

# THE JUNCTION

**±491 SF - 23,700 SF  
FOR LEASE**



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





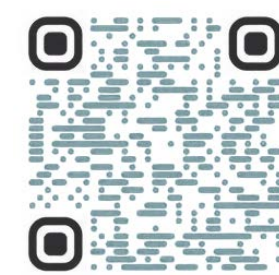
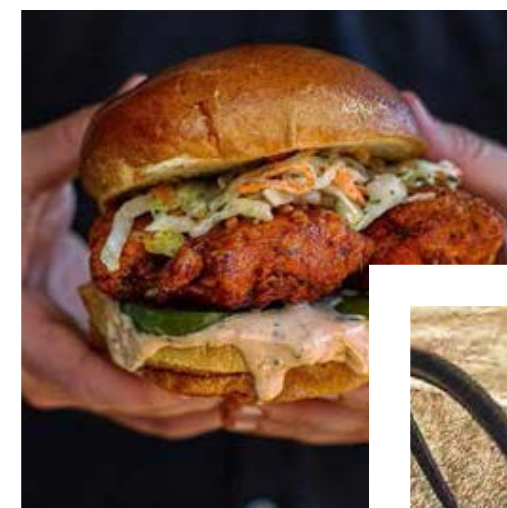
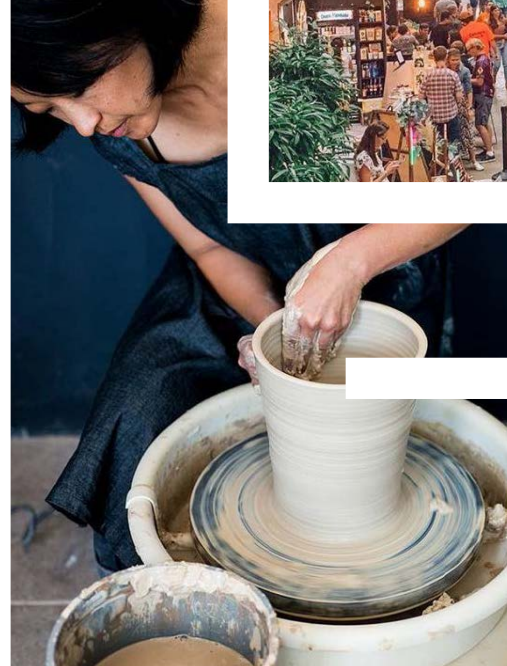
# IMAGINE POSSIBILITY

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 focus on 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**



