

OFFICE FOR LEASE

# 335 N Santa Cruz Ave

Los Gatos, CA 95030



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# Property Information



# Property Summary



## Offering Summary

Lease Rate:	\$5.50 SF/month (NNN)
Number of Units:	1
Available SF:	2,338 SF
Lot Size:	9,801 SF
Building Size:	2,338 SF

# Property Description



## Property Description

Introducing a prime leasing opportunity at 335 N Santa Cruz Ave, Los Gatos, CA, 95030. This meticulously designed property features a welcoming reception area, six private offices, a conference room, and a convenient copy/workroom for efficient operations. Amenities include a kitchenette break area, and two ADA-compliant restrooms for accessibility. With a layout that prioritizes functionality and comfort, this property offers a professional setting that caters to diverse business needs. This exceptional office space is the perfect blend of modern convenience and timeless appeal.

## Location Description

Downtown Los Gatos

Located in the vibrant heart of Los Gatos, this prime property offers a wealth of amenities and attractions for office tenants. The area boasts a diverse array of dining options, from trendy cafes to upscale restaurants, providing convenient culinary experiences for professionals. Known as a unique getaway destination, Los Gatos hosts a variety of events, boasts Michelin Star restaurants, wineries, specialty bakeries and locally owned boutiques.

Just moments away, the scenic Los Gatos Creek Trail provides a refreshing escape for midday strolls or outdoor meetings. With its blend of modern conveniences and small-town charm, the area surrounding the property embodies the dynamic spirit of Los Gatos, making it an ideal setting for a thriving office environment.

Business owners serve a diverse community with a varied demographic. The City of Los Gatos is business friendly and has a strong, active Chamber of Commerce. The business community thrives through partnerships with a variety of local, regional and state agencies.

