

# NEW TOWN CENTER

15455-15495 Los Gatos Boulevard, Los Gatos California  
Retail, Restaurant & 2nd Floor Office Spaces For Lease



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INCORPORATED

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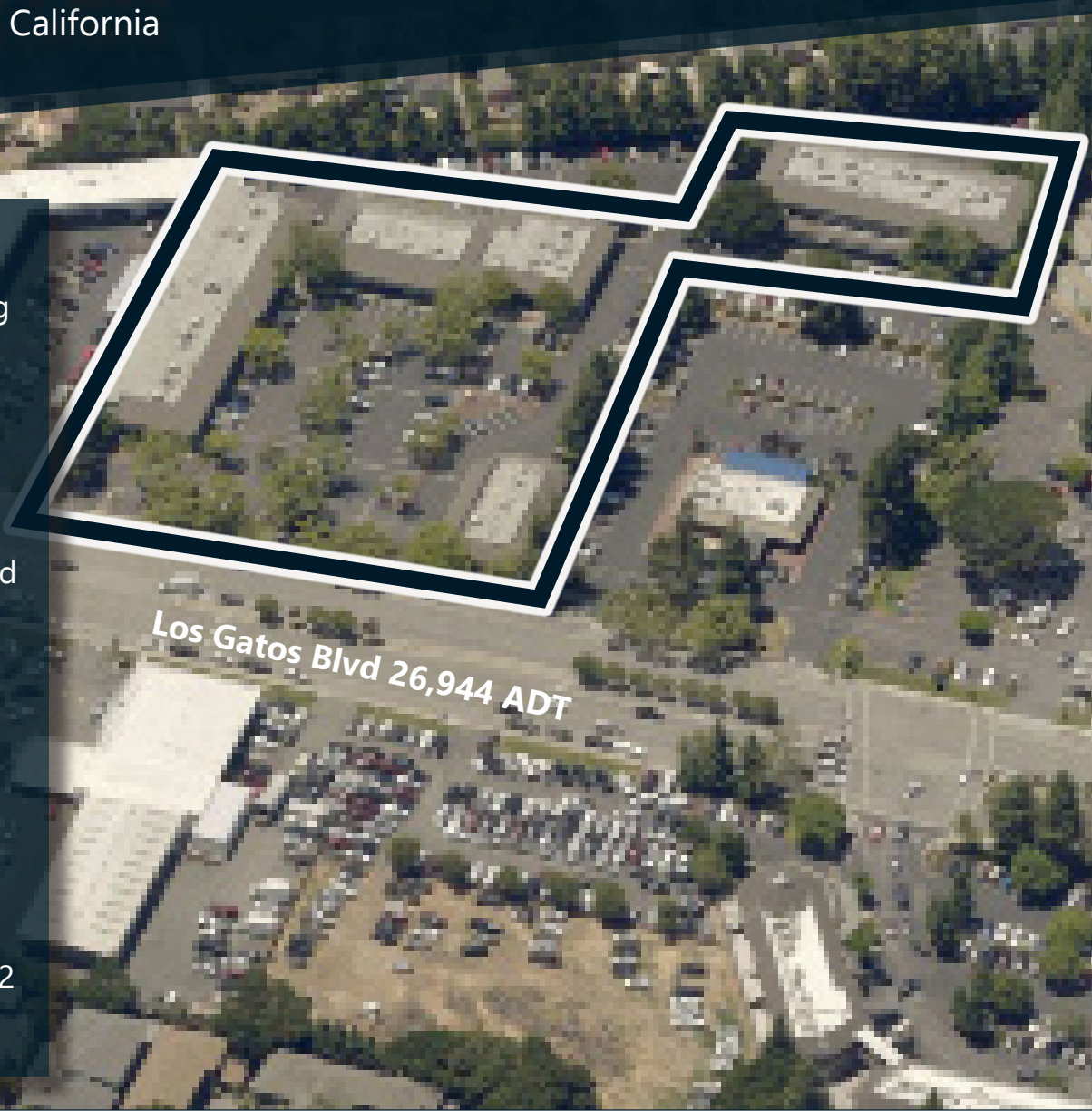
15455-15495 Los Gatos Boulevard, Los Gatos California

## FEATURES

- 2,800 SF Second-Generation Pizza Space - pending
- 1,282 SF Retail Space
- 1,200 SF Second-Generation Restaurant
- 1,440 SF Former Hair Salon Space - pending
- 2nd-Floor Office Spaces Available from 849-911 SF
- High Visibility Los Gatos Location on Los Gatos Blvd with 26,944 ADT
- Abundant Parking and Strong Demographics
- Anchored by FedEx Kinkos & O'Reilly Auto Parts
- Convenient Hwy 17 & 85 Access

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,469	115,085	313,098
Avg HH Income	\$220,970	\$188,232	\$180,062

