

Los Gatos Village Square

15466 LOS GATOS BLVD LOS GATOS, CA 95032



Offering Summary

Lease Rate:	Please Inquire
Building Size:	59,372 SF
Available SF:	435 - 4,500 SF
Lot Size:	3.8 Acres
Year Built:	1983
Market:	San Francisco MSA
Submarket:	West Valley

Property Overview

Ground Floor: Suite 110 is a former restaurant space with infrastructure. The ability to create compelling outdoor seating environment. Landlord is working with the Town of Los Gatos to improve the signage with the elevator tower.

Second Floor: 5 small suites that offer a variety of layouts and amenities. All are in good condition and require minimal work if any. 4 adjacent suites can be combined for up to 3,323 SF.

Pad Building to become available June 1, 2026.

Property Highlights-Very Busy Trader Joe's Anchored Shopping Center. -Easy Access To Los Gatos Blvd In Either Direction At The Signalized Intersection.-Good Variety Of Shop Tenants From Daily Needs To Specialty Shopping.-Landlord To Improve The Patio Area In Between The Two Restaurant Spaces.

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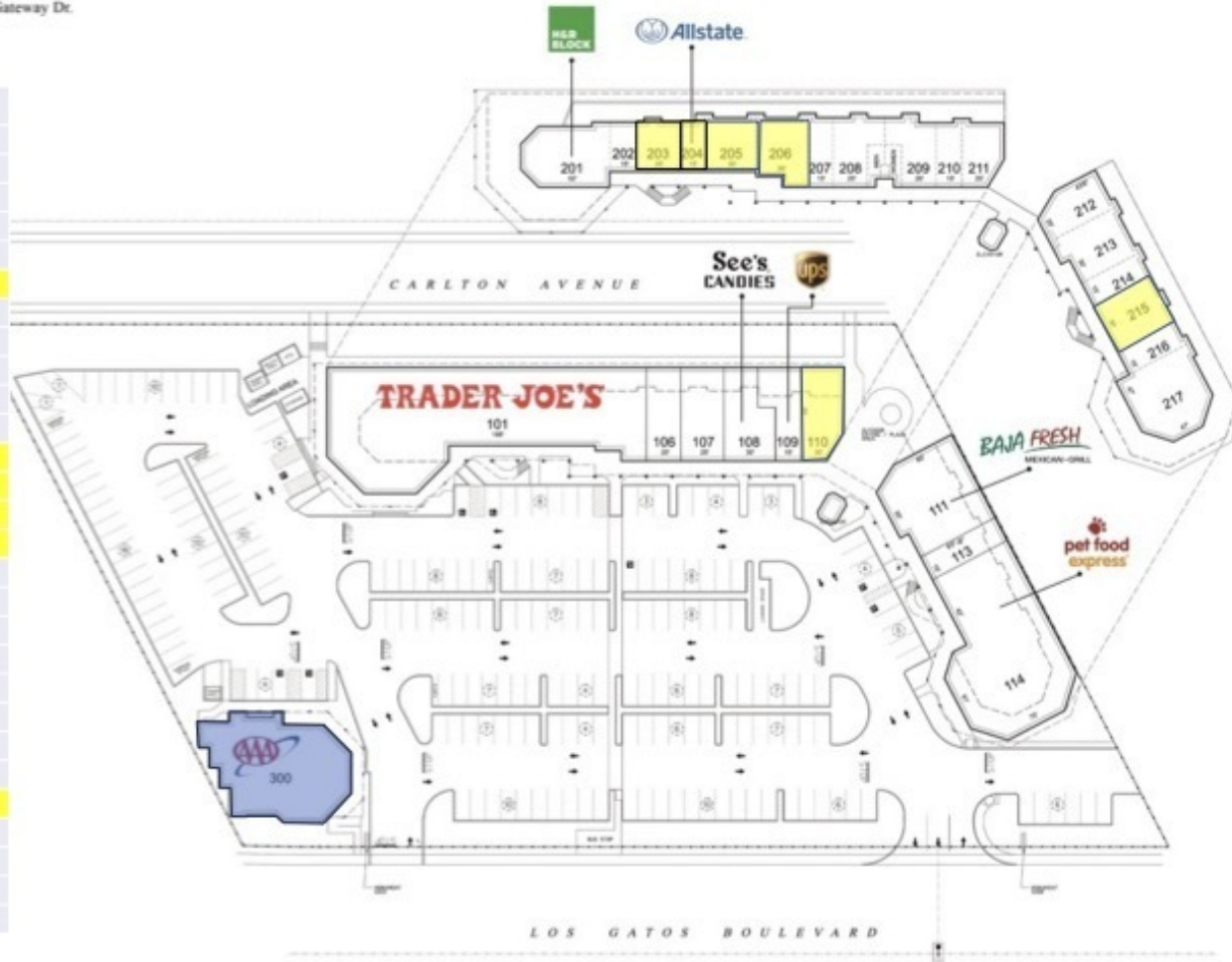
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SITE PLAN

