### 11,265 ± SF Anchor Space For Lease Vacant PETCO in Downtown Los Gatos

444 N Santa Cruz Ave Los Gatos, CA

**David Taxin** 

SAFEWAY

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NHEIME

### **OVERVIEW**





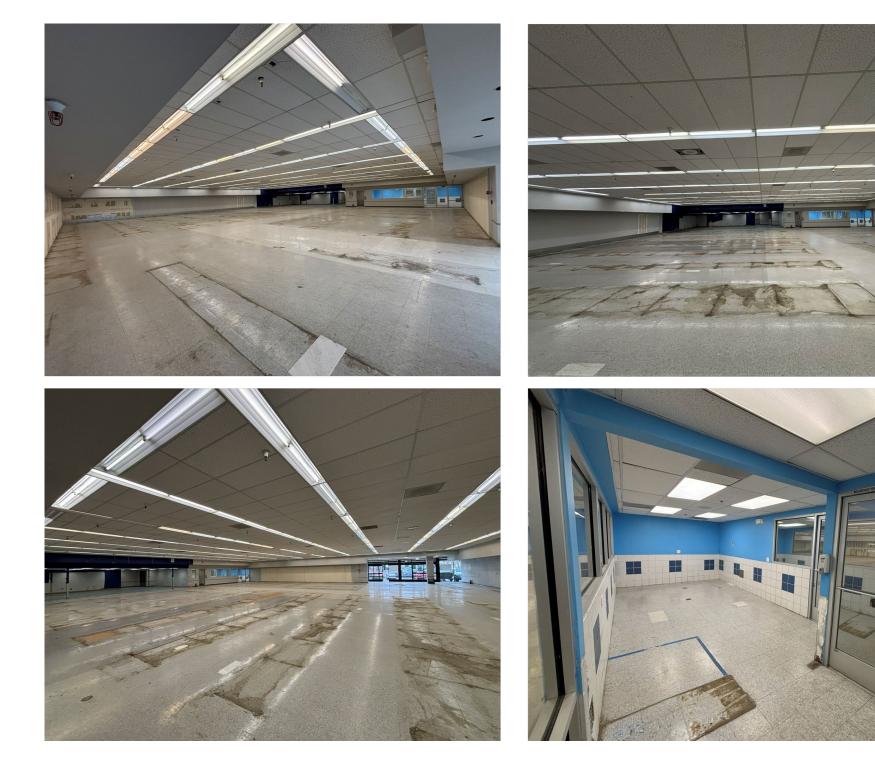
| Rental Rate: \$1.99 PSF NNN (\$0.50 PSF) | <b>Space SF:</b> 11,265± SF |  |
|--|-----------------------------|--|
|  |                             |  |
| Zoning: (C-1) Neighborhood Commercial    | Lot Size: 35,020± SF        |  |

| Co-Tenants: Comerica Bank, Chase Bank, Starbuck's,<br>and Coldwell Banker Realty | # of Parking Spaces: 30 |
|--|-------------------------|
|--|-------------------------|

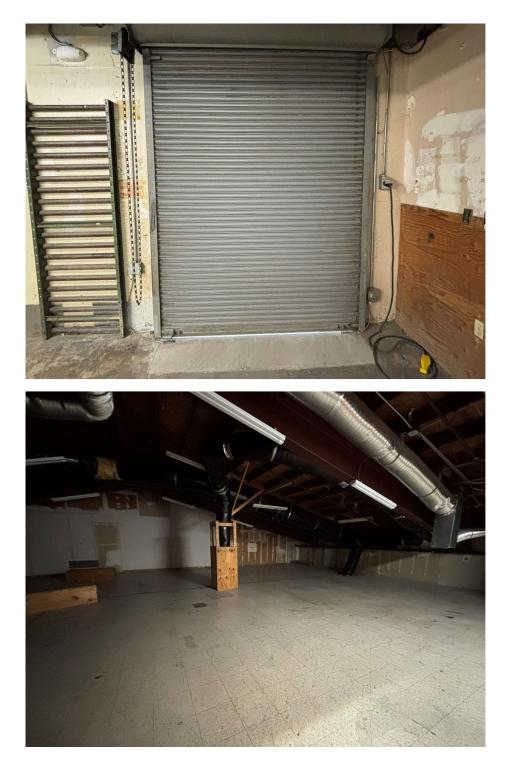
## 11,265 # SF Anchor Space For Lease Vacant former petco in Downtown Los Gatos