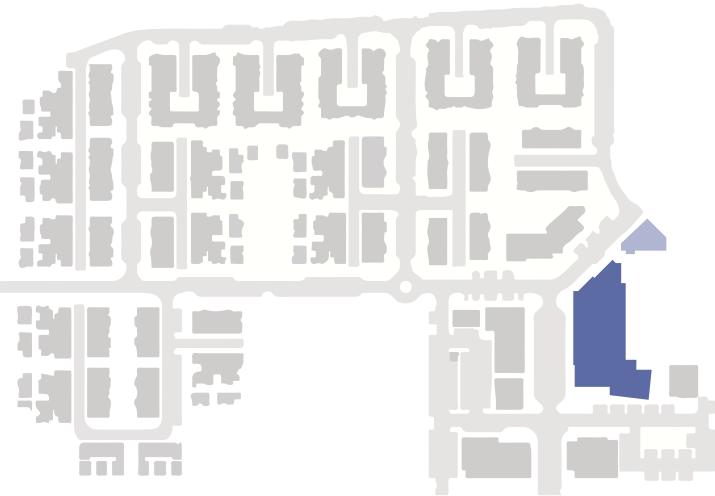




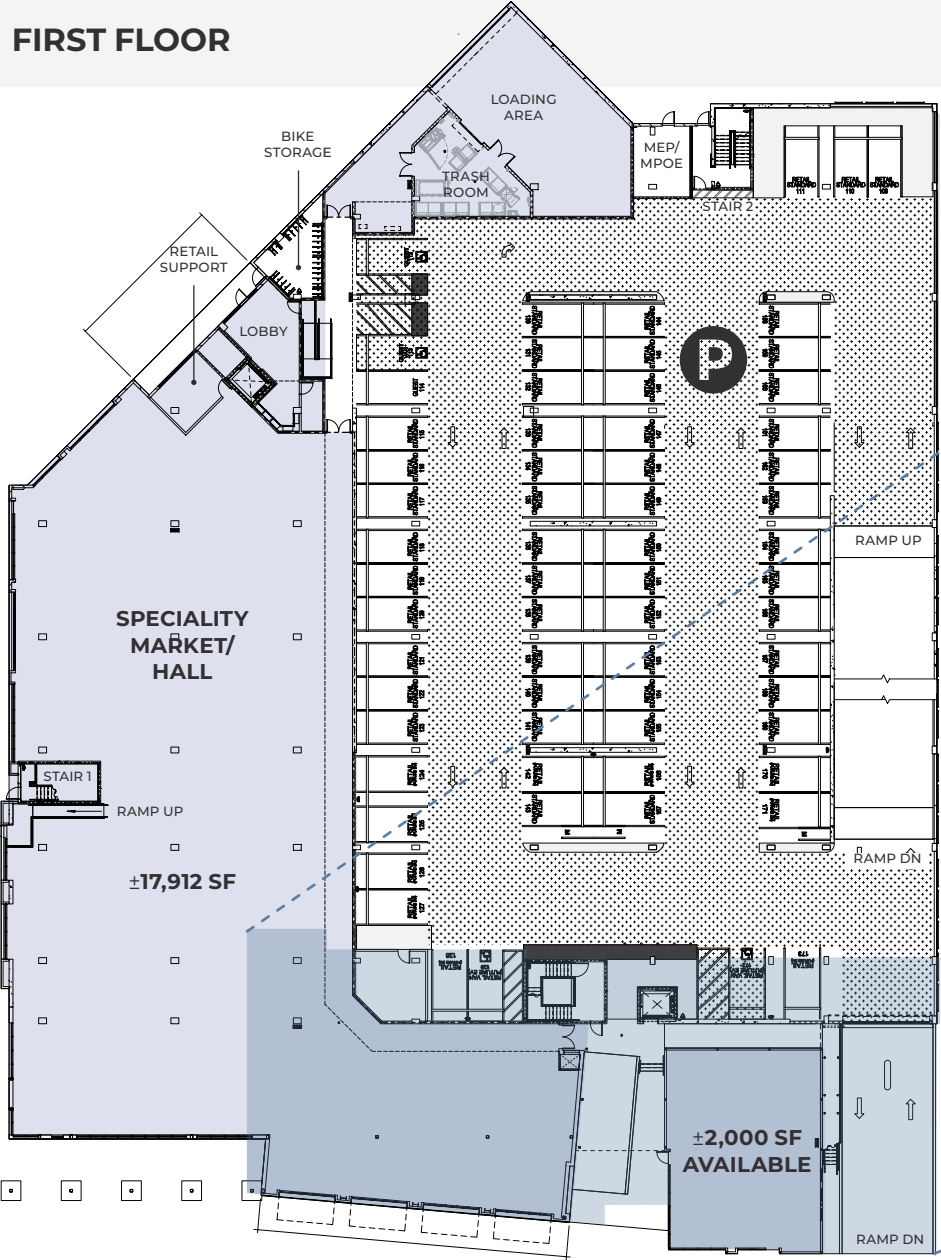


# STATION BUILDING

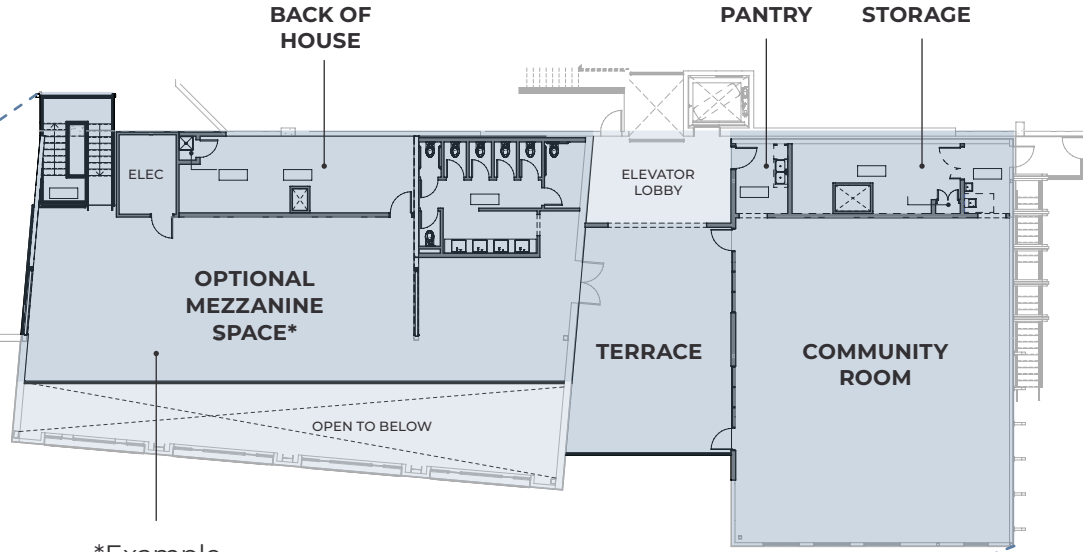
±17,912 SF Ground Floor Divisible With ±1,519 SF Loading  
±4,200 SF 2nd Floor With ±700 SF Terrace  
Available Now



## FIRST FLOOR



## SECOND FLOOR



### BUILDING B1 (1ST FLOOR)

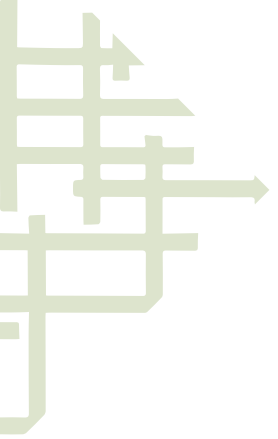
Ground Floor Market	±17,912 SF
Loading	±1,519 SF
Freestanding	±2,000 SF

### BUILDING B1 (2ND FLOOR)

Optional Mezzanine Space*	±2,100 SF
Community Room	±2,100 SF
Terrace**	±700 SF
2nd Floor	±4,200 SF w/ Terrace