LOS GATOS VILLAGE SQUARE
SEC of Los Gatos Blvd. & Gateway Dr.
Los Gatos, CA

Tenant Roster:	Sq. Ft.
101 TRADER JOE'S	10,117
106 TENNIS ANYWHERE	1,100
107 IBEAUTY SPA	1,385
108 SEE'S CANDIES	1,241
109 UPS STORE	1,199
110 AVAILABLE	1,203
111 BAJA FRESH	2,026
113 BATCH 22 COOKIES	745
114 PET FOOD EXPRESS	6,678
201 H & R BLOCK	1,771
202 PILATES WITH KENI	434
203 AVAILABLE	736
204 AVAILABLE	435
205 AVAILABLE	984
206 AVAILABLE	1,168
207 KNOTS BEAUTY LOUNGE	606
208 FAMILY DENTISTRY	1,180
209 NARAI THAI SPA	760
210 LOVELADY DIAMOND	558
211 SEV LASER AESTHETICS	851
212 SEV LASER AESTHETICS	997
213 KANE INVESTMENT MGMT	1,220
214 L-A ACUPUNCTURE	583
215 AVAILABLE	1,167
216 SONOBELLEZZA REJUVENATION	583
217 POWER4 PILATES	2,020
300 AAA AUTOMOBILE CLUB-available 6/1/26	4,500
Total SF	46,247



