



# Now For Sale - \$335.00 PSF



**BRAND NEW  
RETAIL & OFFICE  
PROPERTY  
*in Los Gatos!***



**LOS GATOS CENTER**  
16185 LOS GATOS BOULEVARD  
LOS GATOS, CALIFORNIA 95032

**PROPERTY INFORMATION:**

- Brand New Construction
- 10,594 Sq. Ft. 1<sup>st</sup> Floor Retail
- 9,430 Sq. Ft. 2<sup>nd</sup> Floor Office
- Zoned CH: Highway Commercial-Many Permitted Uses
- Abundant Parking (4.15 Per 1,000 Sq. Ft.)
- Prime Los Gatos Location—1 Block From Blossom Hill Road
- **Sale Price \$6,699,000.<sup>00</sup> BRING ALL OFFERS!**

**2009 ESTIMATE DEMOGRAPHICS:**

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	13,349	76,759	249,947
AVG. HH INCOME:	\$145,037	\$139,232	\$123,511

**FOR MORE INFORMATION CONTACT:**

**Mike Lassalle**  
Lic. #01788003

[mlassalle@moinc.net](mailto:mlassalle@moinc.net)

**David Taxin/Partner**  
Lic. #00983163

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

**(408) 378-5900**

**MEACHAM/OPPENHEIMER, INC.**  
COMMERCIAL BROKERAGE

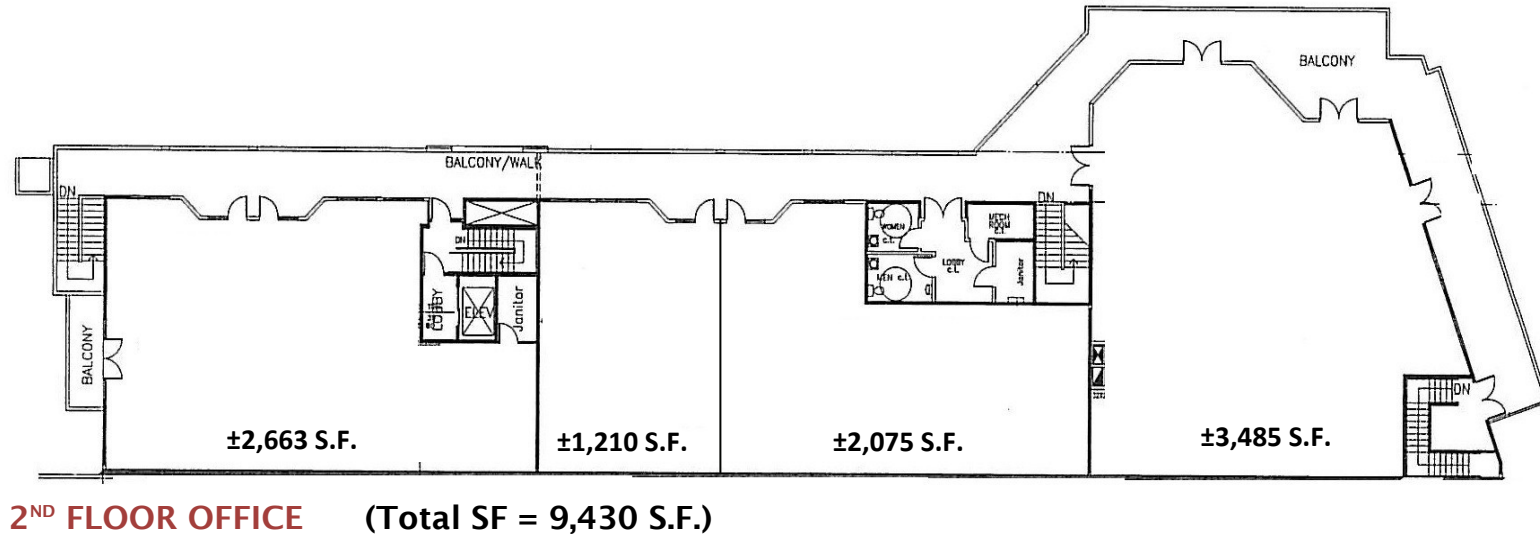
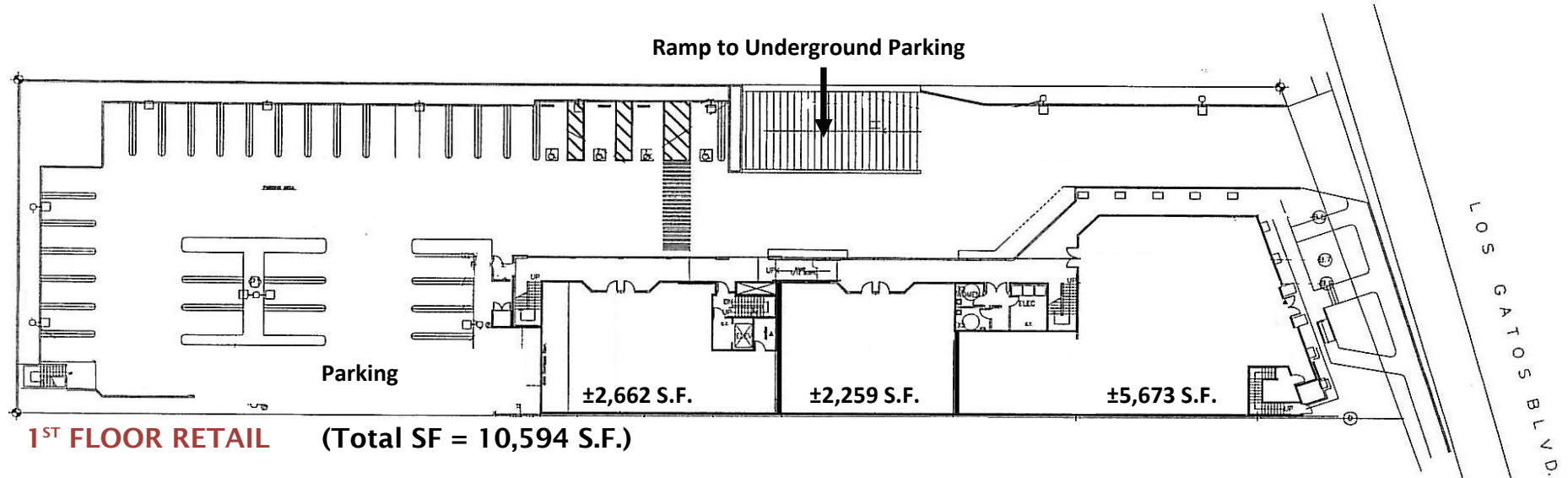
INVESTMENT SALES