- Co-tenants include Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty.
- 2<sup>nd</sup> 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.
- O Located on N Santa Cruz Avenue in Downtown Los Gatos.

















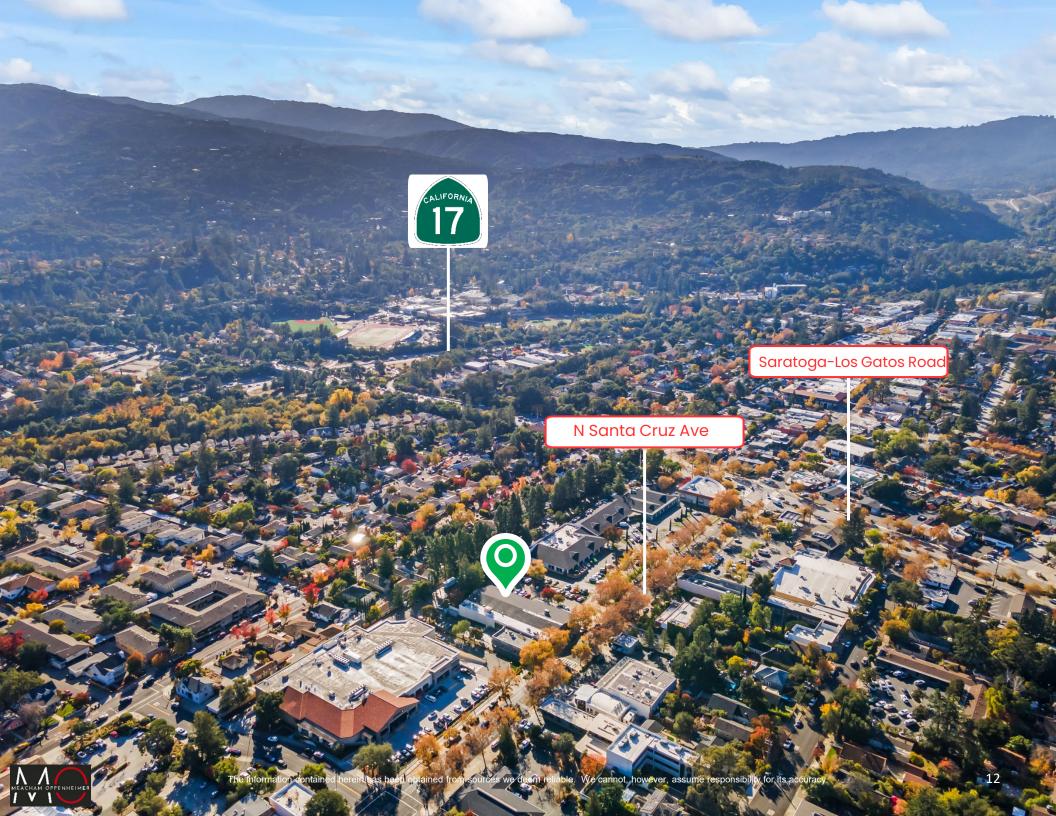














| 2024 SUMMARY                  | 1-MILE    | 3-MILE    | 5-MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 12,289    | 64,955    | 220,738   |
| Households                    | 5,082     | 24,219    | 79,782    |
| Average Household Size        | 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 |



# 444 N Santa Cruz Ave

Los Gatos, CA

### **David Taxin**

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