

# Downing Center Of Los Gatos

15521 - 15595 UNION AVENUE LOS GATOS, CA 95032



## Offering Summary

Building Size:	74,199 SF
Available SF:	1,120 - 2,609 SF
Lot Size:	6.3 Acres
Price / SF:	\$0.00
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1992
Renovated:	2017
Market:	San Francisco MSA
Submarket:	West Valley

## Property Overview

High volume Safeway anchored neighborhood shopping center located in highly desirable Los Gatos.

## Property Highlights

- Top Tier Incomes And Education
- Close To Highway 85 Exit
- Abundant Daytime Population In The Area
- Heavily Trafficked Intersection On Both Union Avenue And Los Gatos-Almaden Road
- Alluring Co-Tenancy With A Combination Of Foodservice And Personal Services
- Stable Ownership

## Brian Bokman

650.566.2200

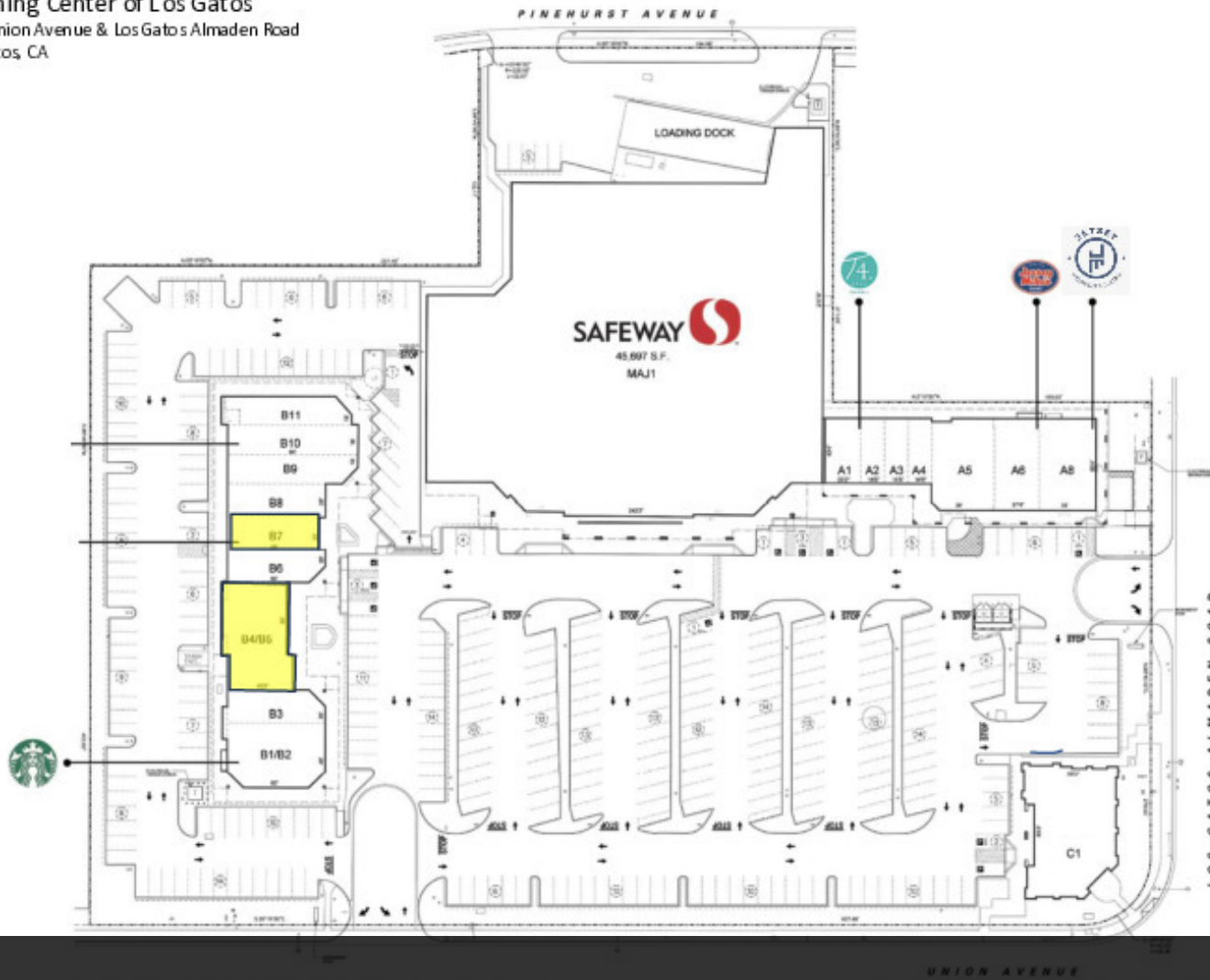
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Downing Center of Los Gatos  
SWC Union Avenue & Los Gatos Almaden Road  
Los Gatos, CA



