

**Rare Los Gatos Light Industrial 5600± SF**  
**Owner/User Investment Building For Sale**  
**Currently Auto Detailing & Tow Yard**

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**615 - 617 University Ave, Los Gatos**



# PROPERTY OVERVIEW



<b>PRICE:</b> \$5,299,000	<b>ZONING:</b> LM(Commercial-Industrial Zone)
<b>PROPERTY TYPE:</b> Light Industrial	<b>APN:</b> 529-10-090
<b>BUILDING SIZE:</b> 5,616± SF	<b>LOT SIZE:</b> 0.38± AC
<b>615 University Ave Income:</b> \$6,500 Gross	<b>617 University Ave Income:</b> \$12,000 Gross

# Rare Los Gatos Light Industrial 5600± SF Building

## Currently Auto Body Shop & Tow Yard

- Freestanding commercial/light industrial building
- Ideal Investment/Owner-User opportunity
- Two Buildings, One Parcel
- Excellent street visibility and access
- Minutes away from Highway 17
- Located across from Los Gatos DMV
- Located Minutes away from downtown Los Gatos

### 615: South Bay Towing

- 900± SF Office: \$6,500 Monthly Rent (Gross)
- Large open lot with standalone office space & fenced yard separating from the main metal building
- 3 years remaining term
- 3 months notice to vacate at Sale
- Interested in signing longer Lease

### 617: Deep Reflections Auto Detailers

- 4700± SF Warehouse/Office: \$12,000 Monthly Rent (Gross)
- Warehouse-heavy configuration with minimal office, High ceilings and roll-up door access
- No Options
- Lease Ends in June 2026
- Interested in signing new lease

617 University Ave  
(4,700± SF)

**DEEP REFLECTIONS**  
AUTO DETAILERS  
(408) 402-5453

**AUTO DETAILING SERVICES**  
**PAINT PROTECTION FILM**  
**CERAMIC COATING**  
**WINDOW TINTING**

617









**615 University Ave  
(900± SF)**







# DEMOGRAPHICS



<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	13,755	72,437	234,202
<b>Households</b>	5,645	26,920	85,419
<b>Average Household Size</b>	2.40	2.65	2.71
<b>Owner Occupied Housing Units</b>	3,310	18,375	54,299
<b>Renter Occupied Housing Units</b>	2,335	8,545	31,120
<b>Median Age</b>	47.4	45.8	43.3
<b>Median Household Income</b>	\$219,577	\$217,117	\$193,009
<b>Average Household Income</b>	\$341,261	\$319,300	\$270,225



Los Gatos DMV

Vasona Lake County Park

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