

# THE JUNCTION

LOS GATOS



## LEASING GUIDE

491 SF - 23,700 SF

14975 Los Gatos Boulevard  
Intersection of Los Gatos Boulevard  
and South Turner Street  
Los Gatos, CA 95032

(408) 879-4000

 PRIME COMMERCIAL  
INCORPORATED

 harmonie  
PARK





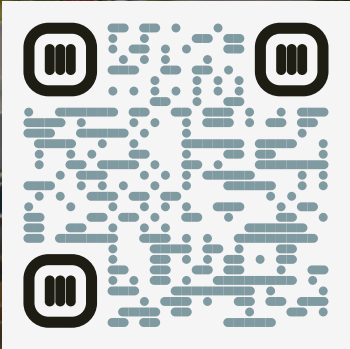
# IMAGINE POSSIBILITY

After decades of planning, The Junction project has become reality. Located in the bucolic town of Los Gatos, California, the first phase of construction is now underway.

This new, authentically Los Gatos village features a mix of housing, retail, and restaurant opportunities. The residences are tied together with an open space plan that embraces the site’s agricultural history through functioning community gardens and orchard treatments.

The heart of the project lies in the Station Building, with a handpicked specialty market and collection of neighborhood-serving retail, cafes, restaurants, and bars. Neighbors, friends, and families can gather and celebrate the Los Gatos quality of life and slow down from the frenetic Silicon Valley pace.

We are seeking restaurant and retail partners who are passionate about their craft that can help us realize our vision. It is a once in a generation opportunity to be a part of this special place.



TAKE THE  
VIRTUAL  
TOUR





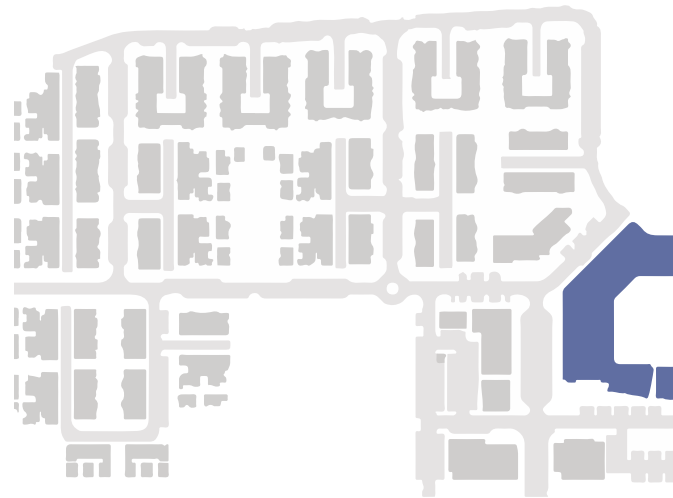
- Station Building (B1)  
22,775 square feet (est)
- Signal Building (B2)  
5,636 square feet
- Brakeman Building (A2)  
8,156 square feet, divisible
- Spur Building (C)  
7,170 square feet, divisible
- Boiler Building (A1 Major)  
5,710 square feet, divisible
- Highball Building (A1 Minor)  
2,566 square feet (est)
- Gianandrea House (Basement)  
1,508 square feet

RESIDENTIAL UNITS  
~97 Rowhomes  
~83 Garden Clusters  
~80 Condominium  
~50 Senior Housing  
~8 Apartments

Disclaimer: These plans are not to scale and illustrative in nature, therefore the dimensions and square footages are approximate and subject to modifications.



**B1 | 23,700 SF**  
Anticipated late 2022 / early 2023  
14225 Walker Street  
Los Gatos CA



BUILDING B1 (1ST FLOOR)	
Market Hall	12,400 SF
Back of House	2,100 SF
Market/Restaurant	3,000 SF
Bakery	2,000 SF

BUILDING B1 (2ND FLOOR)	
Restaurant	2,100 SF
Community Room	2,100 SF
Terrace*	700 SF

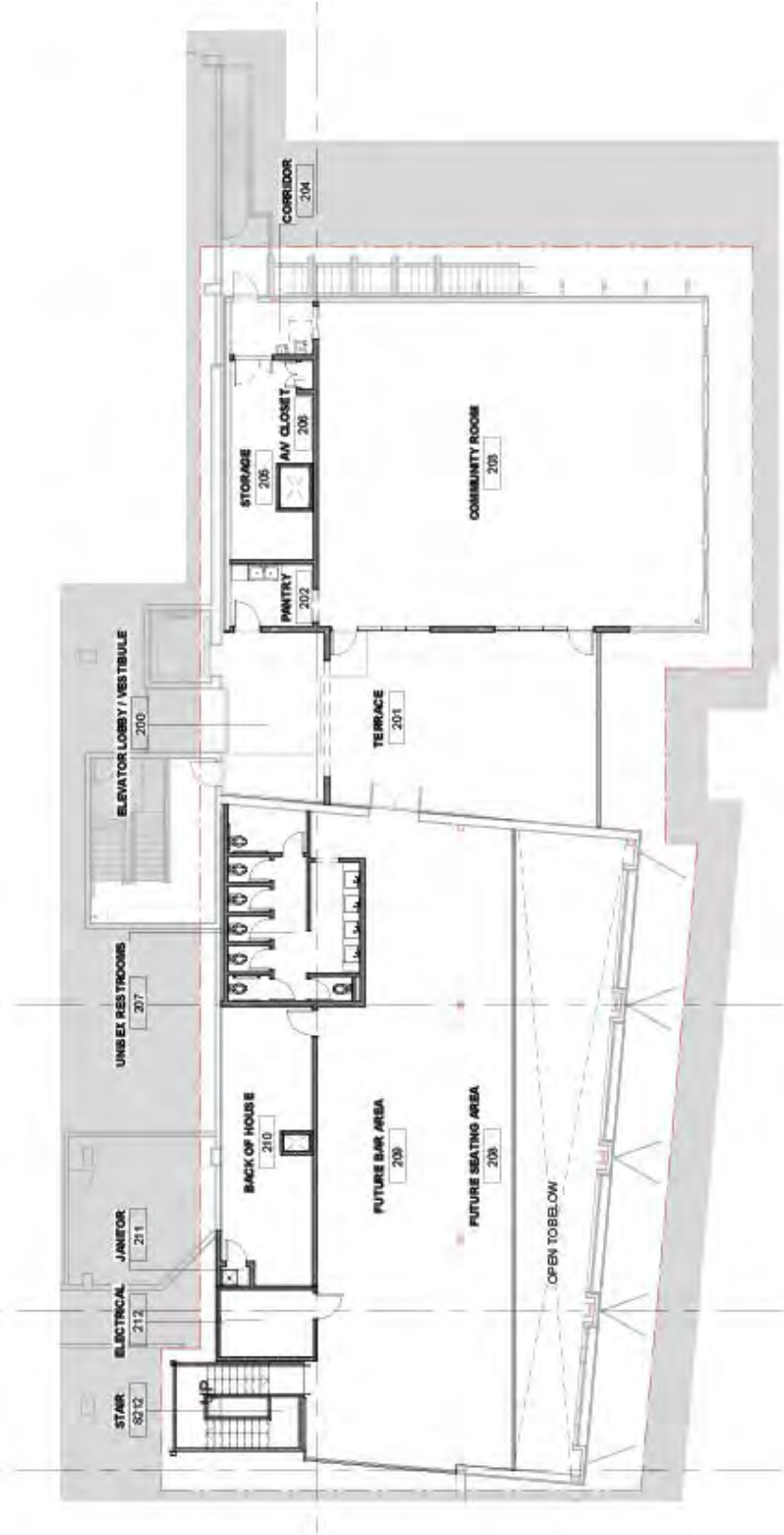
\*Terrace does not count towards total square footage

