# 1,500 ± SF Retail Unit For Lease

Renovated in-line retail building.

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

## **DAVID TAXIN**

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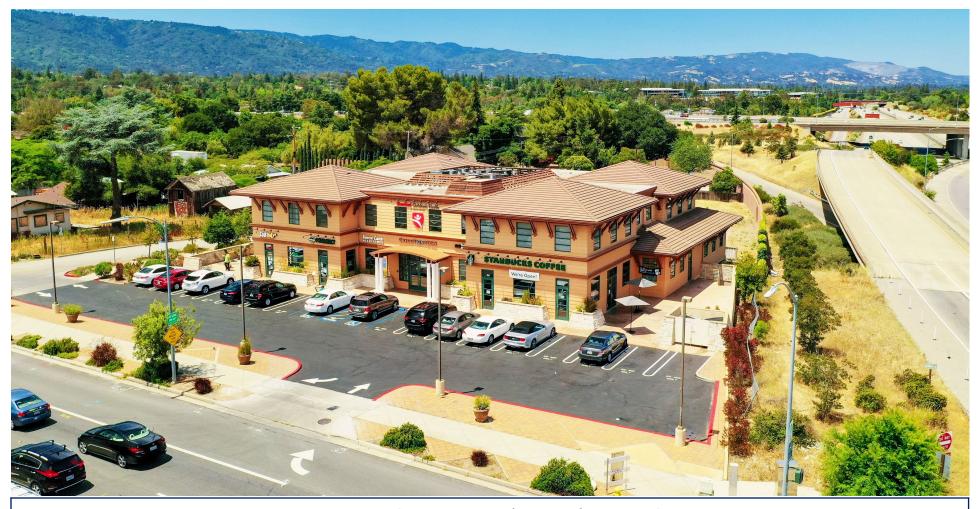
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# 14777 Los Gatos Boulevard, Los Gatos







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Rental Rate: \$4.00 PSF plus NNN Unit Size: 1,500± Square Feet

**ZONING:** North 40 Specific Plan (NFSP) # of Parking Spaces: 30±

# 1,500 + SF Retail Unit For Lease

14777 Los Gatos Boulevard, Los Gatos

- 1,500± SF retail unit for lease used as a retail Pharmacy with full build-outs
- Rent is \$4.00 PSF plus NNN charges.
- 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.
- O 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.









STARBUCKS s 100 · 101 WELLNESS PHARMACY SUBWAY ≥ 102 3 JAMES LIN DMD • 103 **№ 104** NEURO - IFRAH CLINICS B.TOX.BAR. **a** 105 STANFORD **200** CHILDREN'S HEALTH **Optimus Vision Care OPTOMETRY 201** 



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2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	18,642	154,098	387,338
Households	7,005	57,185	144,065
Average Household Size	2.61	2.67	2.66
Owner Occupied Housing Units	4,420	35,533	82,225
Renter Occupied Housing Units	2,585	21,652	61,840
Median Age	42.9	42.7	41.9
Median Household Income	\$203,050	\$188,505	\$172,312
Average Household Income	\$262,830	\$264,122	\$246,302



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