

# 1,500± SF Retail Unit For Lease

Renovated in-line retail building.

Located on the off-ramp of Hwy 85 & Los Gatos Boulevard

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**14777 Los Gatos Boulevard, Los Gatos**



# PROPERTY OVERVIEW



14777 Los Gatos Boulevard, Los Gatos

**Rental Rate:** \$2.99 PSF Plus NNN\*  
\*Year 1 Discounted Rate

**Unit Size:** 1,500± Square Feet

**ZONING:** CN - Commercial Neighborhood

**# of Parking Spaces:** 30±

# 1,500± SF Retail Unit For Lease

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- 1,500± SF retail unit for lease used as a retail Pharmacy with full build-outs
- Rent is \$2.99 PSF Plus NNN charges - **Year 1 Discounted Rate**
- Available for the first time in 15 years is a prominent retail space in between Starbucks and Subway in a very attractive mixed-use medical building in Los Gatos.
- Located on the off-ramp of Hwy 85 and Los Gatos Blvd.
- Prominent signage facing Los Gatos Blvd.
- Can be easily converted into any retail space, bank, financial center, light restaurant (no grease trap), or service type business like salon, facial, spa, etc.
- There is plenty parking in front with additional underground parking available.
- The Suite is fully sprinklered, with drop ceilings, recessed lighting and independent HVAC system.
- The building provides ADA accessible men and women's bathrooms managed by Landlord.
- Very attractive building house prominent medical tenants such as Stanford Children's Clinic, Dental & Optometrist offices, etc.
- 6 per 1000 parking ratio and full building management.







# DIRECTORY

100 STARBUCKS ←

101 WELLNESS PHARMACY ←

102 SUBWAY ←

103 JAMES LIN DMD →

104 NEURO - IFRAH CLINICS →

105 B.TOX.BAR. →

200 STANFORD  
CHILDREN'S HEALTH ▲

201 Optimus Vision Care OPTOMETRY ▲

202 ALLIED PAIN INSTITUTE  
James Bates, MD ▲

Employees Only

— 101 —  
WELLNESS  
PHARMACY



S. Bascom Ave

14777 Los Gatos Blvd,  
Los Gatos



Los Gatos Blvd



# DEMOGRAPHICS



<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	18,642	154,098	387,338
<b>Households</b>	7,005	57,185	144,065
<b>Average Household Size</b>	2.61	2.67	2.66
<b>Owner Occupied Housing Units</b>	4,420	35,533	82,225
<b>Renter Occupied Housing Units</b>	2,585	21,652	61,840
<b>Median Age</b>	42.9	42.7	41.9
<b>Median Household Income</b>	\$203,050	\$188,505	\$172,312
<b>Average Household Income</b>	\$262,830	\$264,122	\$246,302

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