This architectural floor plan shows a building layout with various rooms and dimensions. The plan includes a large central area labeled "2,100 SF" and a larger area at the bottom labeled "12,400 SF". Other rooms include a "LOBBY", "RETAIL SUPPORT", "FUTURE RETAIL SUPPORT CORRIDOR", "STAIR", "RAMP UP", "RAMP DN", "BAKERY", "STORAGE", "FIRE LADDER PAD", "FIRE LADDER", "TRASH/RECYCLING TERMINATION ROOM", "LOADING AREA", "MEP/MPOE", "STAIR 2", "RETAIL STALL 111", "RETAIL STALL 110", "RETAIL STALL 109", "RETAIL STALL 108", "RETAIL STALL 107", "RETAIL STALL 106", "RETAIL STALL 105", "RETAIL STALL 104", "RETAIL STALL 103", "RETAIL STALL 102", "RETAIL STALL 101", "RETAIL STALL 100", "RETAIL STALL 99", "RETAIL STALL 98", "RETAIL STALL 97", "RETAIL STALL 96", "RETAIL STALL 95", "RETAIL STALL 94", "RETAIL STALL 93", "RETAIL STALL 92", "RETAIL STALL 91", "RETAIL STALL 90", "RETAIL STALL 89", "RETAIL STALL 88", "RETAIL STALL 87", "RETAIL STALL 86", "RETAIL STALL 85", "RETAIL STALL 84", "RETAIL STALL 83", "RETAIL STALL 82", "RETAIL STALL 81", "RETAIL STALL 80", "RETAIL STALL 79", "RETAIL STALL 78", "RETAIL STALL 77", "RETAIL STALL 76", "RETAIL STALL 75", "RETAIL STALL 74", "RETAIL STALL 73", "RETAIL STALL 72", "RETAIL STALL 71", "RETAIL STALL 70", "RETAIL STALL 69", "RETAIL STALL 68", "RETAIL STALL 67", "RETAIL STALL 66", "RETAIL STALL 65", "RETAIL STALL 64", "RETAIL STALL 63", "RETAIL STALL 62", "RETAIL STALL 61", "RETAIL STALL 60", "RETAIL STALL 59", "RETAIL STALL 58", "RETAIL STALL 57", "RETAIL STALL 56", "RETAIL STALL 55", "RETAIL STALL 54", "RETAIL STALL 53", "RETAIL STALL 52", "RETAIL STALL 51", "RETAIL STALL 50", "RETAIL STALL 49", "RETAIL STALL 48", "RETAIL STALL 47", "RETAIL STALL 46", "RETAIL STALL 45", "RETAIL STALL 44", "RETAIL STALL 43", "RETAIL STALL 42", "RETAIL STALL 41", "RETAIL STALL 40", "RETAIL STALL 39", "RETAIL STALL 38", "RETAIL STALL 37", "RETAIL STALL 36", "RETAIL STALL 35", "RETAIL STALL 34", "RETAIL STALL 33", "RETAIL STALL 32", "RETAIL STALL 31", "RETAIL STALL 30", "RETAIL STALL 29", "RETAIL STALL 28", "RETAIL STALL 27", "RETAIL STALL 26", "RETAIL STALL 25", "RETAIL STALL 24", "RETAIL STALL 23", "RETAIL STALL 22", "RETAIL STALL 21", "RETAIL STALL 20", "RETAIL STALL 19", "RETAIL STALL 18", "RETAIL STALL 17", "RETAIL STALL 16", "RETAIL STALL 15", "RETAIL STALL 14", "RETAIL STALL 13", "RETAIL STALL 12", "RETAIL STALL 11", "RETAIL STALL 10", "RETAIL STALL 9", "RETAIL STALL 8", "RETAIL STALL 7", "RETAIL STALL 6", "RETAIL STALL 5", "RETAIL STALL 4", "RETAIL STALL 3", "RETAIL STALL 2", "RETAIL STALL 1".