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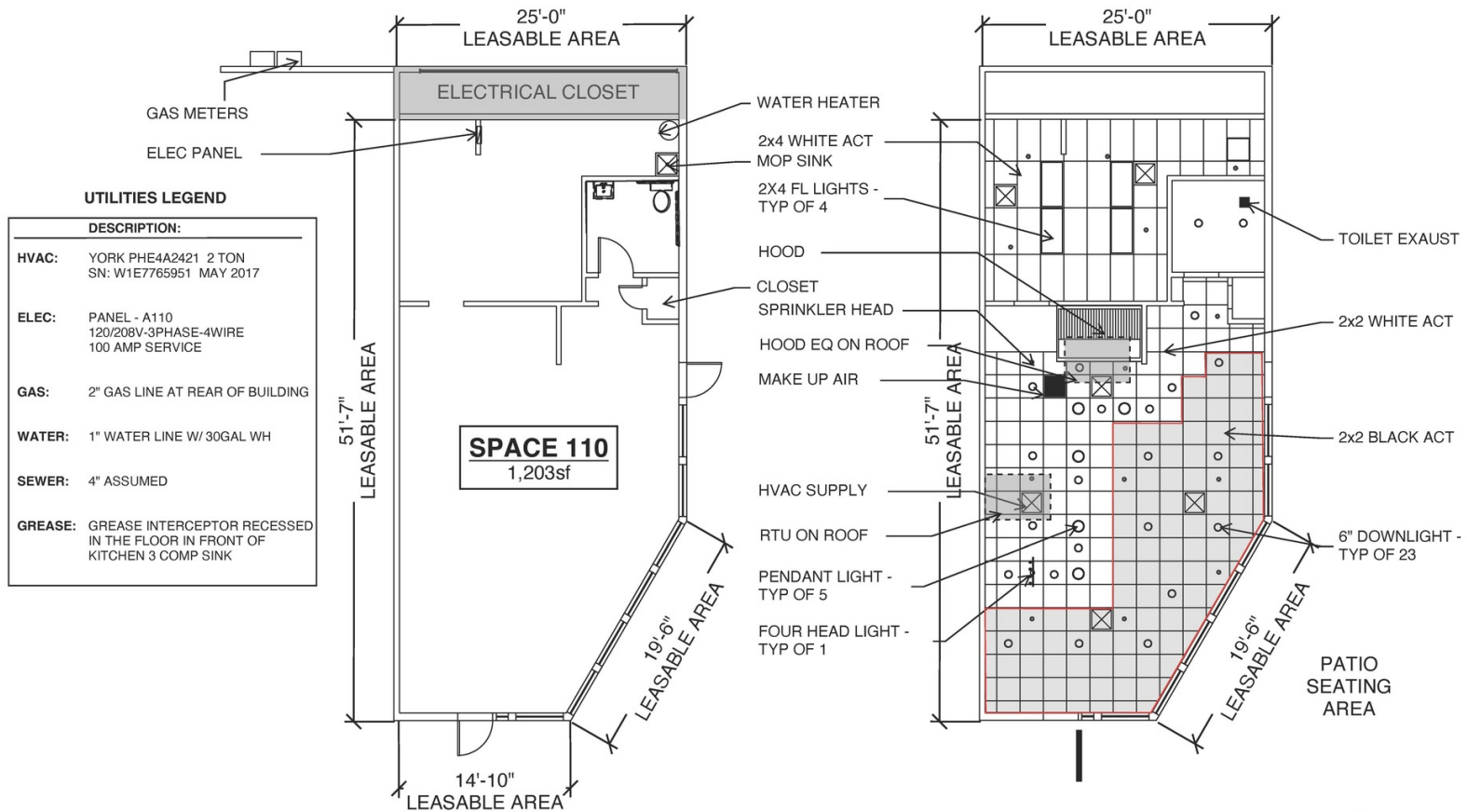
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Ground Floor - Floor Plans

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LOS GATOS VILLAGE SQUARE - SUITE 110

FLOOR PLAN

CLEVELAND
DENVER
GLENORA
IRVINE
SAN FRANCISCO



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Add text here...

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Market Aerial



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Lease Information

Lease Type:	NNN; MG	Lease Term:	60 months
Total Space:	435 - 4,500 SF	Lease Rate:	Please Inquire

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 110	Available	1,203 SF	NNN	Negotiable	Great quick service restaurant location with a generous adjacent patio for outdoor seating. Class 2 hood in place.
Suite 203	Available	736 - 3,323 SF	Modified Gross	Negotiable	Formerly occupied by an insurance office. One private offices and large open area in front. Outdoor shared deck area in the rear. Common area restrooms.
Suite 204	Available	435 - 3,323 SF	Modified Gross	Negotiable	-
Suite 205	Available	962 - 3,323 SF	Modified Gross	Negotiable	Nice office space with good natural light and a couple of either private offices or conference rooms. Outdoor deck area in the back.
Suite 206	Available	1,168 - 3,323 SF	Modified Gross	Negotiable	-
Suite 215	Available	1,167 SF	Modified Gross	Negotiable	Very nice office space with a couple of private offices and restroom in suite. Outside deck area (not a part of the square footage) is a nice amenity.
Pad 300	Available	4,500 SF	NNN	Negotiable	Freestanding pad building currently occupied by AAA. To be available June 1, 2026.