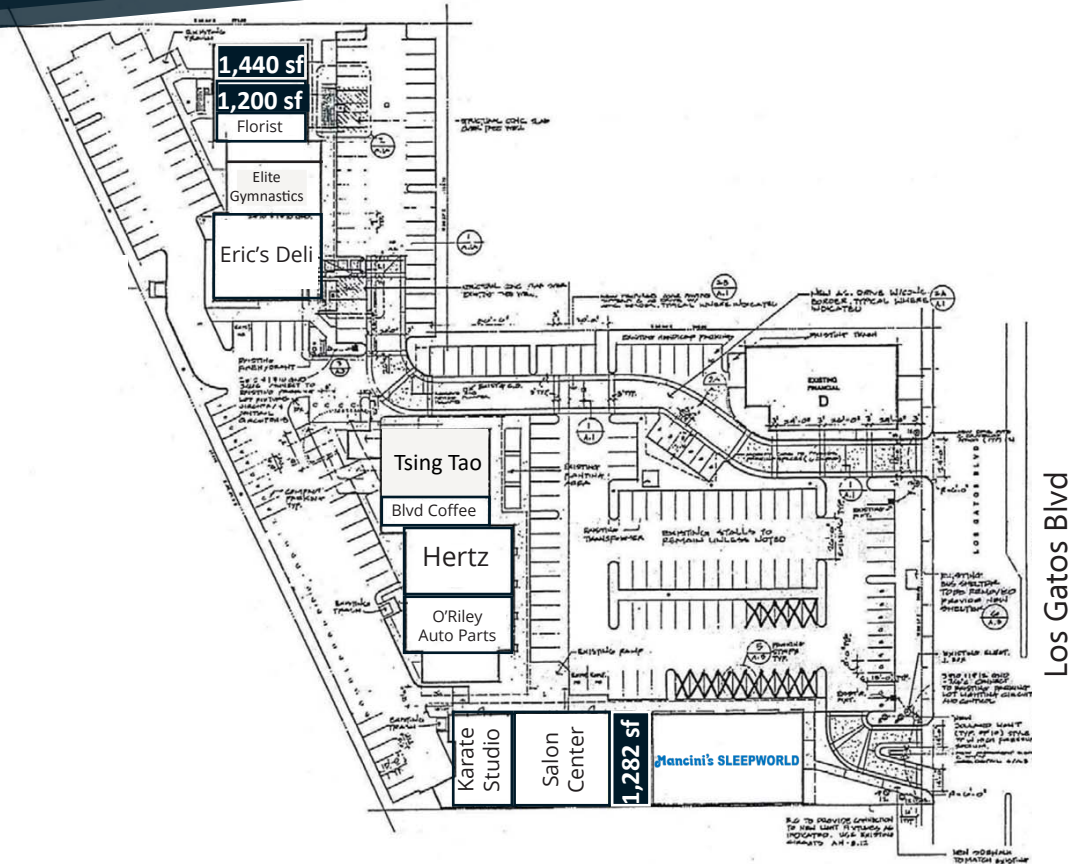


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## Retail vacancies - 1st Floor

- 15545-B (1,282 SF)
- 15495-D (1,200 SF)
- 15495-G (1,440 SF) - deal pending



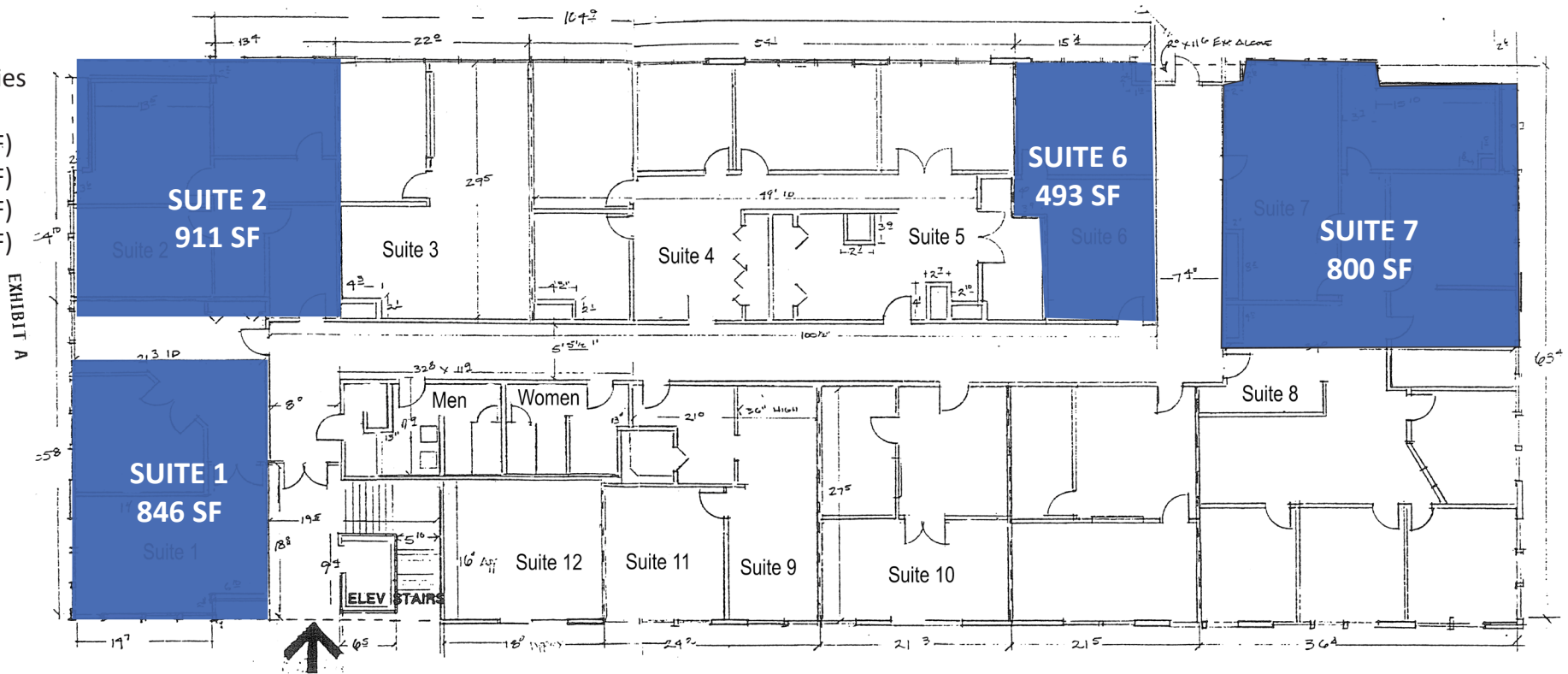
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## Office vacancies