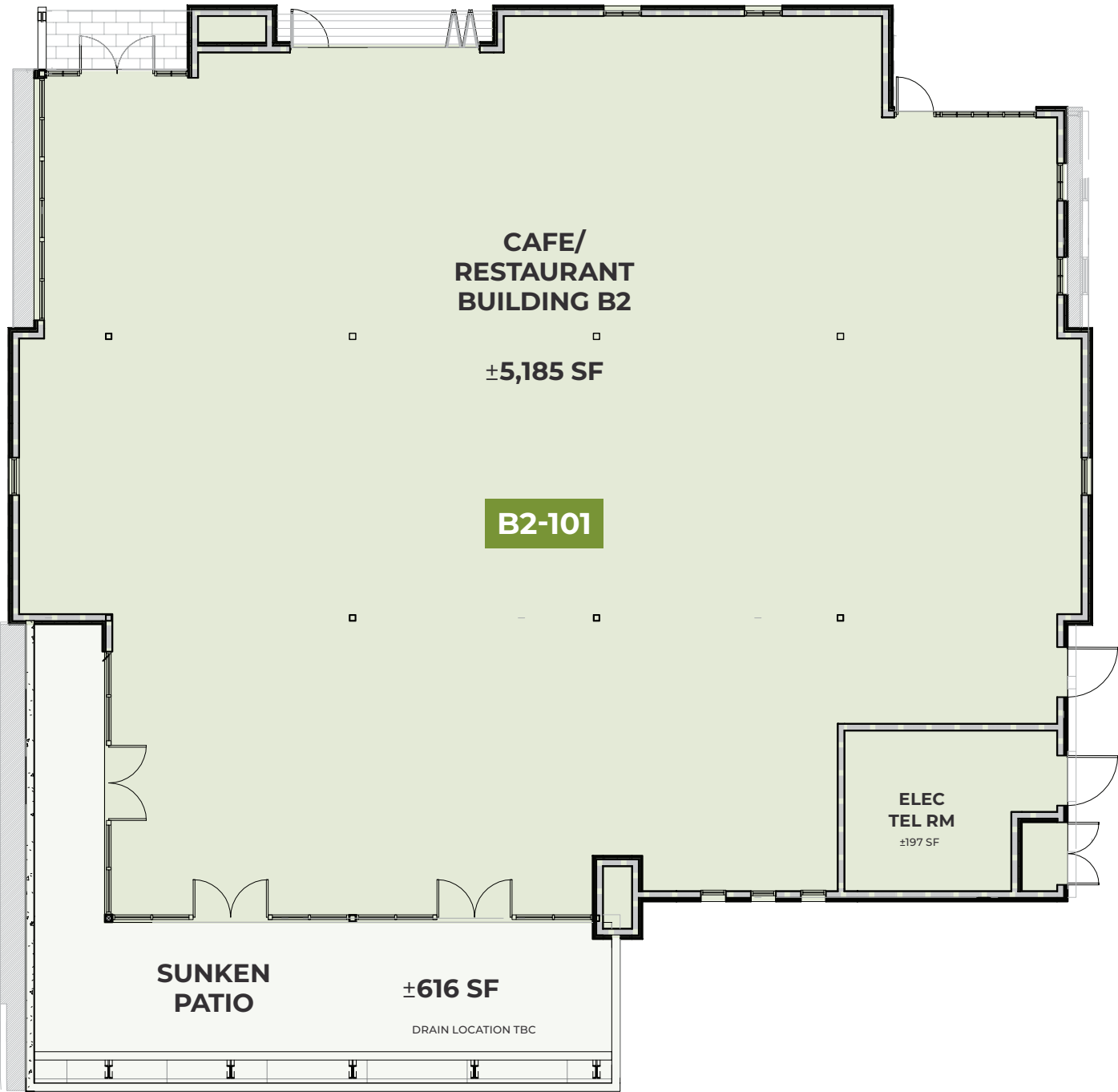
\*Example of potential mezzanine.

\*\*Terrace does not count towards total square footage.

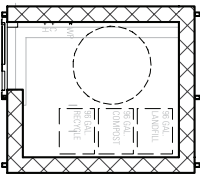


# SIGNAL BUILDING

B2 | ±5,185 SF  
Anticipated 2026



GAS METER(S)



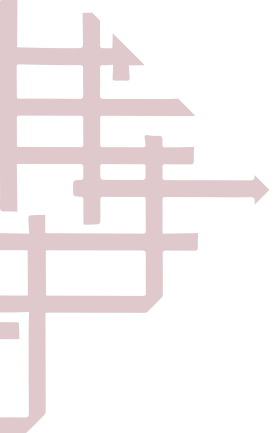
VINEYARD



### SQUARE FOOTAGE

Cafe/Restaurant	±5,185 SF
Patio*	±616 SF

\*Patio does not count towards total square footage.



# BRAKEMAN BUILDING

A2 | ±7,673 SF, Divisible  
±3,000 SF Mezzanine Storage Available  
Anticipated 2026