SECOND  
FLOOR



SECOND FLOOR





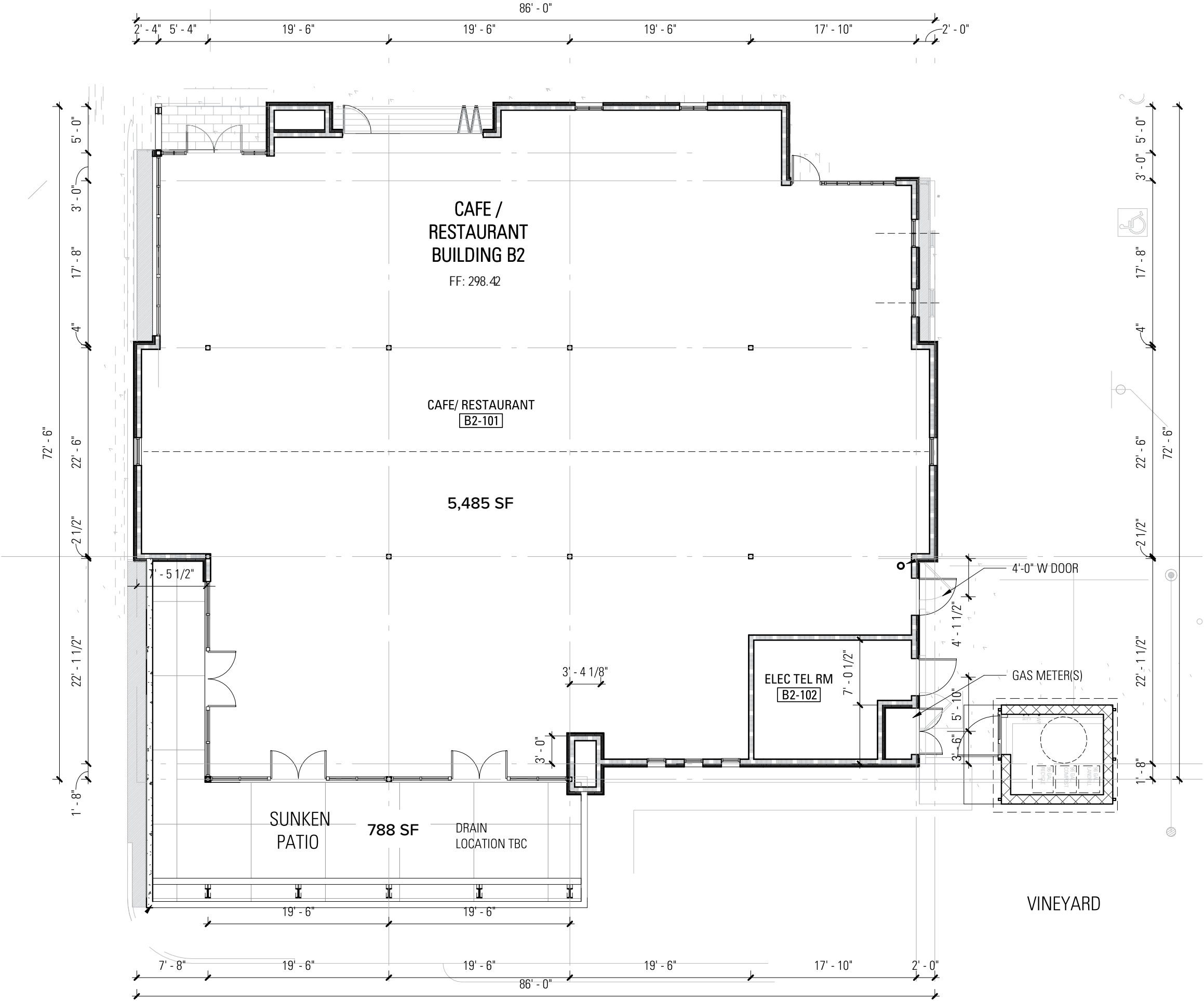
# SIGNAL BUILDING

B2 | 5,636 SF  
Anticipated late 2022 / early 2023  
14975 Los Gatos Boulevard  
Los Gatos CA



SQUARE FOOTAGE	
Cafe/Restaurant	5,485 SF
Patio*	788 SF

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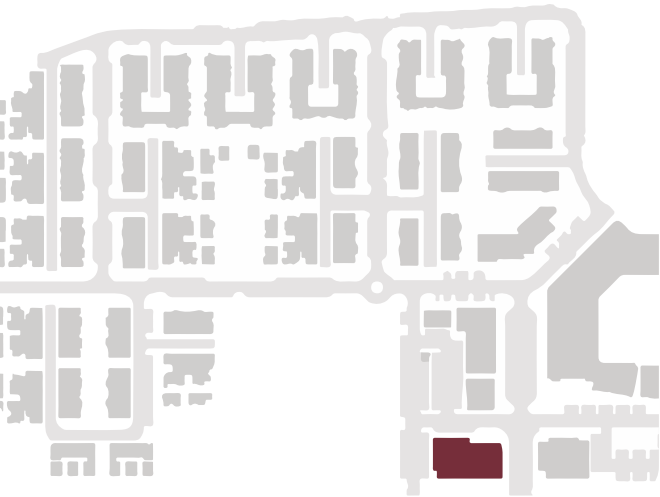






# BRAKEMAN BUILDING

A2 | 8,156 SF, divisible  
3,000 SF mezzanine storage available  
Anticipated late 2022 / early 2023  
Los Gatos CA

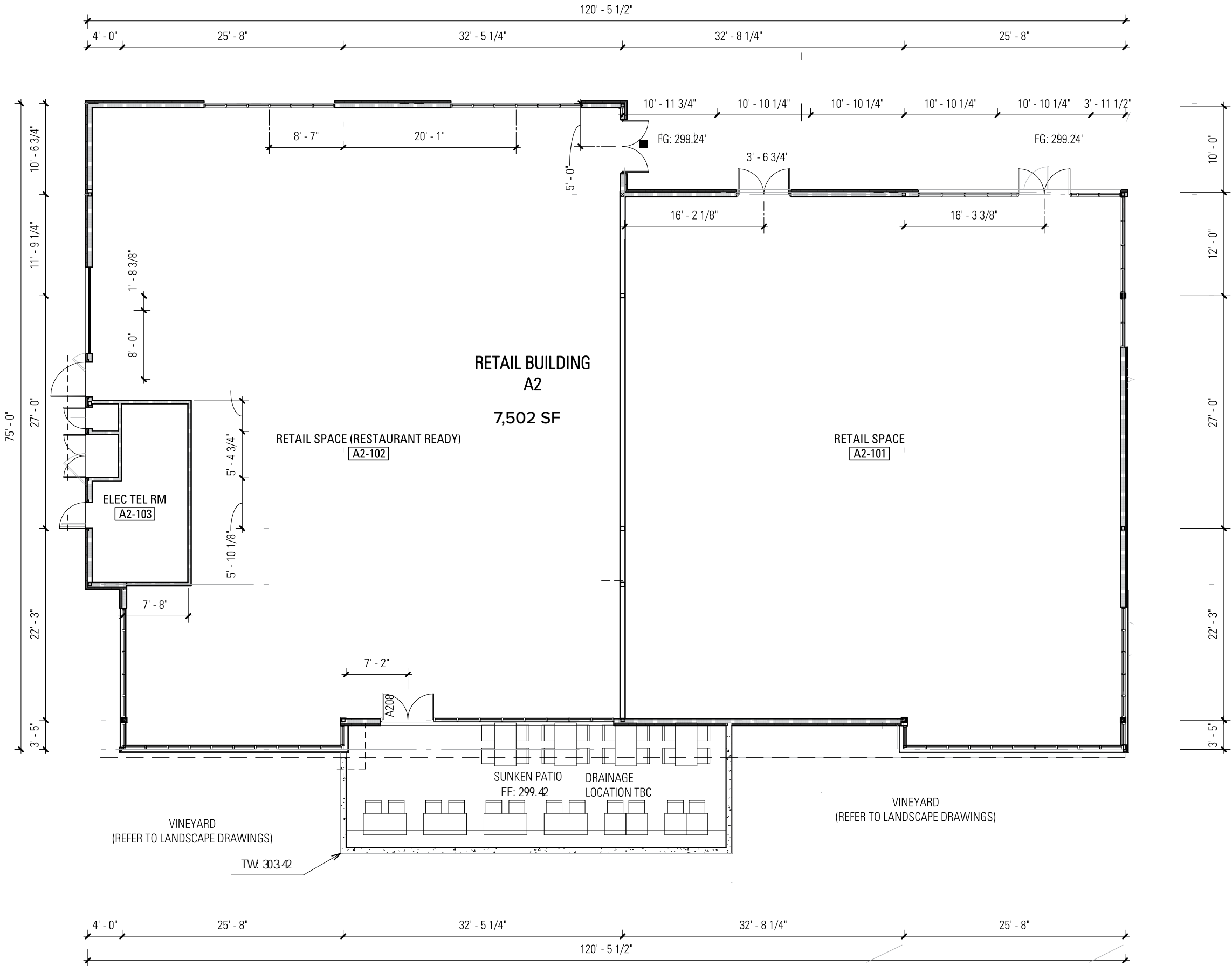


BUILDING A2	
Retail/Restaurant	7,502 SF
Possible Patio*	458 SF

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POSSIBLE MEZZANINE	
Storage**	3,000 SF