TENANT ROSTER		
SPACE	TENANT	SQ FT
Maj 1	SAFeway	45,697
A1	T4 BOBA TEA	880
A2	DOWNING CENTER BARBER	587
A3	UNION NAILS	587
A4	DEUX CRANES CHOCOLATES	594
A5	THE CANTINA LOS GATOS	2,107
A6	JERSEY MIKE'S SUBS	1,553
A8	JETSET PILATES	1,972
B1/B2	STARBUCKS	2,300
B3	YARCO BEAUTY	1,152
B4/B5	IN LEASE NEGOTIATION	2,609
B6	ERNIE REYES MARTIAL ARTS	1,150
B7	AVAILABLE	1,120
B8/B9	RESTORE HYPER WELLNESS	2,510
B10	DEUX CRANES CHOCOLATES	1,440
B11	DEUX CRANES CHOCOLATES	1,281
C1	BMO - Opening Fall '26	4,032
TOTAL GLA		71,820

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Downing Center Market Aerial



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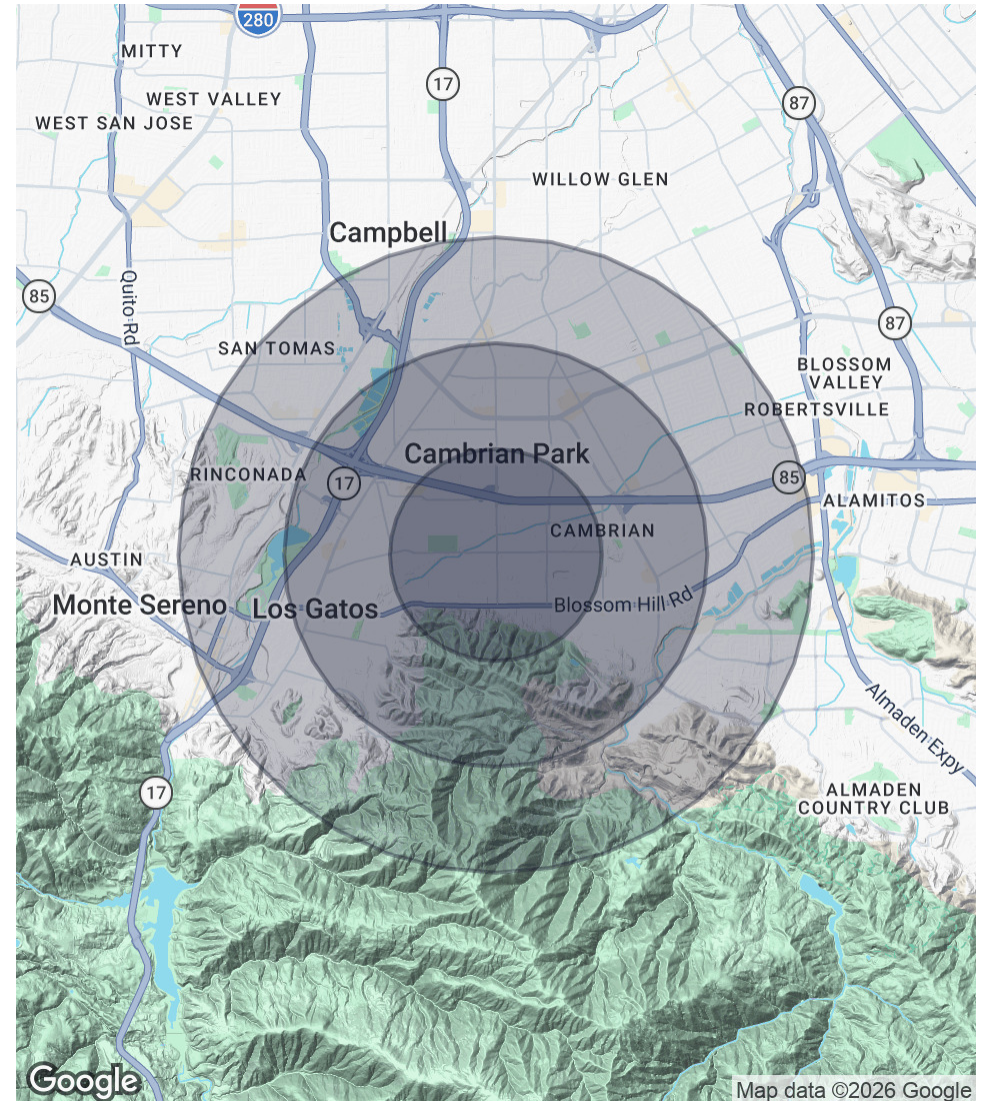
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Population	1 Mile	2 Miles	3 Miles
2023 Total Population	16,055	60,037	132,261
Median Age	43.8	42	41.9
Bachelor Degree or Higher	59%	56%	56%

## Households & Income

2023 Households	5,811	21,593	49,227
Average HH Size	2.7	2.7	2.6
Median HH Income	\$183,323	\$170,718	\$160,971
Median Home Value	\$1,132,487	\$1,123,138	\$1,123,609

Source: Costar Group



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