

Rare Los Gatos Light Industrial 5600± SF
Owner/User Investment Building For Sale
Currently Auto Detailing & Tow Yard

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615 - 617 University Ave, Los Gatos



PROPERTY OVERVIEW



PRICE: \$5,199,000	ZONING: LM(Commercial-Industrial Zone)
PROPERTY TYPE: Light Industrial	APN: 529-10-090
BUILDING SIZE: 5,616± SF	LOT SIZE: 0.38± AC
615 University Ave Income: \$6,500 Gross	617 University Ave Income: \$12,000 Gross

Rare Los Gatos Light Industrial 5600± SF Building Currently Auto Body Shop & Tow Yard

- Freestanding commercial/light industrial building
- Ideal Investment/Owner-User opportunity
- Two Buildings, One Parcel
- Excellent street visibility and access
- Minutes away from Highway 17
- Located across from Los Gatos DMV
- Located Minutes away from downtown Los Gatos

615: South Bay Towing

- 900± SF Office: \$6,500 Monthly Rent (Gross)
- Large open lot with standalone office space & fenced yard separating from the main metal building
- 3 years remaining term
- 3 months notice to vacate at Sale
- Interested in signing longer Lease

617: Deep Reflections Auto Detailers

- 4700± SF Warehouse/Office: \$12,000 Monthly Rent (Gross)
- Warehouse-heavy configuration with minimal office, High ceilings and roll-up door access
- No Options
- Lease Ends in June 2026
- Interested in signing new lease

617 University Ave
(4,700± SF)

DEEP REFLECTIONS
AUTO DETAILERS
(408) 402-5453

AUTO DETAILING SERVICES
PAINT PROTECTION FILM
CERAMIC COATING
WINDOW TINTING

617









**615 University Ave
(900± SF)**







DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	13,755	72,437	234,202
Households	5,645	26,920	85,419
Average Household Size	2.40	2.65	2.71
Owner Occupied Housing Units	3,310	18,375	54,299
Renter Occupied Housing Units	2,335	8,545	31,120
Median Age	47.4	45.8	43.3
Median Household Income	\$219,577	\$217,117	\$193,009
Average Household Income	\$341,261	\$319,300	\$270,225



Los Gatos DMV



Vasona Lake
County Park

615-617 University Ave
Los Gatos



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