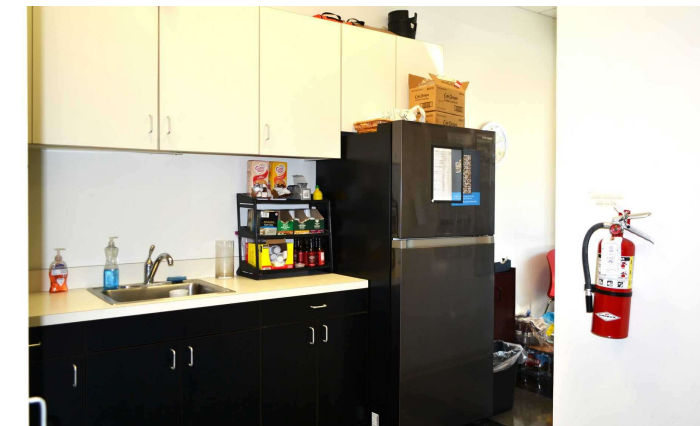
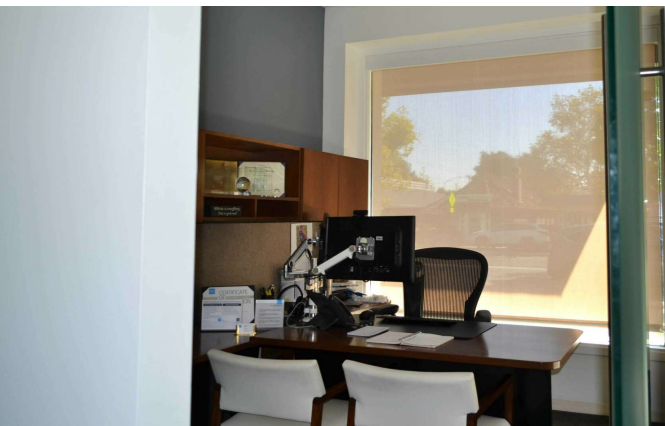
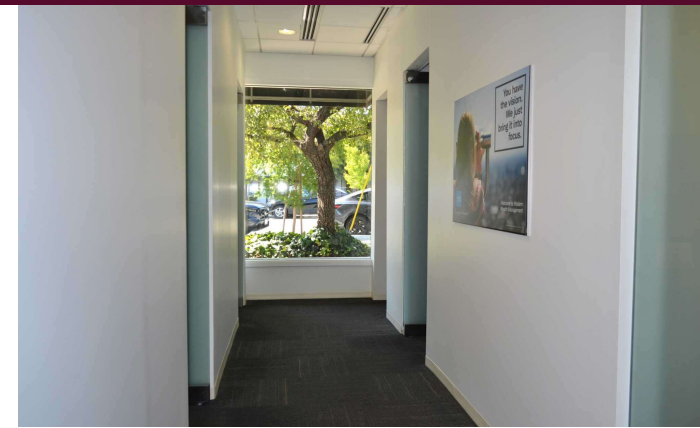
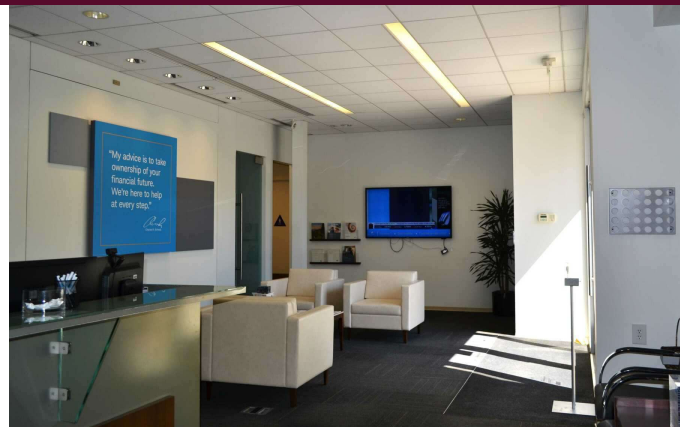
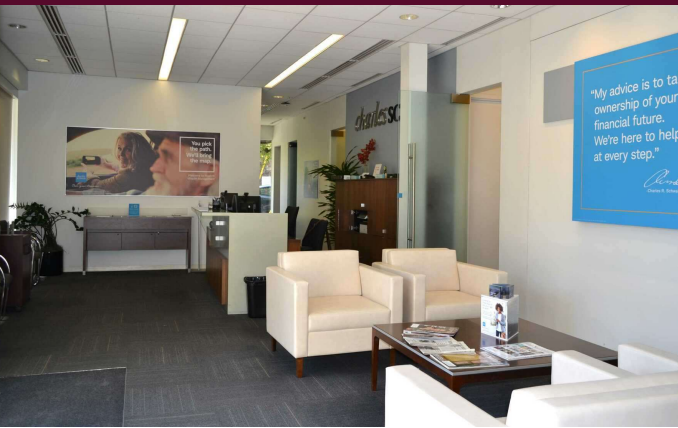


# Exterior Photos





# Interior Photos





# Floor Plans

The floor plan illustrates a large, open-plan office space with various work areas. A dashed line indicates the 'ACCESSIBLE PATH OF TRAVEL THROUGH SPACE', starting from the bottom left and moving towards the right. The plan includes several desks, chairs, and a central area with a long table. A 'PC' label is visible near the bottom left. The right side of the plan shows a series of smaller rooms or cubicles. A large, semi-transparent watermark reading 'UNDER CONTRACT' is overlaid across the center of the plan.