\*\*Optional, additional cost









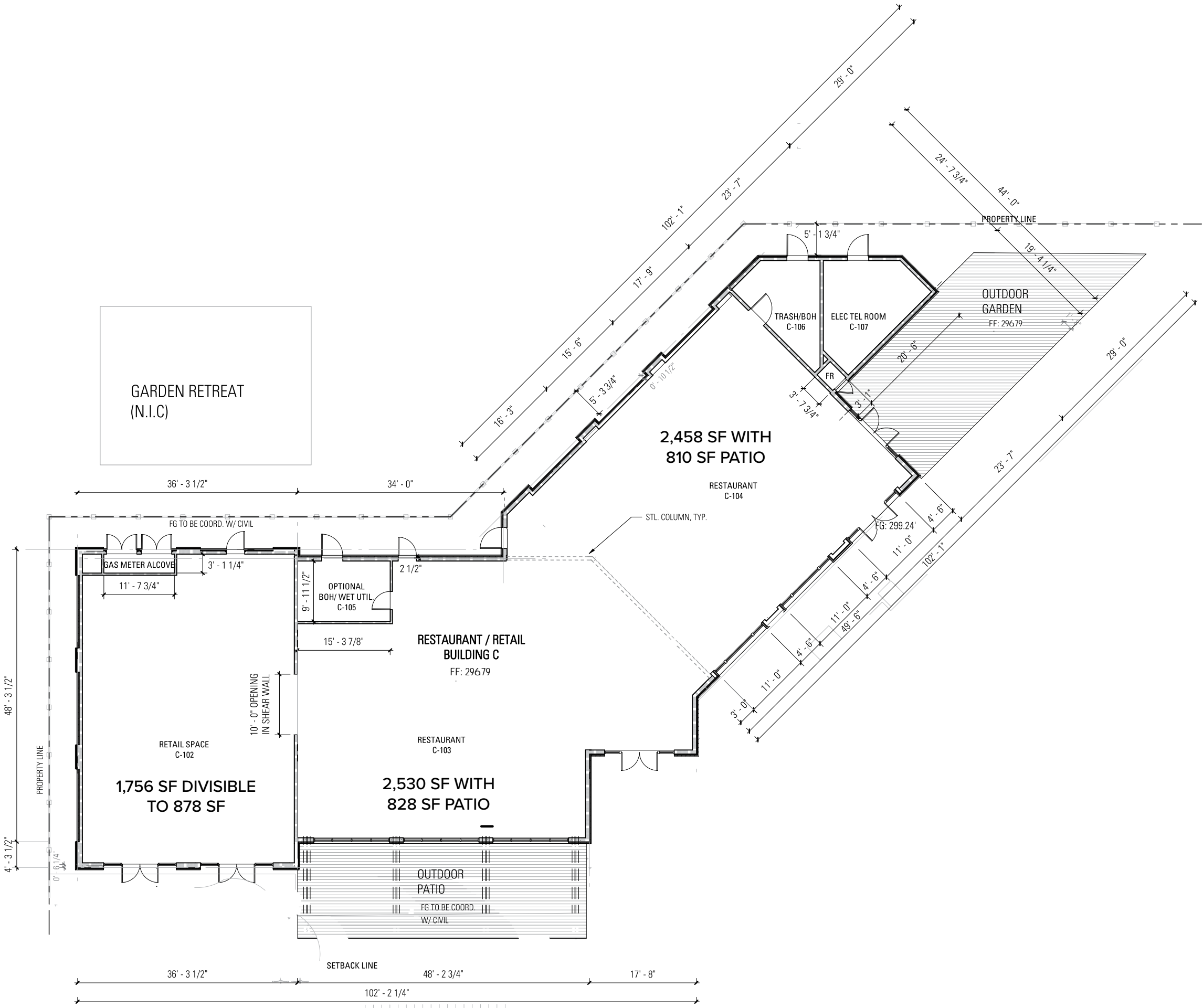
# SPUR BUILDING

C | 7,710 SF, divisible  
Anticipated late 2022 / early 2023  
15500 South Turner Street  
Los Gatos CA



SQUARE FOOTAGE	
C-102	1,756 SF, or 878 SF divisible
C-103	2,530 SF
C-103 Patio*	828 SF
C-104	2,458 SF
C-104 Patio*	810 SF

\*Patos do not count towards total square footage  
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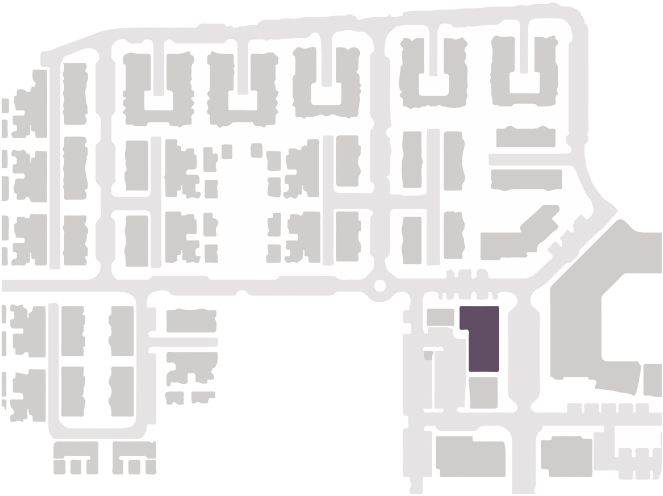






