

11,265± SF Anchor Space For Lease

Vacant PETCO in Downtown Los Gatos

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444 N Santa Cruz Ave Los Gatos, CA



SAFEWAY 



Rental Rate: \$1.99 PSF NNN (\$0.50 PSF)

Space SF: 11,265± SF

Zoning: (C-1) Neighborhood Commercial

Lot Size: 35,020± SF

Co-Tenants: Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty

of Parking Spaces: 30

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Vacant former **petco**  in **Downtown Los Gatos**

- Co-tenants include Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty.
- 2nd story mezzanine space included, ideal for storage use.
- \$1.99 PSF and Low NNN's (\$0.50 PSF).
- Free public parking adjacent to the property.
- Loading dock with an electric ramp attached to the rear of the building.
- Roll up door for merchandise loading/unloading.
- Dense population with 220,738 in a 5-mile radius.
- Strong demographics with household incomes of \$270,412 in a 1-mile radius.
- Located on N Santa Cruz Avenue in Downtown Los Gatos.







Comerica Bank

Comerica Bank

Comerica Bank

CHEVROLET



NO PARKING
IN FRONT OF
BUS STOP
OR IN FRONT
OF DRIVEWAY
OR IN FRONT
OF DRIVEWAY
OR IN FRONT
OF DRIVEWAY



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

GROOMING

444

NEW BRANDS
NEW LOW PRICES
NOW AT PETCO

GET 10% OFF \$50+
WHEN YOU
BUY ONLINE,
PICK UP IN STORE

holiday deals
\$49.99
Aquarium \$112
Aquarium Kit

MAKE
MERRY





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Saratoga-Los Gatos Rd

N Santa Cruz Ave



Walgreens



SAFEWAY



Saratoga-Los Gatos Road

N Santa Cruz Ave



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,289	64,955	220,738
Households	5,082	24,219	79,782
Average Household Size	2.4	2.6	2.7
Owner Occupied Housing Units	3,030	16,513	52,069
Renter Occupied Housing Units	2,052	7,706	27,713
Median Age	47.5	47.2	43.8
Median Household Income	\$200,001	\$200,001	\$173,703
Average Household Income	\$270,412	\$257,644	\$229,954

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