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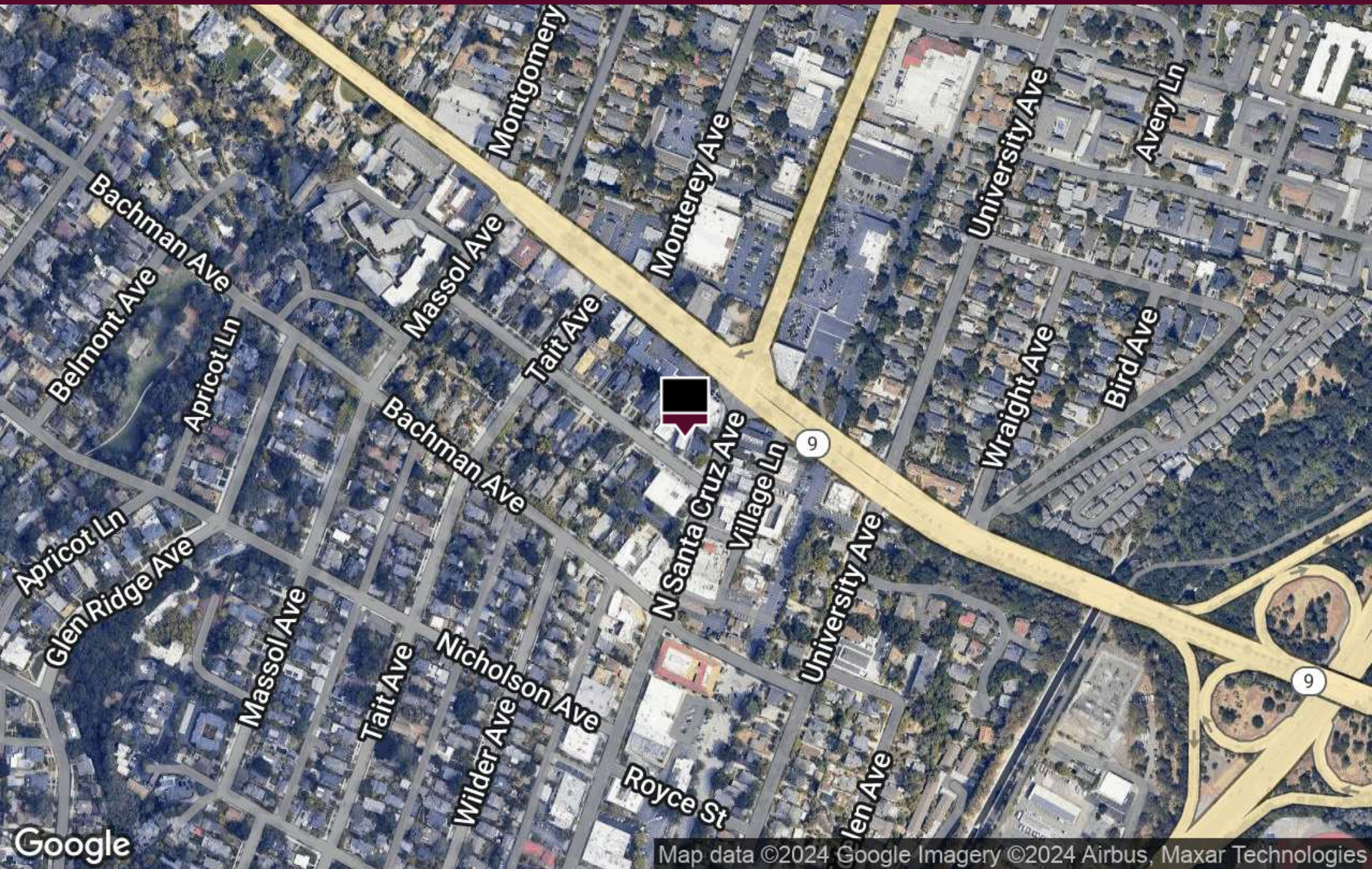
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# Location Information



# Location Map





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# Demographics



# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,721	4,248	10,847
Average Age	44	44	45
Average Age (Male)	42	42	44
Average Age (Female)	45	45	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	819	1,959	4,528
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$189,069	\$212,010	\$270,712
Average House Value	\$2,017,328	\$2,004,621	\$2,054,938

Demographics data derived from AlphaMap

