

# 11,265 SF Anchor Space For Lease

Soon to be Vacant PETCO in **Downtown Los Gatos**

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**444 N Santa Cruz Ave** Los Gatos, CA







**Rental Rate:** \$3.75 PSF NNN (\$0.50 PSF)

**Space SF:** 11,265± SF

**Zoning:** (C-1) Neighborhood Commercial

**Lot Size:** 35,020 SF

**Co-Tenants:** Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty

**# of Parking Spaces:** 30



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- Co-tenants include Comerica Bank, Chase Bank, Starbuck's, and Coldwell Banker Realty.
- 2<sup>nd</sup> story mezzanine space included, ideal for storage use.
- Low NNN's (\$0.50 PSF).
- Free public parking adjacent to the property.
- Loading dock with an electric ramp attached to the rear of the building.
- Roll up door for merchandise loading/unloading.
- Dense population with 220,738 in a 5-mile radius.
- Strong demographics with household incomes of \$270,412 in a 1-mile radius.
- Located on N Santa Cruz Avenue in Downtown Los Gatos.















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





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Saratoga-Los Gatos Rd

N Santa Cruz Ave







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N Santa Cruz Ave





<b>2023 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	12,289	64,955	220,738
<b>Households</b>	5,082	24,219	79,782
<b>Average Household Size</b>	2.4	2.6	2.7
<b>Owner Occupied Housing Units</b>	3,030	16,513	52,069
<b>Renter Occupied Housing Units</b>	2,052	7,706	27,713
<b>Median Age</b>	47.5	47.2	43.8
<b>Median Household Income</b>	\$200,001	\$200,001	\$173,703
<b>Average Household Income</b>	\$270,412	\$257,644	\$229,954



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Los Gatos, CA

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