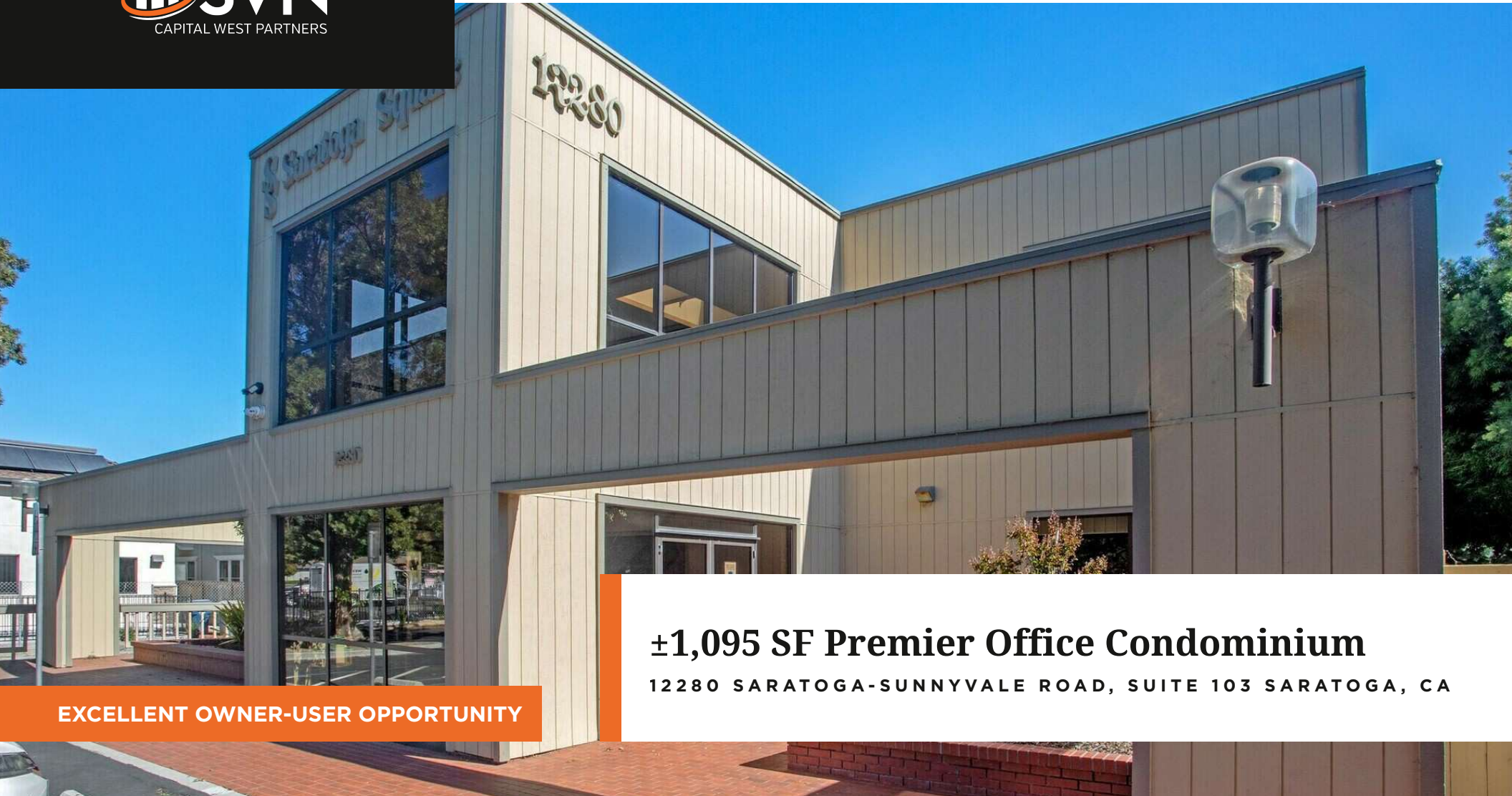




For Sale



±1,095 SF Premier Office Condominium

12280 SARATOGA-SUNNYVALE ROAD, SUITE 103 SARATOGA, CA

EXCELLENT OWNER-USER OPPORTUNITY



For Sale

Saratoga Square

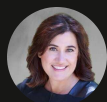
12280 Saratoga-Sunnyvale Road, Suite 103, Saratoga, CA 95070