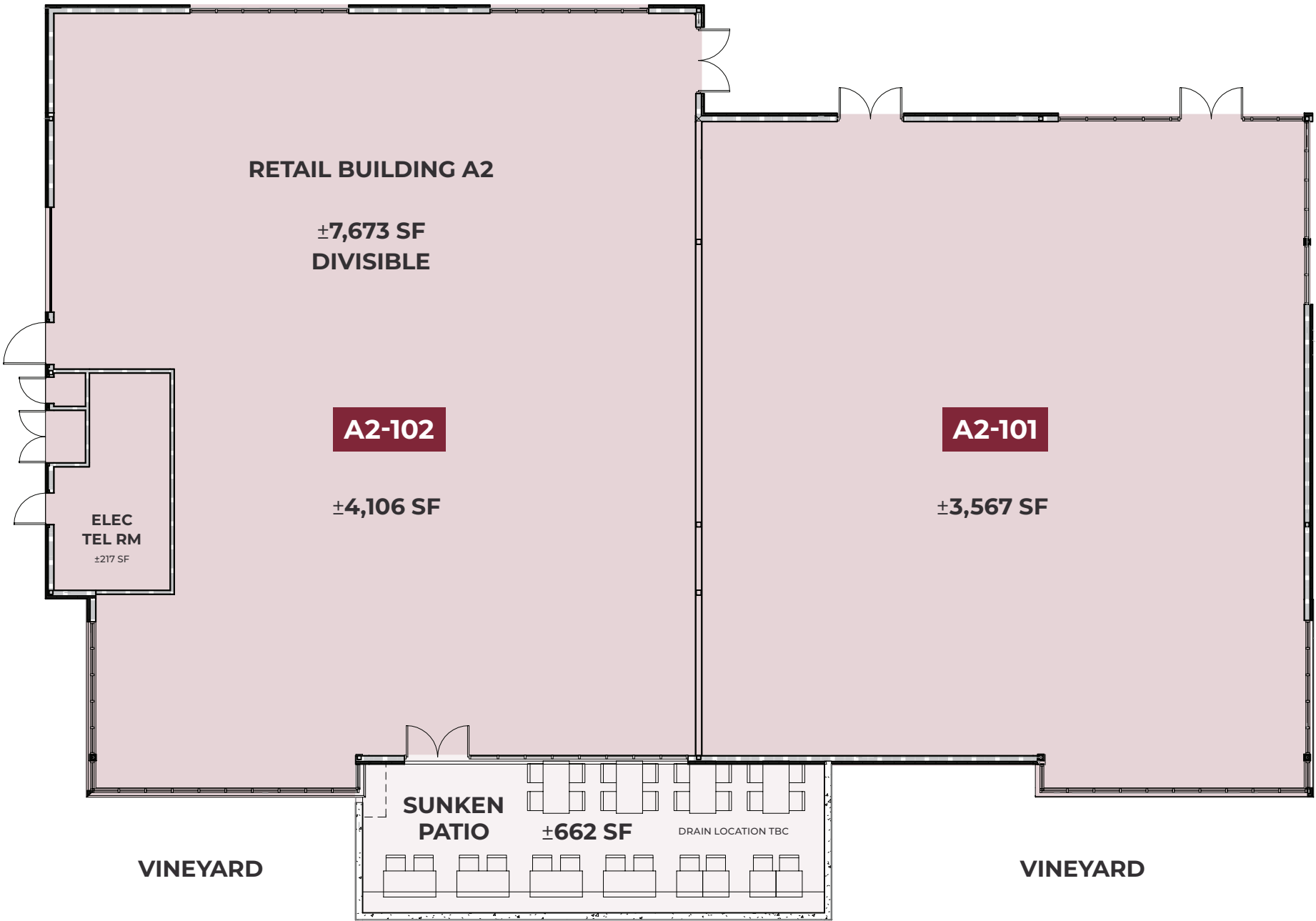


BUILDING A2	
Retail/Restaurant	±7,673 SF
Possible Patio*	±662 SF

BUILDING B1 (2ND FLOOR)	