8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
Fax: 408.378.5903  
www.moinc.net

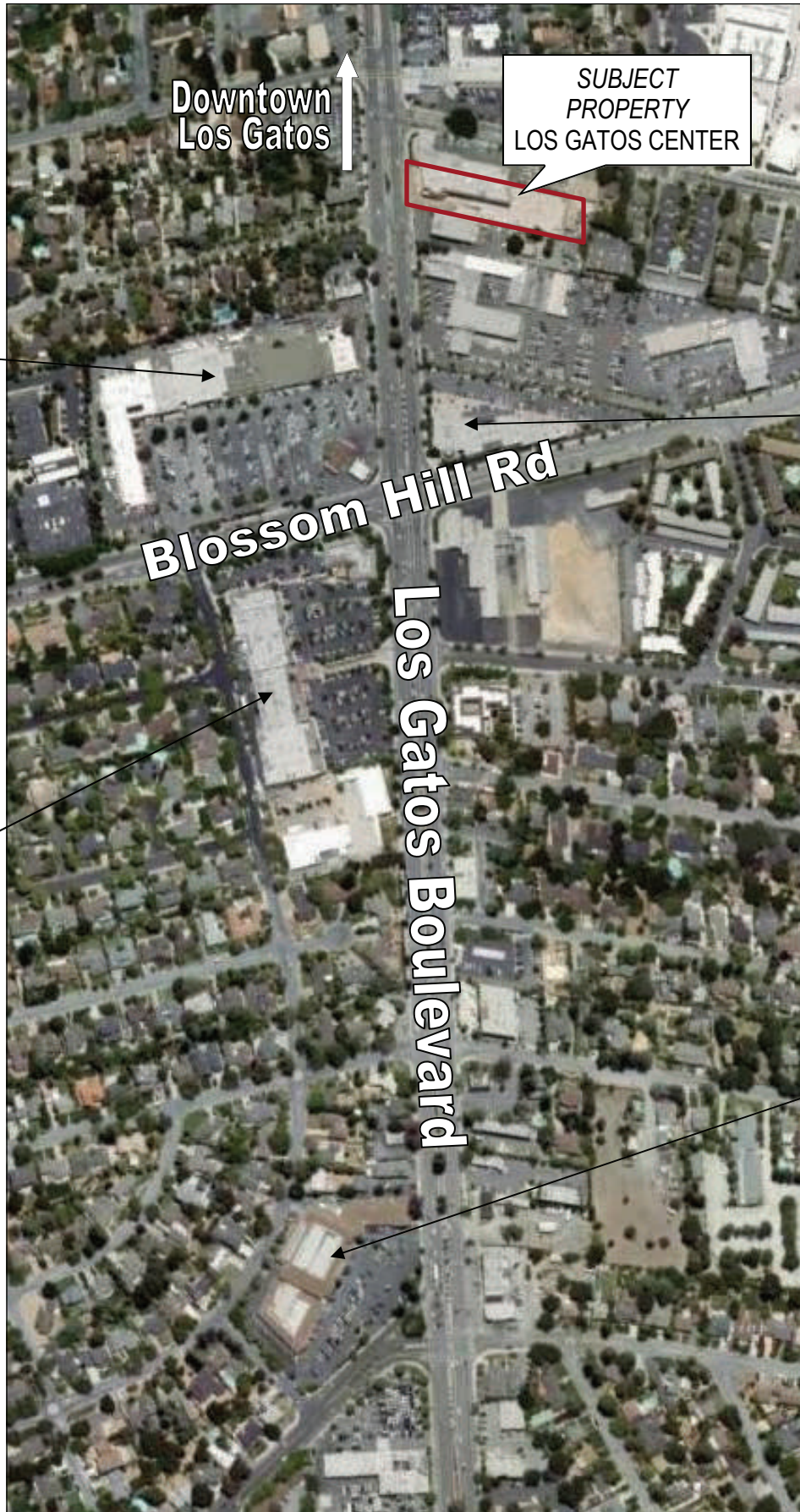
LOS GATOS CENTER  
16185 LOS GATOS BOULEVARD  
LOS GATOS, CALIFORNIA

- Location:** 16185 Los Gatos Blvd, Los Gatos CA 95032  
(Between Blossom Hill Road and Shannon Road)
- Land:** One parcel totaling 39,640 Square Feet (.908 acre)
- Buildings:** Two story Retail/Office – 20,000 Square Feet total  
First Floor Retail Space: 10,500 Square Feet  
Second Floor Office Space: 9,500 Square Feet  
Underground parking garage with elevator access to 2<sup>nd</sup> floor
- Zoning:** CH – Highway Commercial
- Age:** Built in 2005  
Construction completed in 2007  
Certificate of Occupancy from town of Los Gatos issued 2008
- APN:** 529-16-074
- Parking:** 83 total parking stalls (4.15 per 1,000 Square Feet)  
Surface parking and underground parking garage

LOS GATOS CENTER  
16185 LOS GATOS BOULEVARD  
LOS GATOS, CALIFORNIA  
*1st & 2nd Floor Plans*



LOS GATOS CENTER  
16185 LOS GATOS BLVD.  
LOS GATOS, CALIFORNIA  
NEIGHBORHOOD AERIAL



SUBJECT  
PROPERTY  
LOS GATOS CENTER

Downtown  
Los Gatos

KING'S COURT  
Shopping Center  
Lunardi's  
Wells Fargo Bank  
Bank of America  
Peet's Coffee

BLOSSOM HILL  
PAVILLION  
Hollywood Video  
Pier 1 Imports  
Jamba Juice  
Starbucks

Blossom Hill Rd

Los Gatos Boulevard

CORNERSTONE  
Shopping Center  
Whole Foods  
Rite Aid  
Noah's Bagels  
Morgan Stanley