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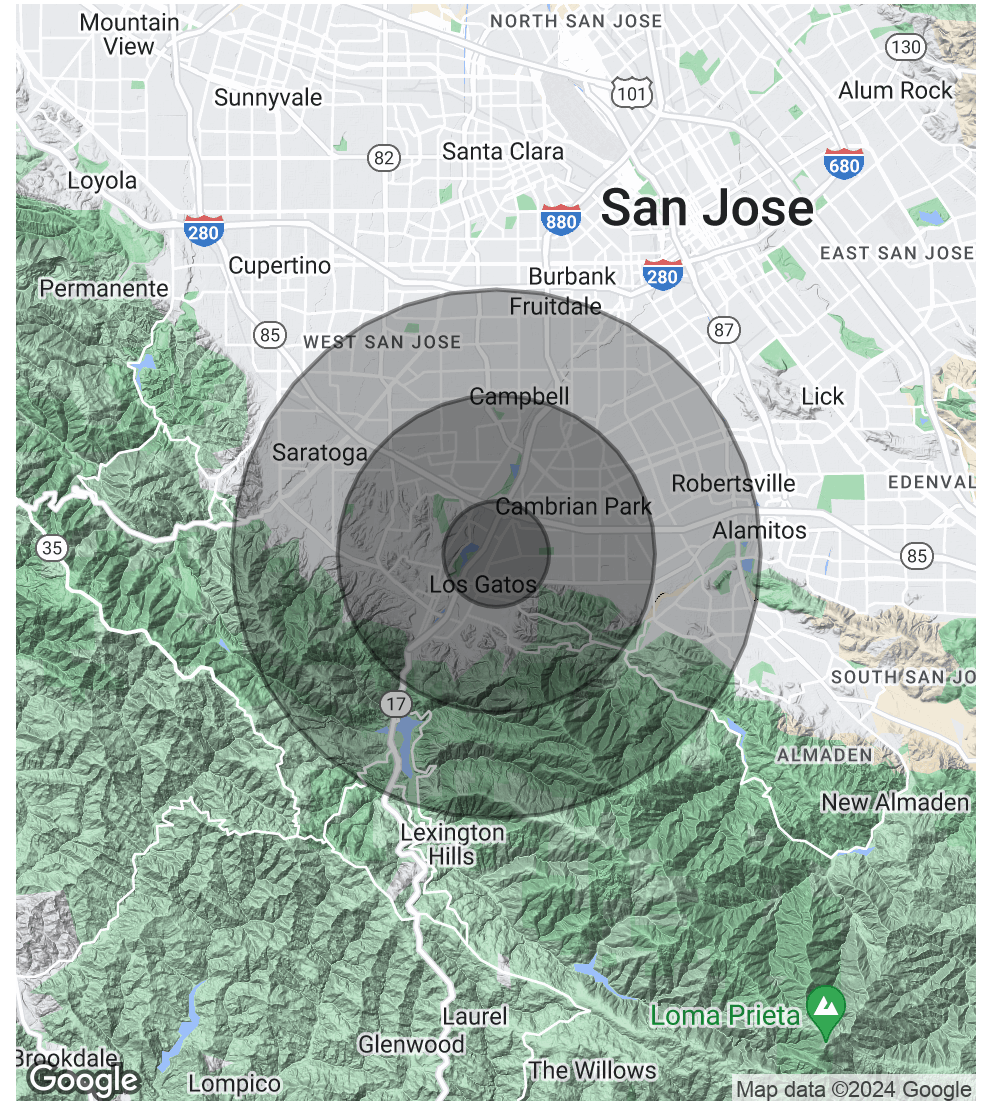
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,395	110,590	306,652
Average Age	41.5	40.4	39.5
Average Age (Male)	41.2	40.1	38.8
Average Age (Female)	41.9	40.8	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,286	43,220	117,980
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$142,440	\$128,839	\$121,684
Average House Value	\$949,409	\$835,184	\$789,029

* Demographic data derived from 2020 ACS - US Census



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