11,265 SF Anchor Space For Lease Soon to be Vacant PETCO in Downtown Los Gatos

444 N Santa Cruz Ave Los Gatos, CA

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SAFEWAY 🄇

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NHEIME

OVERVIEW



Rental Rate: \$1.99 PSF NNN (\$0.50 PSF)	Space SF: 11,265 SF	
Zoning: (C-1) Neighborhood Commercial	Lot Size: 35,020 SF	

Co-Tenants: Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty	# of Parking Spaces: 30
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- Co-tenants include Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty.
- 2nd story mezzanine space included, ideal for storage use.
- Stand Low NNN's (\$0.50 PSF).
- Free public parking adjacent to the property.
- C Loading dock with an electric ramp attached to the rear of the building.
- Roll up door for merchandise loading/unloading.
- Dense population with 220,738 in a 5-mile radius.
- Strong demographics with household incomes of \$270,412 in a 1-mile radius.
- O Located on N Santa Cruz Avenue in Downtown Los Gatos.



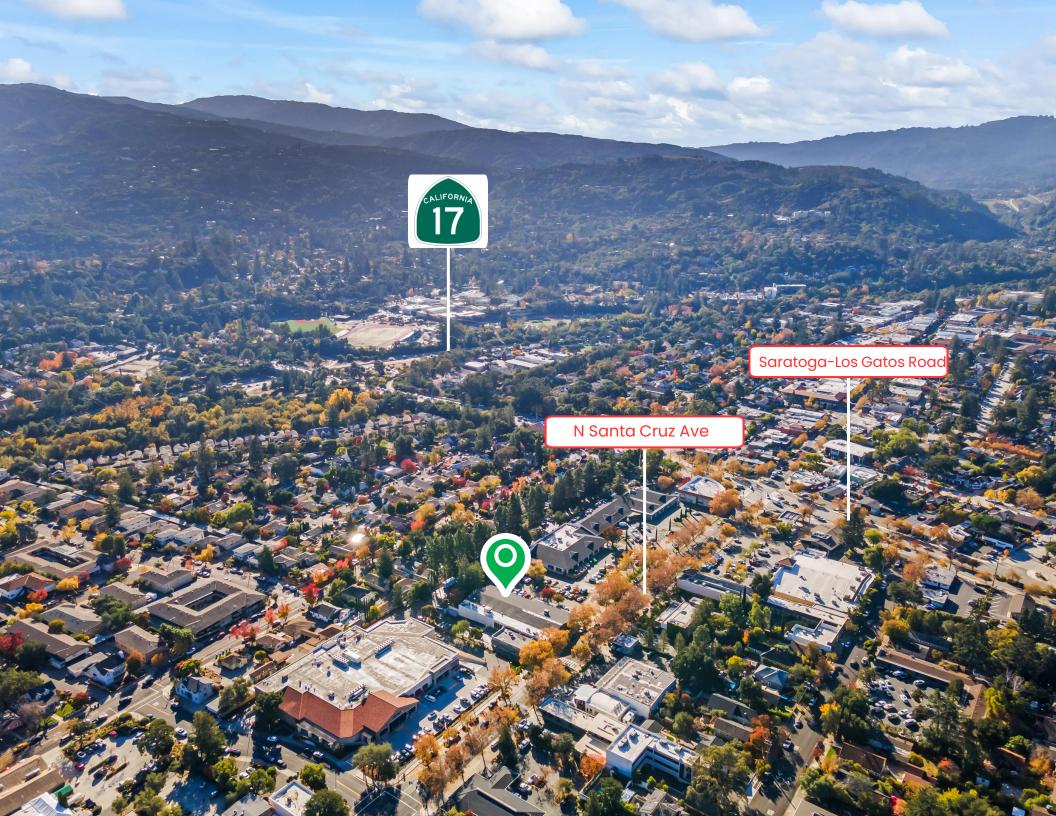












DEMOGRAPHICS

2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,289	64,955	220,738
Households	5,082	24,219	79,782
Average Household Size	2.4	2.6	2.7
Owner Occupied Housing Units	3,030	16,513	52,069
Renter Occupied Housing Units	2,052	7,706	27,713
Median Age	47.5	47.2	43.8
Median Household Income	\$200,001	\$200,001	\$173,703
Average Household Income	\$270,412	\$257,644	\$229,954

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