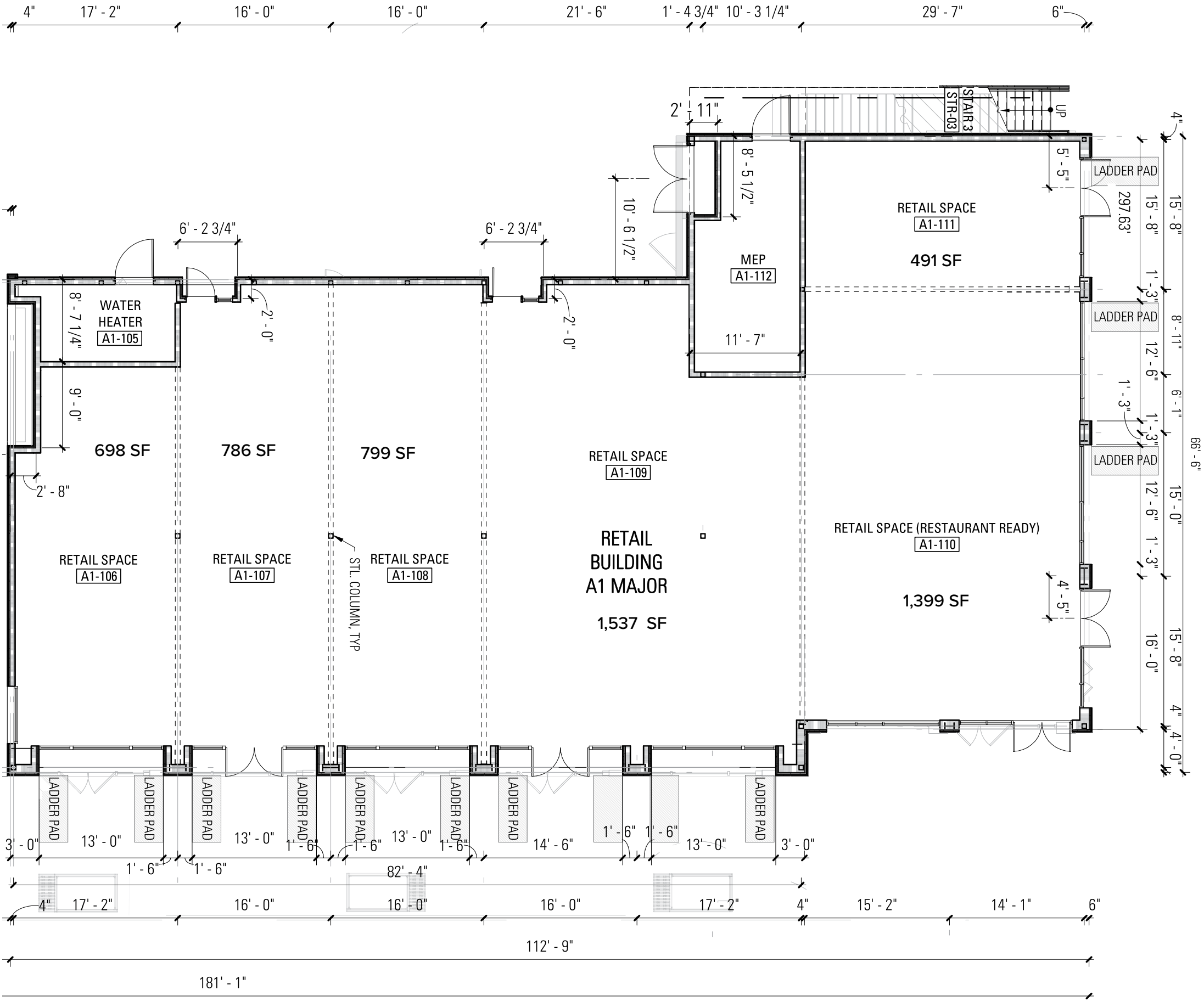
BOILER BUILDING

A1 MAJOR | 5,710 SF, divisible  
Anticipated late 2022 / early 2023  
Los Gatos CA



BUILDING A1 MAJOR	
A1-106	698 SF
A1-107	786 SF
A1-108	799 SF
A1-109	1,537 SF
A1-110	1,399 SF
A1-111	491 SF

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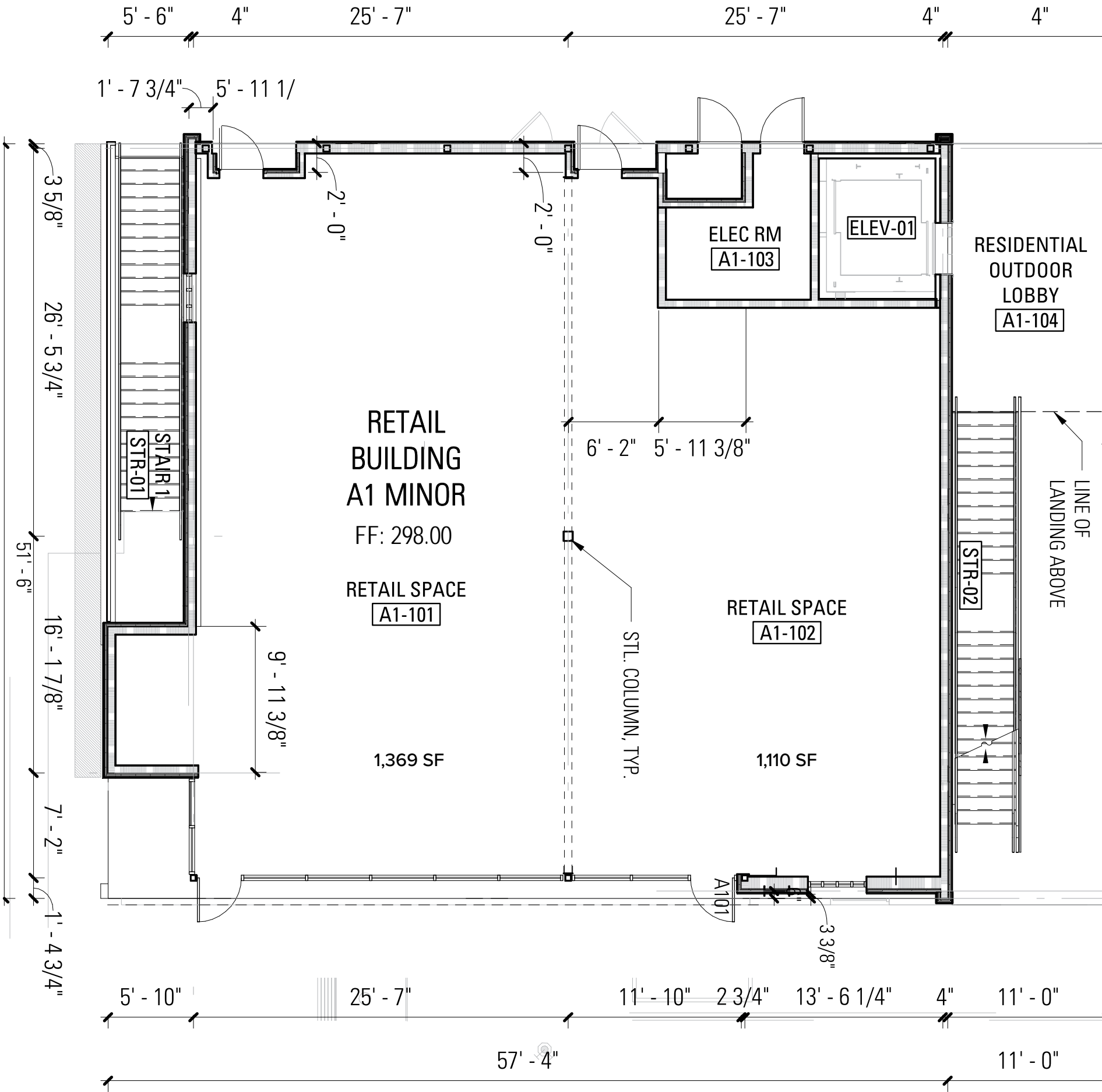
# HIGHBALL BUILDING

A1 MINOR | 2,566 SF (est)  
Anticipated late 2022 / early 2023  
Los Gatos CA



BUILDING A1 MINOR	
A1-101	1,369 SF
A1-102	1,100 SF

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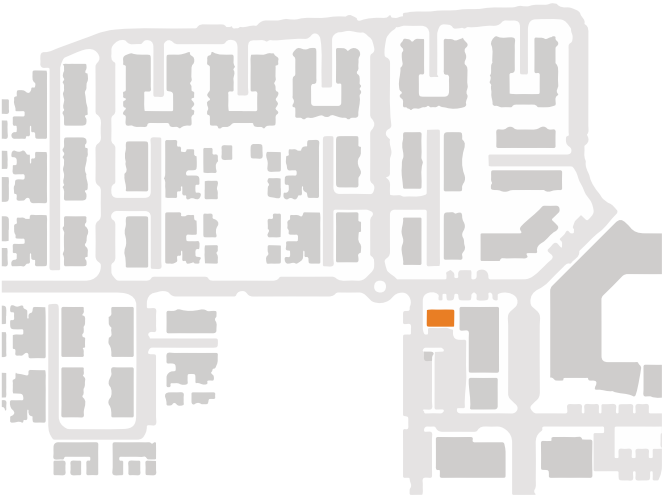






