

1,500± SF Retail Unit For Lease

Renovated in-line retail building.

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

14777 Los Gatos Boulevard, Los Gatos

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

BOBBY FACCHINO

Senior Associate

Lic. # 02178873

408.318.0623

bobby@moinc.net



PROPERTY OVERVIEW



14777 Los Gatos Boulevard, Los Gatos

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.
- 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



Employees Only

— 101 —
WELLNESS
PHARMACY

S. Bascom Ave


CALIFORNIA
17


14777 Los Gatos Blvd,
Los Gatos



 **Stanford**
MEDICINE | Interventional Radiology

 **LOS GATOS
ORAL & FACIAL
SURGERY**

 **UCSF Benioff Children's Hospitals**

 **BASS**
MEDICAL GROUP
Silicon Valley Podiatry Group
A Division of BASS Medical Group

 **Quest
Diagnostics**

 **El Camino Health**

Los Gatos Blvd

CALIFORNIA
85

 **GOOD
SAMARITAN
HOSPITAL**

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

14777 Los Gatos Boulevard, Los Gatos

**DAVID TAXIN**

Partner
Lic. #00983163
408.966.5919
dtaxin@moinc.net

BOBBY FACCHINO

Senior Associate
Lic. #02178873
408.318.0623
bobby@moinc.net

MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408.378.5900
www.moinc.net