BUILDING NAME	Saratoga Square
PROPERTY TYPE	Office
APN	386-60-003
UNIT SIZE	±1,095 SF
YEAR BUILT	1983
HOA DUES	\$657.67 per month
SALE PRICE	\$797,160

SVN | Capital West Partners, as the exclusive advisor, is pleased to present the opportunity to acquire 12280 Saratoga-Sunnyvale Road, Suite 103, Saratoga, CA (the "Property"). This premier ±1,095 square foot office condominium offers an ideal solution for owner-users in financial services, legal, technology, or other professional sectors. Strategically located near major freeways and a variety of retail amenities, the Property provides both convenience and visibility in one of Saratoga's most desirable commercial corridors. SBA financing is available with as little as 10% down, making this an attractive opportunity for qualified buyers seeking to own their office space and build long-term equity.



- **±1,095 square foot office condo**
- **Excellent West Valley location**
- **Two private offices with glass panels**
- **Conference room with exterior glass on two sides**
- **Upgraded interiors throughout the suite (flooring and window coverings)**
- **Potential to add a wet bar with sink**
- **Secure gated underground parking with additional surface parking in the rear of the building**
- **Amenities include an on-site gym, sauna, and shower**



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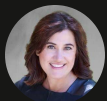
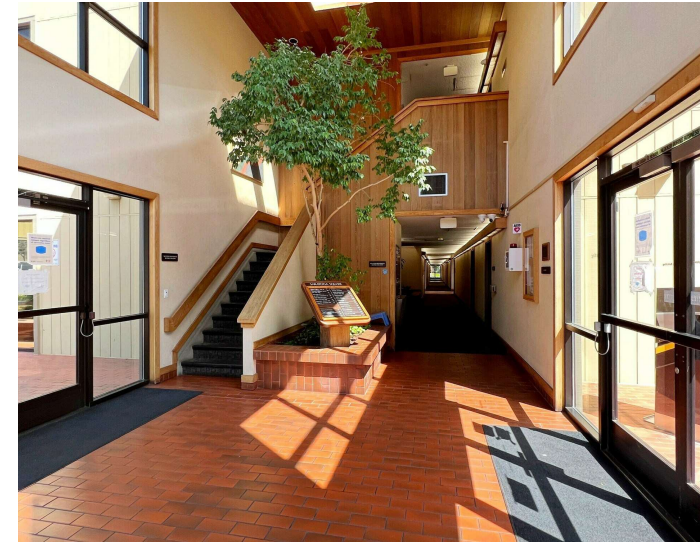
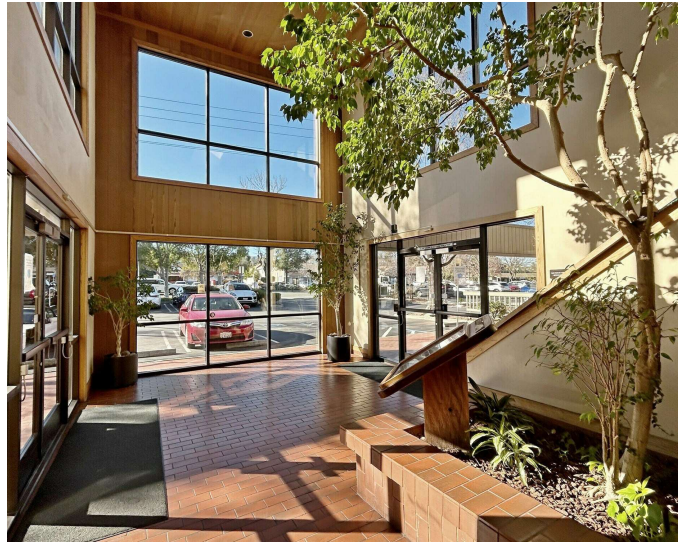