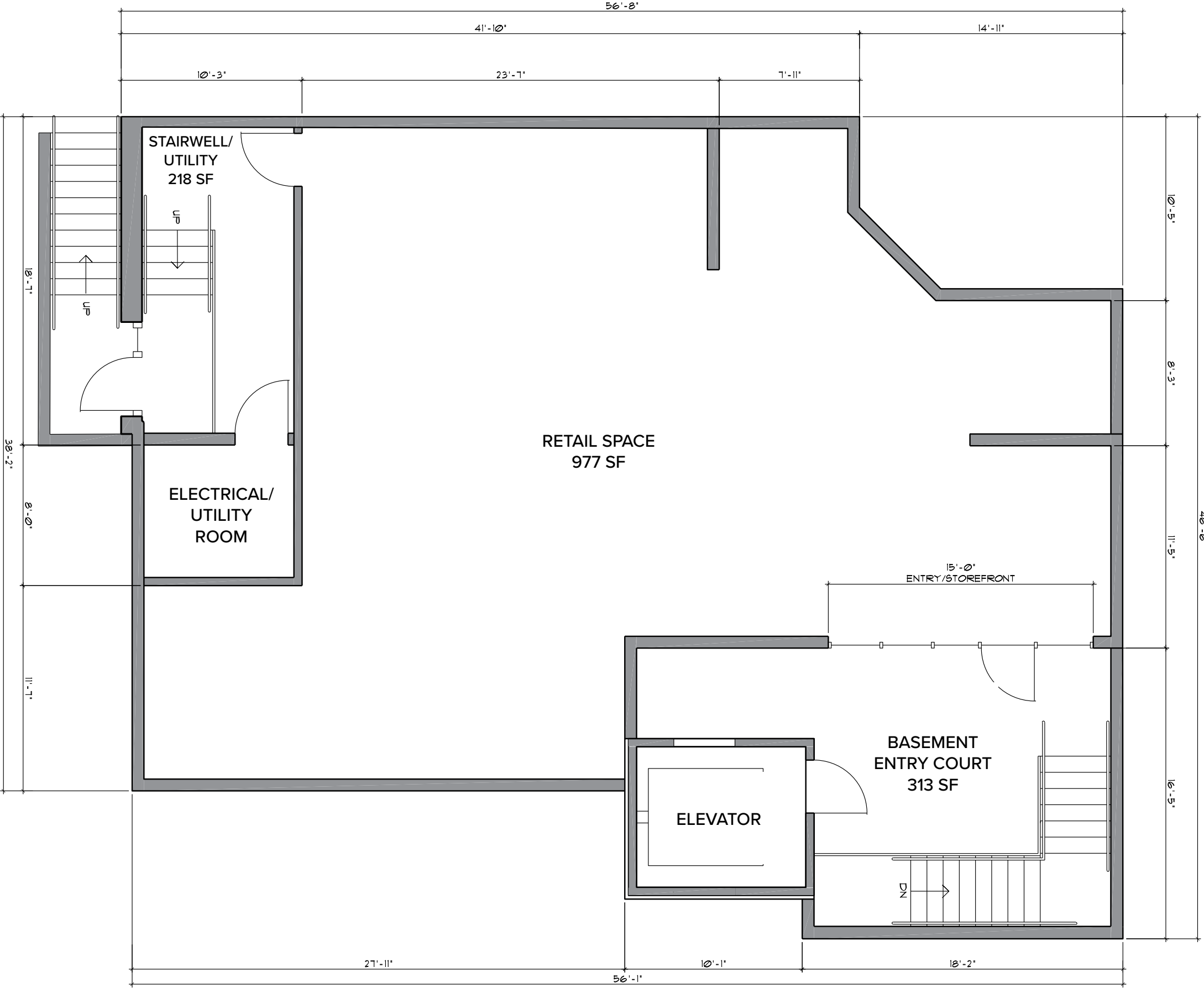
# GIANANDREA HOUSE

**BASEMENT** | 1,508 SF  
Anticipated late 2022 / early 2023  
Los Gatos CA



GIANANDREA HOUSE BASEMENT	
Retail Space	977 SF
Stairwell/Utility	281 SF
Basement Entry Court	313 SF

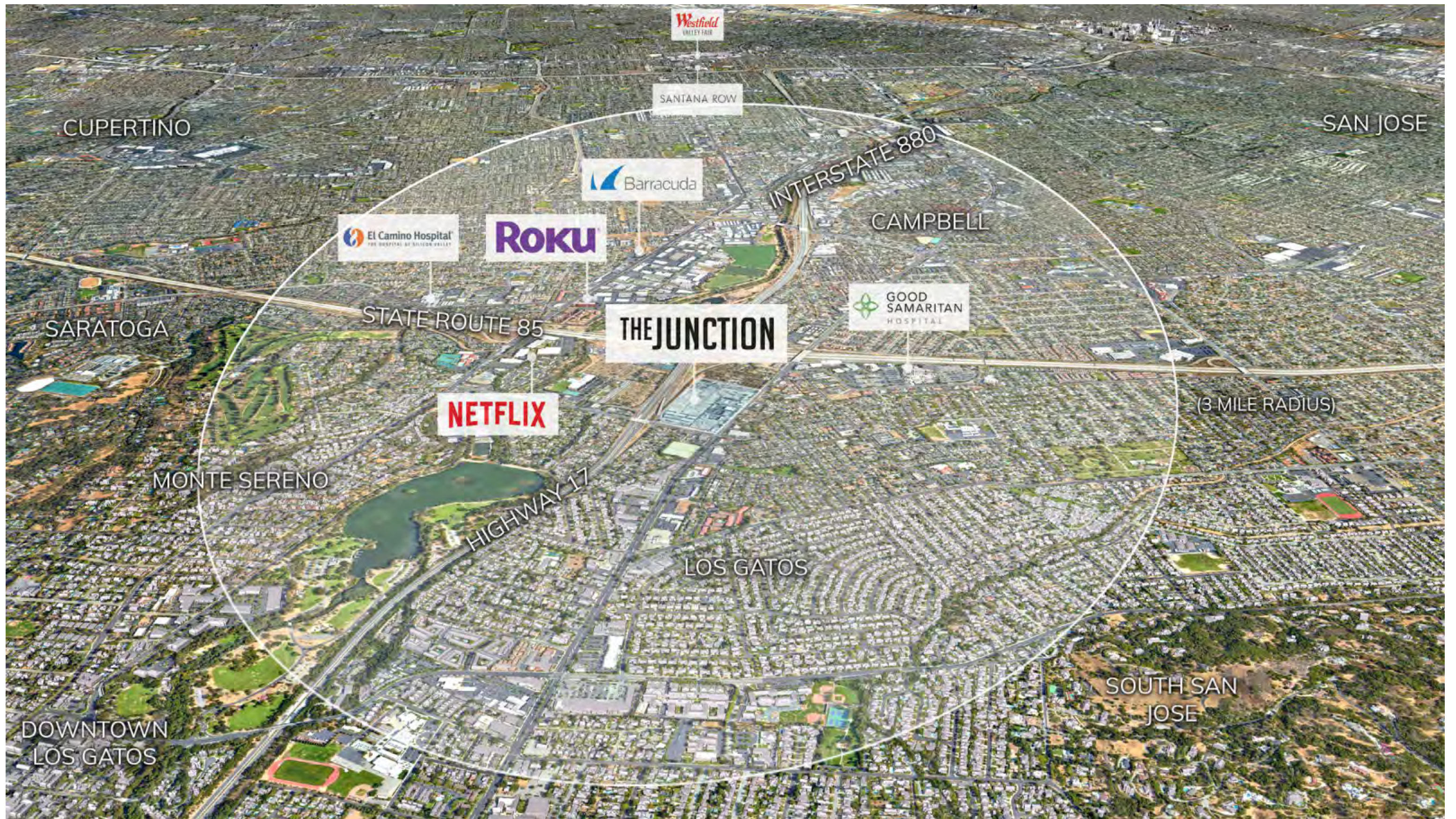
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## PHASE II DEVELOPMENT