Storage**	±3,000 SF

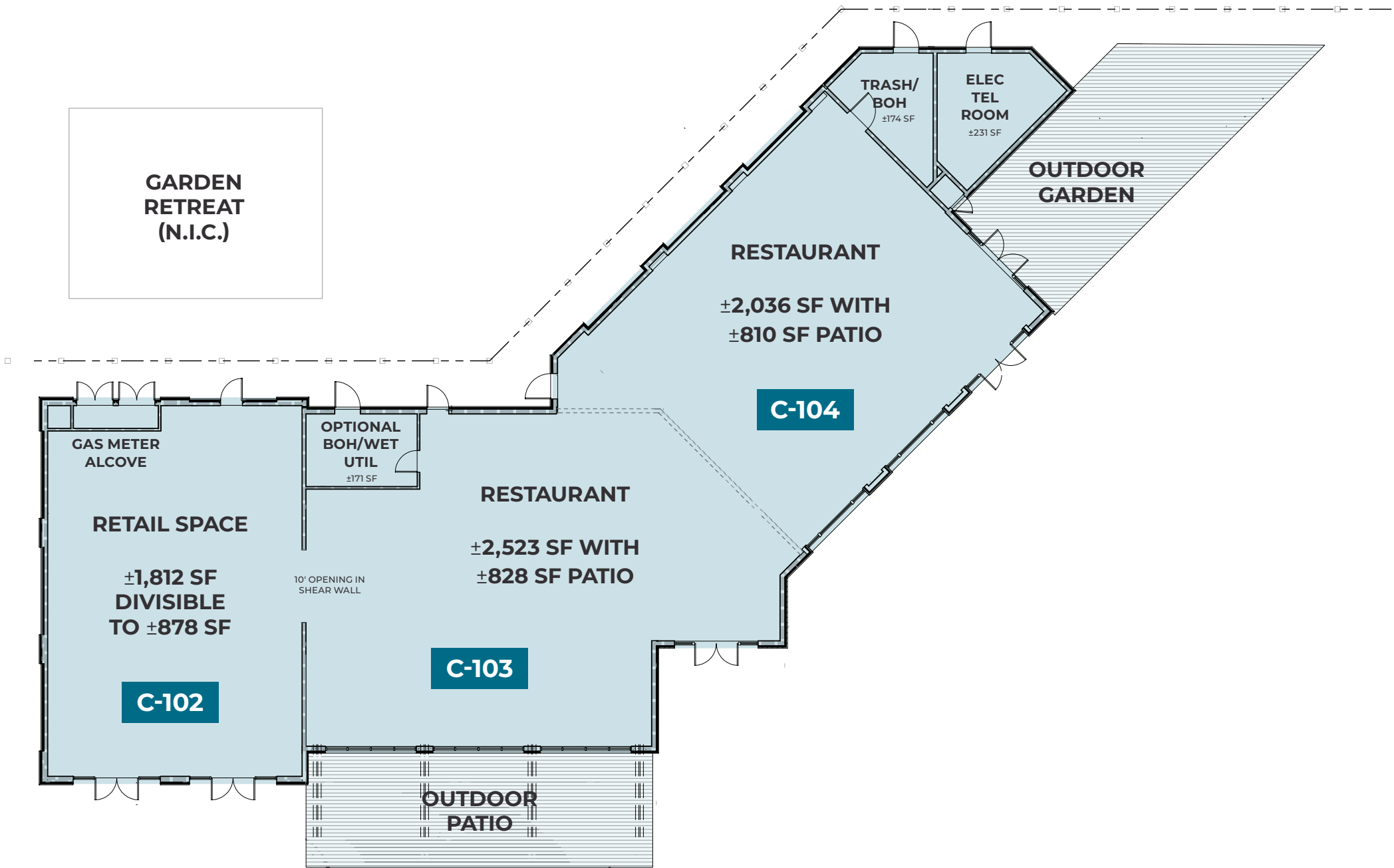
\*Patio does not count towards total square footage.  
\*\*Optional, additional cost.





