

53 Saratoga- Los Gatos Road

LOS GATOS, CA



1,243 SF – 8,384 SF

CONTIGUOUS AVAILABLE. CAN DEMISE
OR ENTIRE BUILDING IS AVAILABLE.



53 SARATOGA-LOS GATOS RD

Highlights



Los Gatos ranked second highest per capita for spending in the Nation according to the US Census Bureau and reported by the Wall Street Journal.



Captive consumer base with disposable income with an average HH income of \$239,139!



A rare modern building in Los Gatos.



Immediate access to downtown Los Gatos and Highway 17.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,126	60,312	210,438
Daytime Population	12,168	32,954	78,366
Average Household Income	\$269,214	\$258,800	\$229,274
Median Household Income	\$200,001	\$200,001	\$175,111

TRAFFIC COUNTS

Highway 17	98,000 ADT
LG Saratoga Blvd	21,883 ADT
Los Gatos Blvd	14,664 ADT

Source: 2022 Esri.



53 SARATOGA-LOS GATOS RD, LOS GATOS, CA



50 LOS GATOS-SARATOGA RD - APPROVED PROJECT

±367,300 square feet across **28** three-story structures

155 townhouse-style condominiums

310 parking space

19 two-bedrooms

66 three-bedrooms

and **70** four-bedrooms.

Featuring **26** affordable units, with **16** units for low-income households and **10** units for moderate-income households.

[Click here for more info](#)



LOS GATOS-SARATOGA ROAD

A COURT

B ALLEY

D ALLEY

E ALLEY

C ALLEY

CALEY

SCALE: 1" = 60'



RENDERINGS BY SDG ARCHITECTS



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Trade Area

53 SARATOGA-LOS GATOS ROAD

the **econic** company

SAFeway

petco

Walgreens

CHASE

Bank of America

OAK & RYE

Pedro's
RESTAURANT & CATERIA

OY!

title nine

Forbes Mill
STEAKHOUSETHE PALMS
A PACIFIC RIM RESTAURANTLoma
Brewing Co.

ATHLETA

verizon

PHARMACA

MANRESA
BREAD

lululemon

THE PASTARIA
& MARKET

RH

LOS GATOS
FARMERS' MARKET

MONTEBELLO

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SITE

APPROVED
TOWNHOUSE-STYLE
PROJECT

HELM FIELD

HELM SOCCER FIELD

LOS GATOS
HIGH SCHOOL

OLD TOWN LOS GATOS

SEPHORA

ANTHROPOLOGIE

WineCellar
RESTAURANT

STEAMER'S

teleferic
BARCELONATALBOTS
ARHAUS

chico's

pure barre

BLUE BOTTLE
COFFEE

BOBA GUYS



53 Saratoga- Los Gatos Road

LOS GATOS, CA



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