*(Partial Transition +  
Northern District)*

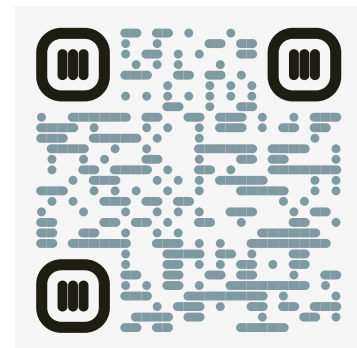
## PHASE I

Residential portion of Lark District and portions of the Transition District (Phase I) currently under construction by SummerHill Homes. Approved restaurant and retail development includes Marketplace, Building B2, and Building C1. Expected delivery late 2022 / early 2023.

## PHASE II

Land use anticipated to include hotel, retail, and either office or additional residential to complement the Phase I project. Property will be rezoned beginning in early 2020 to determine specific uses. Construction anticipated to begin in several years.

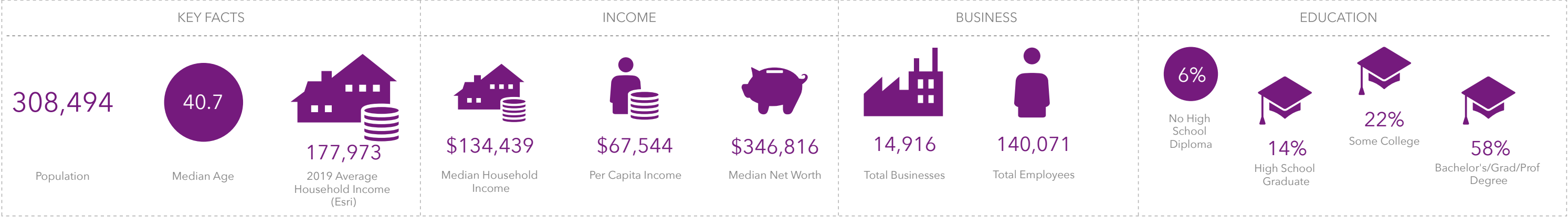
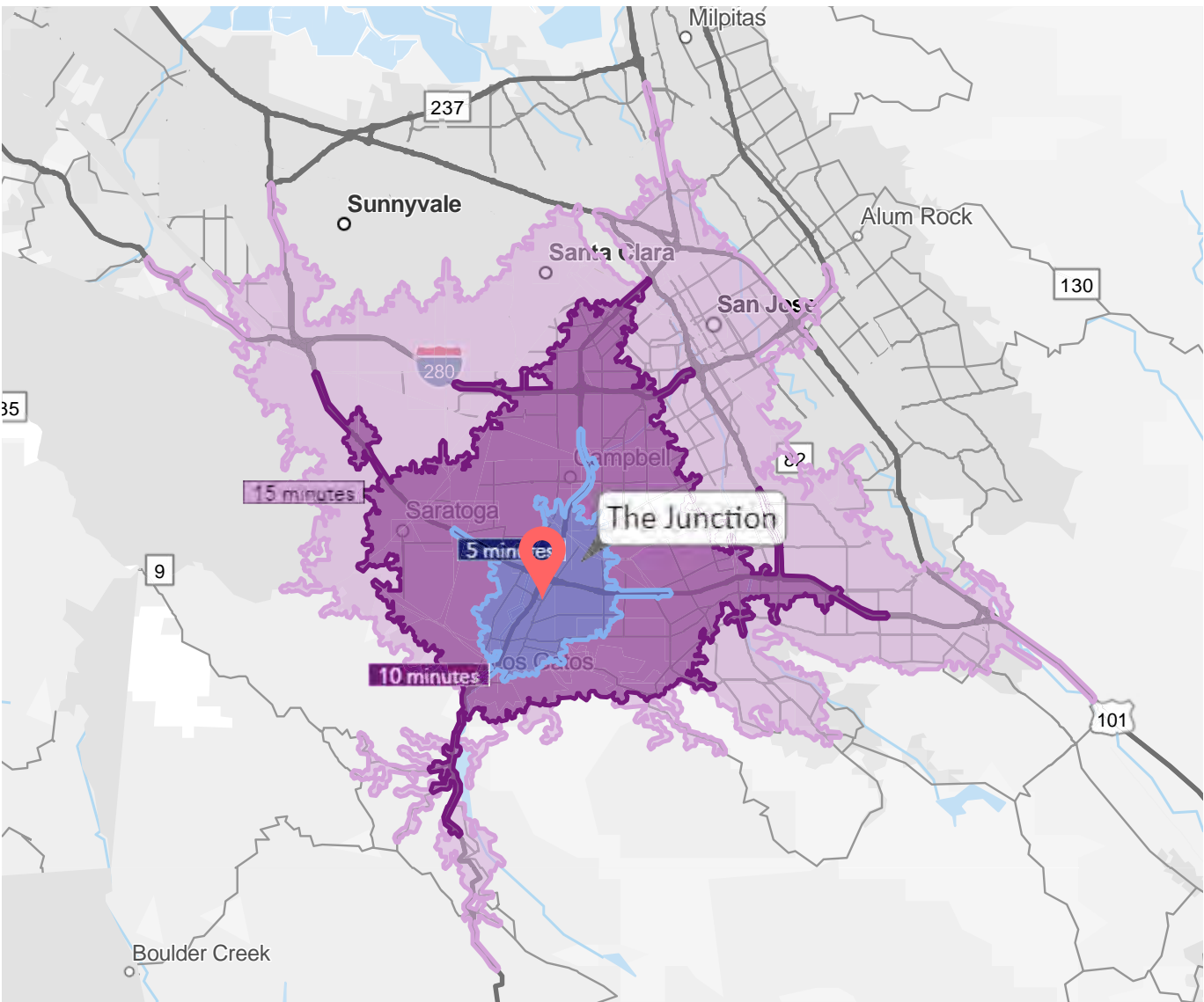
## TAKE THE VIRTUAL TOUR