### 2nd Floor

- #1 (846 SF)
- #2 (911 SF)
- #6 (493 SF)
- #7 (800 SF)



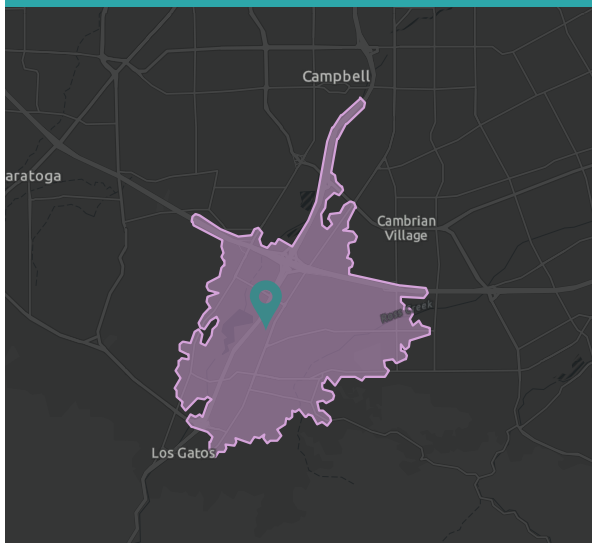
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## DEMOGRAPHIC PROFILE

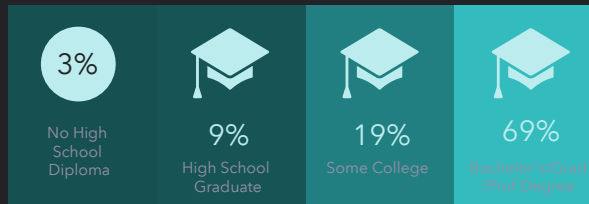
15495 Los Gatos Blvd, Los Gatos, California, 95032

Drive time of 5 minutes

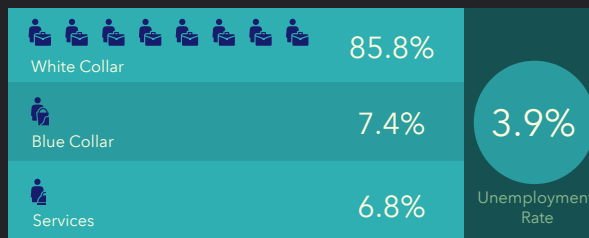


This infographic contains data provided by Esri. The vintage of the data is 2022, 2027. © 2022 Esri

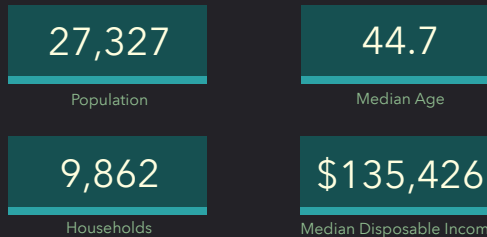
### EDUCATION



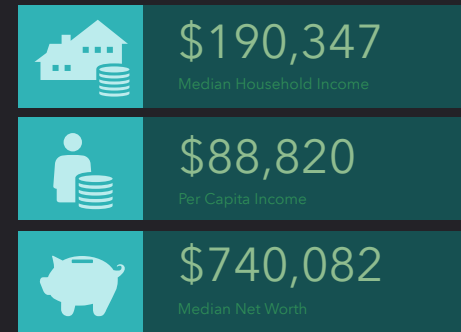
### EMPLOYMENT



### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)

