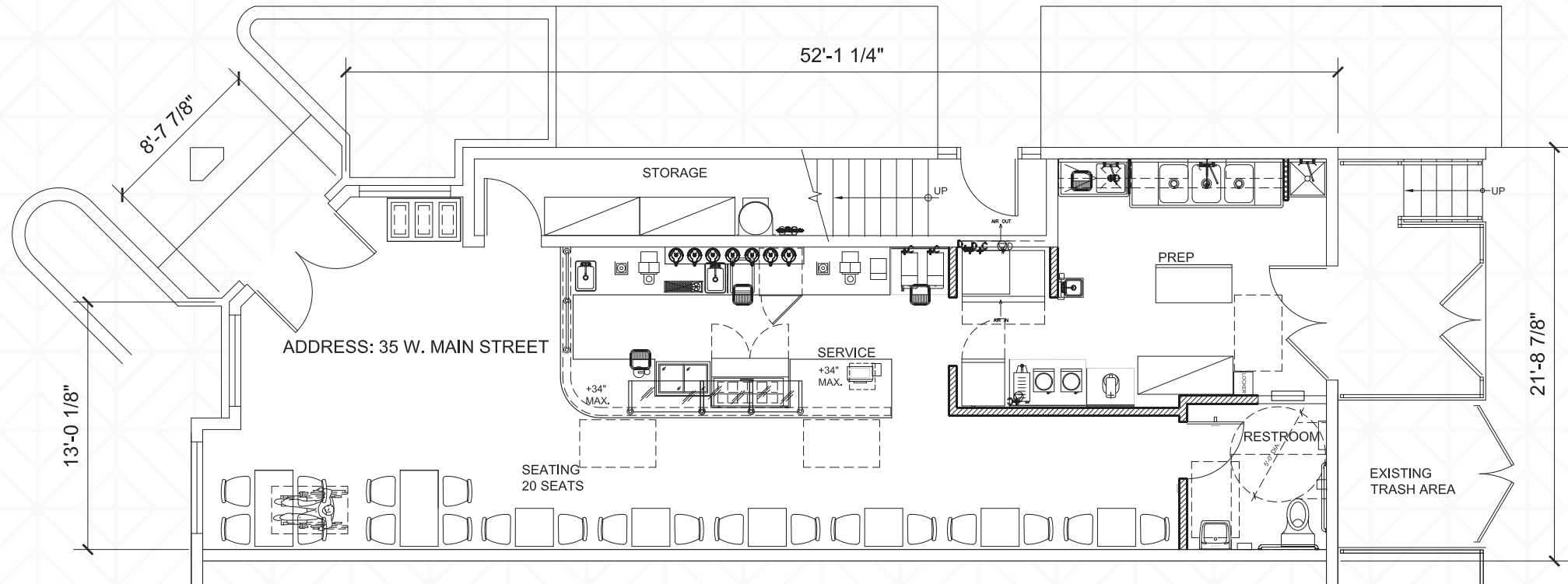
SITE  
Plan

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FLOOR  
Plan

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NEARBY RETAILERS

# Aerial Map

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## For Additional Information and Touring, Please Contact:

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