# DRIVE TIME RADIUS

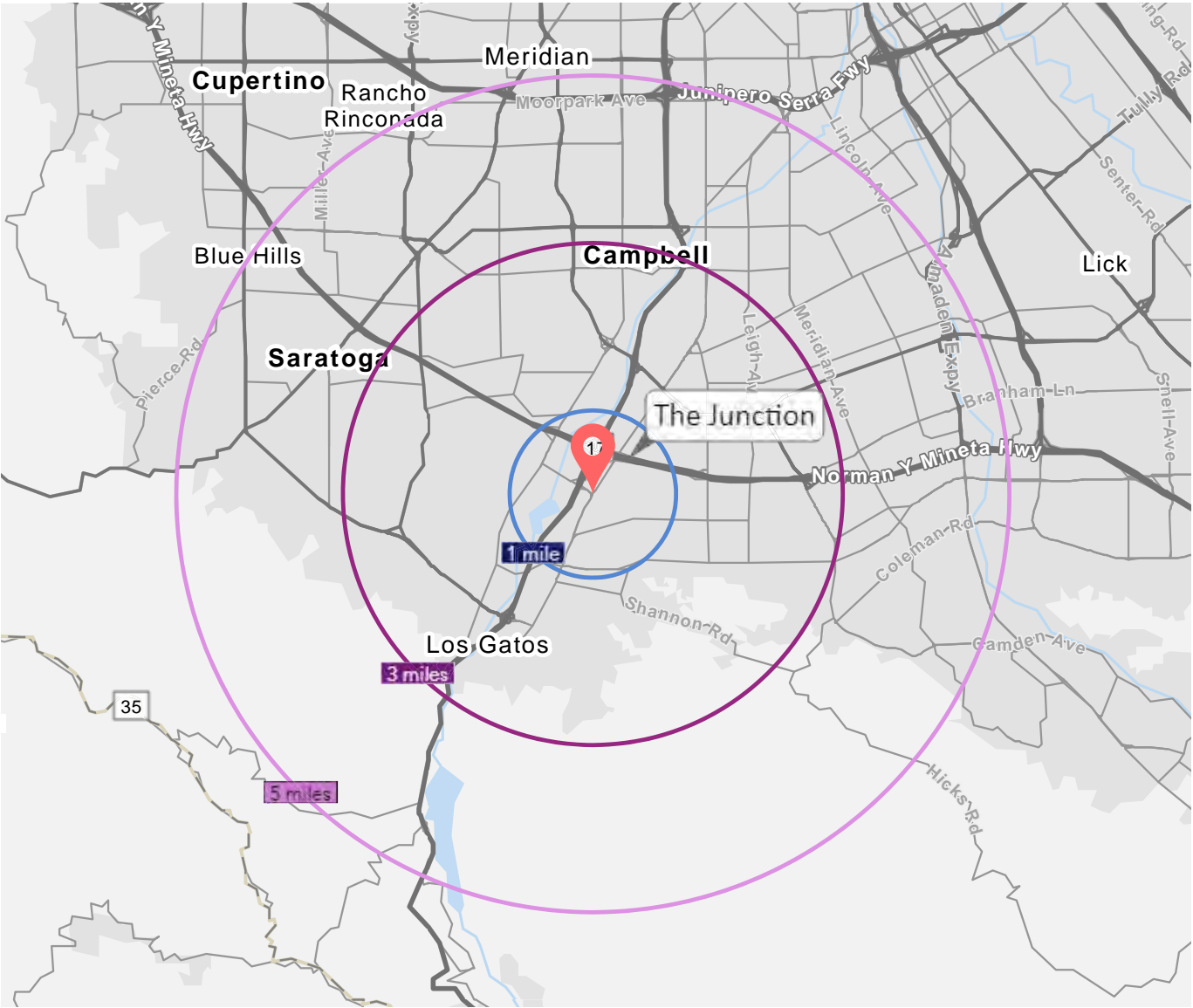
	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	41,372	308,494	850,788
Total Households	16,232	116,965	307,110
Median Age	43.5	40.7	48.8
Average Household Income	\$203,075	\$177,973	\$174,536
Wealth Index	243	207	196
Population by Race/Ethnicity			
White Alone	68.6%	58.2%	47.2%
Black Alone	1.6%	2.8%	2.9%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	19.3%	23.4%	32.9%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	3.6%	8.5%	10.2%
Two or More Races	6.2%	6.2%	5.7%
Hispanic Origin (Any Race)	11.9%	20.8%	23.5%





# DEMOGRAPHIC RADIUS

	1 MILE	5 MILES	10 MILES
Total Population	8,510	247,543	981,611
Total Households	3,237	94,029	343,203
Median Age	43.7	41.7	38.3
Average Household Income	\$216,570	\$184,528	\$169,811
Wealth Index	261	221	189
Population by Race/Ethnicity			
White Alone	70.3%	61.1%	44.2%
Black Alone	0.9%	2.6%	2.8%
American Indian Alone	0.4%	0.6%	0.7%
Asian Alone	19.6%	21.9%	35.1%
Pacific Islander Alone	0.2%	0.3%	0.4%
Some Other Race Alone	2.4%	7.3%	11.4%
Two or More Races	6.1%	6.2%	5.5%
Hispanic Origin (Any Race)	9.7%	18.4%	25.2%




KEY FACTS

128,515

Population

43.5


Median Age



200,185


2019 Average Household Income (Esri)

INCOME




\$158,778

Median Household Income



\$77,307


Per Capita Income



\$576,659


Median Net Worth

BUSINESS



6,604

Total Businesses




57,789

Total Employees

EDUCATION


4%

No High School Diploma




11%

High School Graduate



22%

Some College



63%

Bachelor's/Grad/Prof Degree



# DEVELOPMENT PARTNERS



As a leading real estate development company in Silicon Valley, with over 10 million square feet under development management, Harmonie Park is focused on creating thriving mixed-use communities in high-barrier-to-entry, emerging secondary, and urban markets.

We have expertise in every aspect of the development process, from acquisition and partnership structuring to entitlements, design and construction coordination and leasing strategies.



With over 55 years of combined experience within Northern California, we create wealth by providing winning solutions and superior service.

Prime Commercial, Inc. is a full-service commercial real estate firm specializing in the lease and sale of commercial properties. Our firm is dedicated to forging strong, long lasting relationships with property owners and developers through hard work and unmatched loyalty. We focus on a multitude of retail property types from stand alone retail buildings to land suitable for retail development.

## FOR LEASING INQUIRIES, CONTACT:



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Sources: Nielsen-Claritas 2020, ESRI 2020, Caltrans 2015, Statista 2018, Census.gov. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. The information and land uses shown on the maps may change at any time. Planned projects and improvements by Harmonie Development Company may be depicted on the map; however, no warranties or representations are made that the map is complete or that the depicted development will be carried out or remain the same in the future. Future development and construction of infrastructure and other facilities not shown on this map may occur. This information should not be the only basis of decision to buy or lease a Harmonie Park Development property and the respective buyers or lessees should conduct their own independent investigation prior to making such a decision.