EL GATO VILLAGE  
Nob Hill Foods  
Chase Bank

## Pop-Facts: Demographic Quick Facts Report

**Radius 1: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

**Radius 2: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

**Radius 3: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%		
<b>Population</b>						
2013 Projection	13,706		77,811		254,155	
2008 Estimate	13,439		76,759		249,947	
2000 Census	13,012		76,894		249,096	
1990 Census	12,176		74,538		237,482	
Growth 1990 - 2000	6.87%		3.16%		4.89%	
<b>Households</b>						
2013 Projection	5,561		30,181		95,650	
2008 Estimate	5,457		29,714		94,039	
2000 Census	5,297		29,658		93,582	
1990 Census	5,015		28,574		89,925	
Growth 1990 - 2000	5.62%		3.79%		4.07%	
<b>2008 Est. Population by Single Classification Race</b>						
White Alone	11,479	85.42	60,879	79.31	173,315	69.34
Black or African American Alone	70	0.52	989	1.29	4,980	1.99
American Indian and Alaska Native Alone	30	0.22	281	0.37	1,063	0.43
Asian Alone	1,255	9.34	9,321	12.14	44,992	18.00
Native Hawaiian and Other Pacific Islander Alone	11	0.08	96	0.13	504	0.20
Some Other Race Alone	134	1.00	1,938	2.52	13,206	5.28
Two or More Races	459	3.42	3,256	4.24	11,889	4.76
<b>2008 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	717	5.34	6,911	9.00	35,967	14.39
Not Hispanic or Latino	12,722	94.66	69,848	91.00	213,980	85.61
<b>2008 Tenure of Occupied Housing Units</b>						
Owner Occupied	3,539	64.85	20,768	69.89	61,247	65.13
Renter Occupied	1,918	35.15	8,946	30.11	32,792	34.87
<b>2008 Average Household Size</b>						
	2.39		2.54		2.63	



## Pop-Facts: Demographic Quick Facts Report

**Radius 1: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

**Radius 2: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

**Radius 3: 16185 LOS GATOS BLVD, LOS GATOS, CA 95032-4515, aggregate**

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%		
<b>2008 Est. Households by Household Income</b>	5,457		29,714		94,039	
Income Less than \$15,000	277	5.08	1,631	5.49	5,072	5.39
Income \$15,000 - \$24,999	142	2.60	1,003	3.38	4,227	4.49
Income \$25,000 - \$34,999	227	4.16	1,433	4.82	4,966	5.28
Income \$35,000 - \$49,999	414	7.59	2,276	7.66	8,563	9.11
Income \$50,000 - \$74,999	784	14.37	4,342	14.61	15,167	16.13
Income \$75,000 - \$99,999	644	11.80	3,746	12.61	12,925	13.74
Income \$100,000 - \$149,999	1,160	21.26	6,190	20.83	19,325	20.55
Income \$150,000 - \$249,999	1,117	20.47	5,592	18.82	15,606	16.60
Income \$250,000 - \$499,999	462	8.47	2,190	7.37	5,406	5.75
Income \$500,000 and over	231	4.23	1,312	4.42	2,782	2.96
<b>2008 Est. Average Household Income</b>	\$145,037		\$139,232		\$123,511	
<b>2008 Est. Median Household Income</b>	\$110,401		\$103,449		\$92,455	
<b>2008 Est. Per Capita Income</b>	\$59,564		\$54,250		\$46,734	



# Pop-Facts: Demographic Quick Facts Report

## Appendix: Area Listing

### Area Name:

Type: Radius 1                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

16185 LOS GATOS BLVD	Latitude/Longitude	37.234220	-121.964025
LOS GATOS, CA 95032-4515	Radius	0.00	- 1.00

### Area Name:

Type: Radius 2                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

16185 LOS GATOS BLVD	Latitude/Longitude	37.234220	-121.964025
LOS GATOS, CA 95032-4515	Radius	0.00	- 3.00

### Area Name:

Type: Radius 3                                      Reporting Detail: Aggregate                                      Reporting Level: Block Group

#### Radius Definition:

16185 LOS GATOS BLVD	Latitude/Longitude	37.234220	-121.964025
LOS GATOS, CA 95032-4515	Radius	0.00	- 5.00

### Project Information:

Site: 1

Order Number: 967049081

