

# Rare Downtown Los Gatos

## Chevron Franchisee NNN Leased Investment

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**200 Los Gatos Saratoga Rd,**  
Los Gatos, CA



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



# INVESTMENT OVERVIEW



**OFFERING PRICE:** \$6,450,000  
**CAP RATE:** 4%

**NUMBER OF PUMPS:** 4

**BUILDING AREA:** ± 831 SF

**LEASE START DATE:** 1/1/2018

**LAND AREA:** ± 11,900 SF

**LEASE EXPIRATION DATE:** 12/31/2032

**# of Tanks:** 3

**Type of Tanks:** Double Wall

**YEAR BUILT:** 1969

**PARCEL NUMBER (APN):** 410-16-012

# RARE DOWNTOWN LOS GATOS

## CHEVRON NNN LEASED INVESTMENT

- 200 Los Gatos Saratoga Rd, Los Gatos presents a rare opportunity to acquire a single-tenant Chevron Franchisee NNN leased investment in the heart of Downtown Los Gatos.
- Long term lease with 9 years remaining, tenant has one (1) five (5) year option to extend the lease to 2037.
- Excellent exposure & visibility, the property benefits from being the closest gas station to Downtown Los Gatos located on the corner of N Santa Cruz Avenue and Los Gatos Saratoga Road, directly Infront of the entrance to Downtown Los Gatos.
- The property is situated on a 11,900 SF corner lot in front of Walgreens and Christie's International Real Estate Sereno.
- Underground storage tanks are being replaced with double wall tanks.

# PRIDE OF OWNERSHIP LOCATION

## ENTRY TO DOWNTOWN LOS GATOS

- Located in the Town of Los Gatos which is one of the wealthiest locations in Silicon Valley and ranked the 26<sup>th</sup> most expensive city in California.
- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$200,000 in a 1-mile radius.
- Convenient access to Highway 17 & Highway 9.

## LEASE ABSTRACT

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**TENANT:** Chevron Franchisee

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**ADDRESS:** 200 Los Gatos Saratoga Rd, Los Gatos

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**LEASE COMMENCEMENT DATE:** January 1, 2018

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**LEASE EXPIRATION DATE:** December 31, 2032

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**LEASE TYPE:** NNN

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**RENEWAL OPTIONS:** One (1) Five (5) Year Option

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**RENTAL INCREASES:** 2% Annually

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**CURRENT RENT:** \$21,530/MO + NNN

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**PROPERTY TAXES:** Tenants Responsibility

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**INSURANCE:** Tenants Responsibility

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**UTILITIES:** Tenants Responsibility

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**REPAIRS & MAINTENANCE:** Tenants Responsibility

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*Walgreens*

CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
SERENO

N SANTA CRUZ AVE

LOS GATOS SARATOGA RD





**Entrance to  
DOWNTOWN LOS GATOS**

**N SANTA CRUZ AVE**

**LOS GATOS SARATOGA RD**



## DEMOGRAPHICS

<b>2023 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	13,106	199,604	947,896
<b>Households</b>	5,712	74,812	340,617
<b>Average Household Size</b>	2.2	2.6	2.7
<b>Owner Occupied Housing Units</b>	3,248	47,589	183,246
<b>Renter Occupied Housing Units</b>	2,382	25,038	148,653
<b>Median Age</b>	46.9	42.8	39.5
<b>Median Household Income</b>	\$193,511	\$166,124	\$138,720
<b>Average Household Income</b>	\$203,163	\$183,788	\$165,730

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