# SPUR BUILDING

C | ±6,947 SF, Divisible  
Anticipated 2026



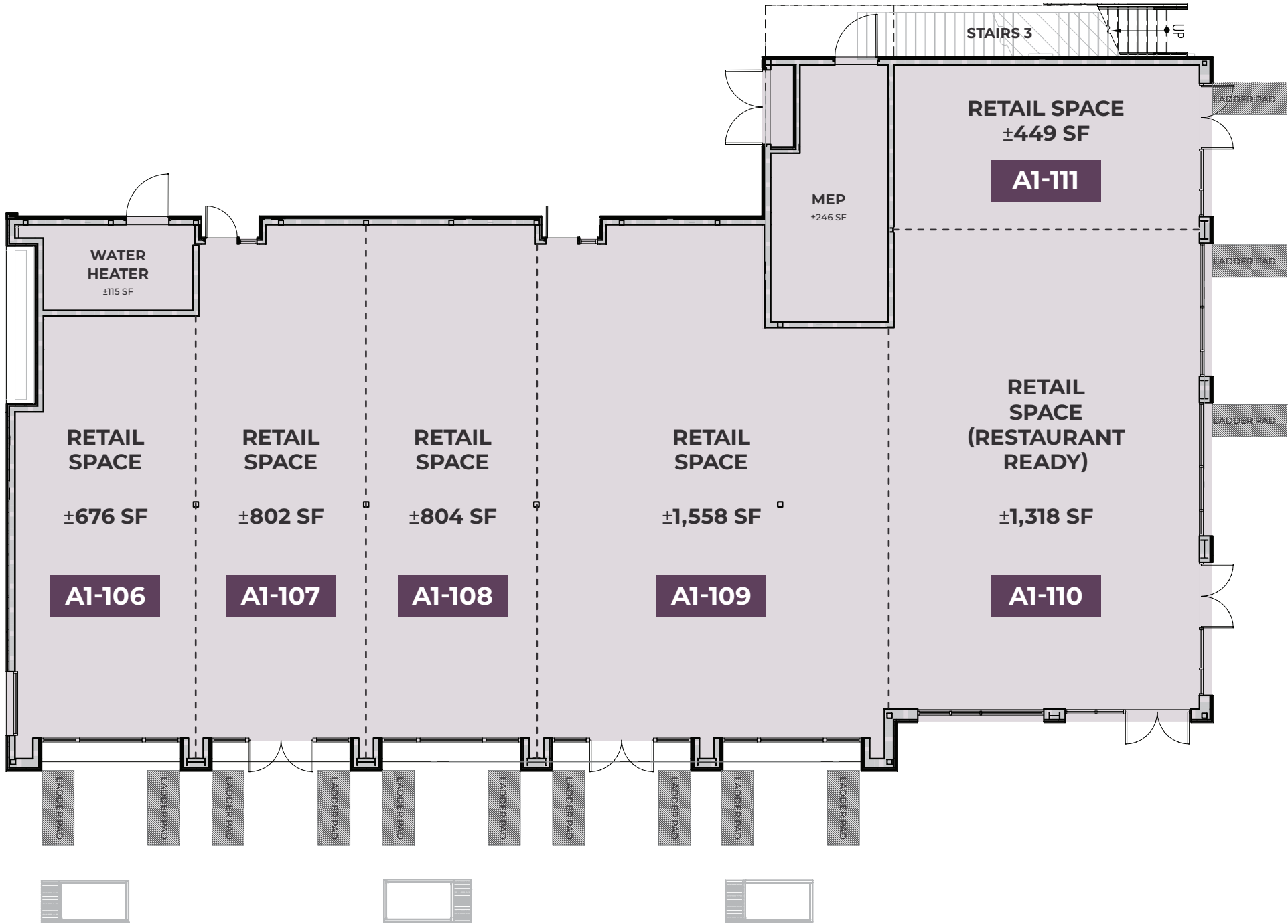
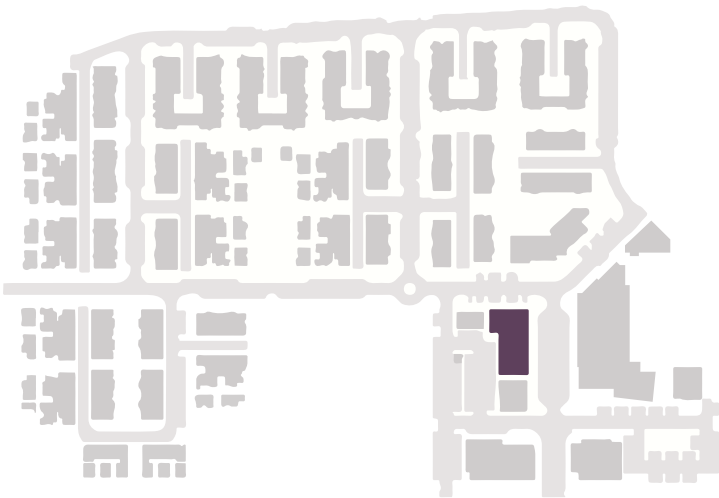
## SQUARE FOOTAGE

C-102	Divisible to ±1,812 SF, or ±878 SF
C-103	±2,523 SF
C-103 Patio*	±828 SF
C-104	±2,036 SF
C-104 Patio*	±810 SF
C Entire Building	±6,947 SF

\*Patos do not count towards total square footage.