For Sale

Saratoga Square

12280 Saratoga-Sunnyvale Road, Suite 103, Saratoga, CA 95070

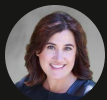


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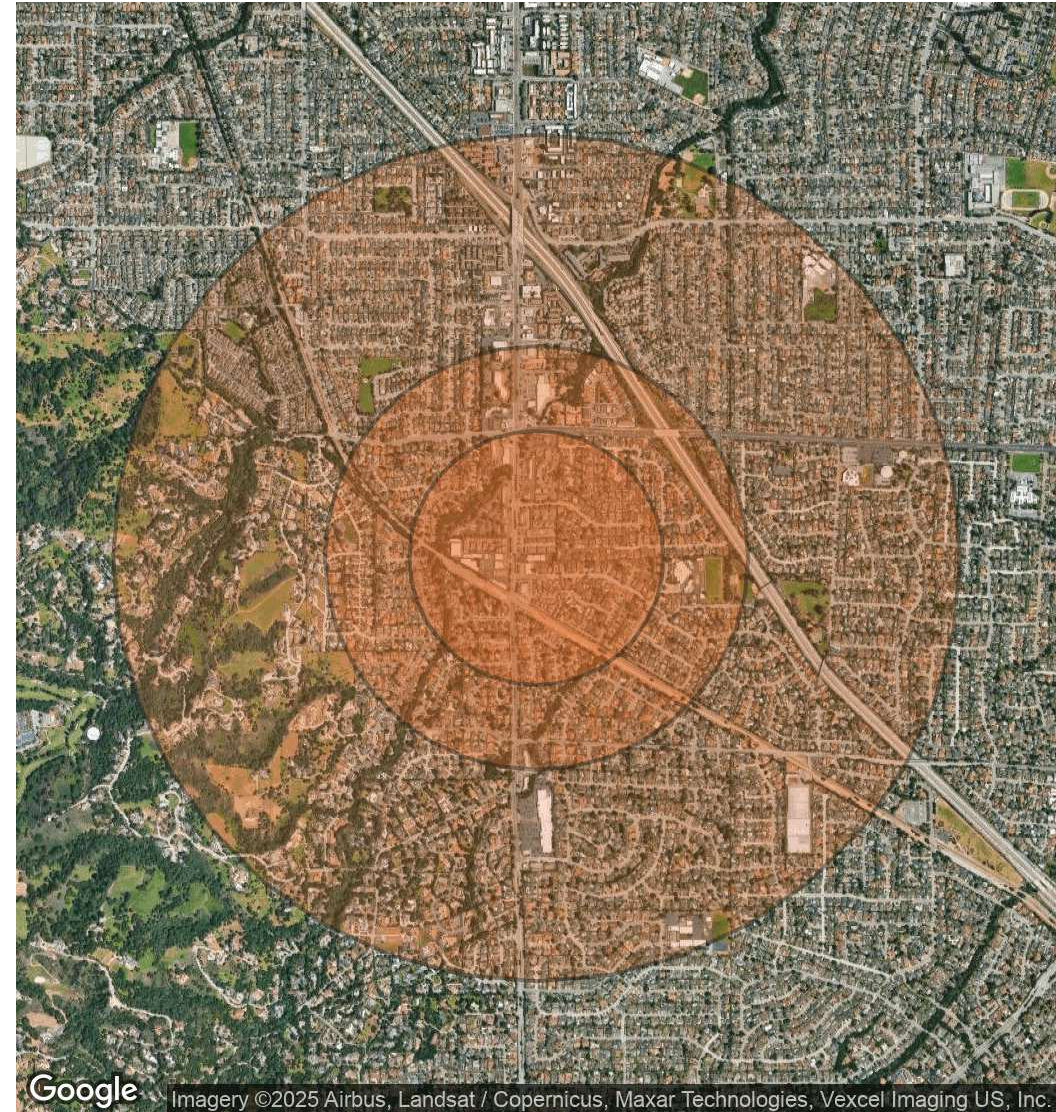
For Sale

Saratoga Square

12280 Saratoga-Sunnyvale Road, Saratoga, CA 95070

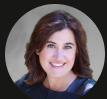
POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,028	3,654	15,390
AVERAGE AGE	45	44	44
AVERAGE AGE (MALE)	45	44	43
AVERAGE AGE (FEMALE)	46	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	342	1,219	5,110
# OF PERSONS PER HH	3	3	3
AVERAGE HH INCOME	\$310,124	\$305,286	\$299,472
AVERAGE HOUSE VALUE	\$2,118,453	\$2,067,298	\$2,064,123

Demographics data derived from AlphaMap



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



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