

11,265 SF Anchor Space For Lease

Soon to be Vacant PETCO in **Downtown Los Gatos**

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444 N Santa Cruz Ave Los Gatos, CA



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, Starbucks, and Coldwell Banker Realty.
- 2nd story mezzanine space included, ideal for storage use.
- \$1.99 PSF and Low NNN's (\$0.50 PSF).
- Free public parking adjacent to the property.
- 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.
- Located on N Santa Cruz Avenue in Downtown Los Gatos.



Comerica Bank

Comerica Bank

Comerica Bank

CHEVROLET



NO PARKING
IN FRONT OF
BUSINESS
OR PROFESSIONAL
ESTABLISHMENTS
EXCEPT FOR
LOADING AND
UNLOADING
PASSENGERS
OR MERCHANDISE
OR FOR
DELIVERIES
OR PICKUPS
OR FOR
EMERGENCIES
OR FOR
OFFICIALS
OF THE
CITY OF
ANN ARBOR
OR
STATE OF
MICHIGAN
OR
FEDERAL
GOVERNMENT
OR
FOR
OFFICIALS
OF
THE
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OR
STATE OF
MICHIGAN
OR
FEDERAL
GOVERNMENT



 **PETCO**



GROOMING

444

NEW BRANDS
NEW LOW PRICES
NOW AT PETCO

GET 10% OFF \$50+
WHEN YOU
BUY ONLINE.
PICK UP IN STORE

holiday deals
\$49.99
Adams 100 LED
Apparatus Kit

MAKE
MERRY



SAFEGWAY 







Saratoga-Los Gatos Rd

N Santa Cruz Ave



Walgreens



SAFeway



Saratoga-Los Gatos Road

N Santa Cruz Ave



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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