# BOILER BUILDING

C | ±5,607 SF, Divisible  
Anticipated 2026



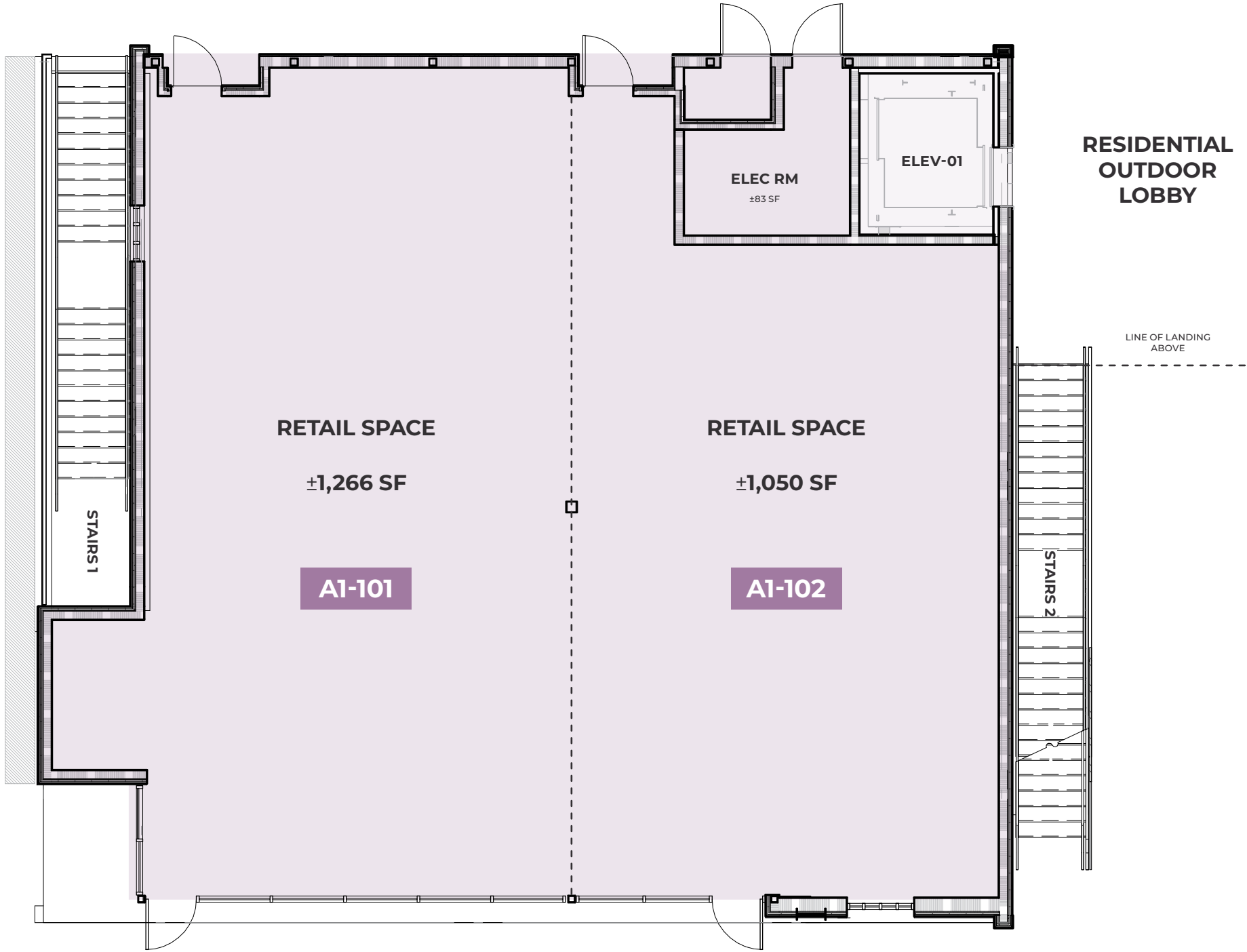
## BUILDING A1 MAJOR

A1-106	±676 SF
A1-107	±802 SF
A1-108	±804 SF
A1-109	±1,558 SF
A1-110	±1,318 SF
A1-111	±449 SF



# HIGHBALL BUILDING

A1 MINOR | ±2,316 SF  
Anticipated 2026



## BUILDING A1 MINOR

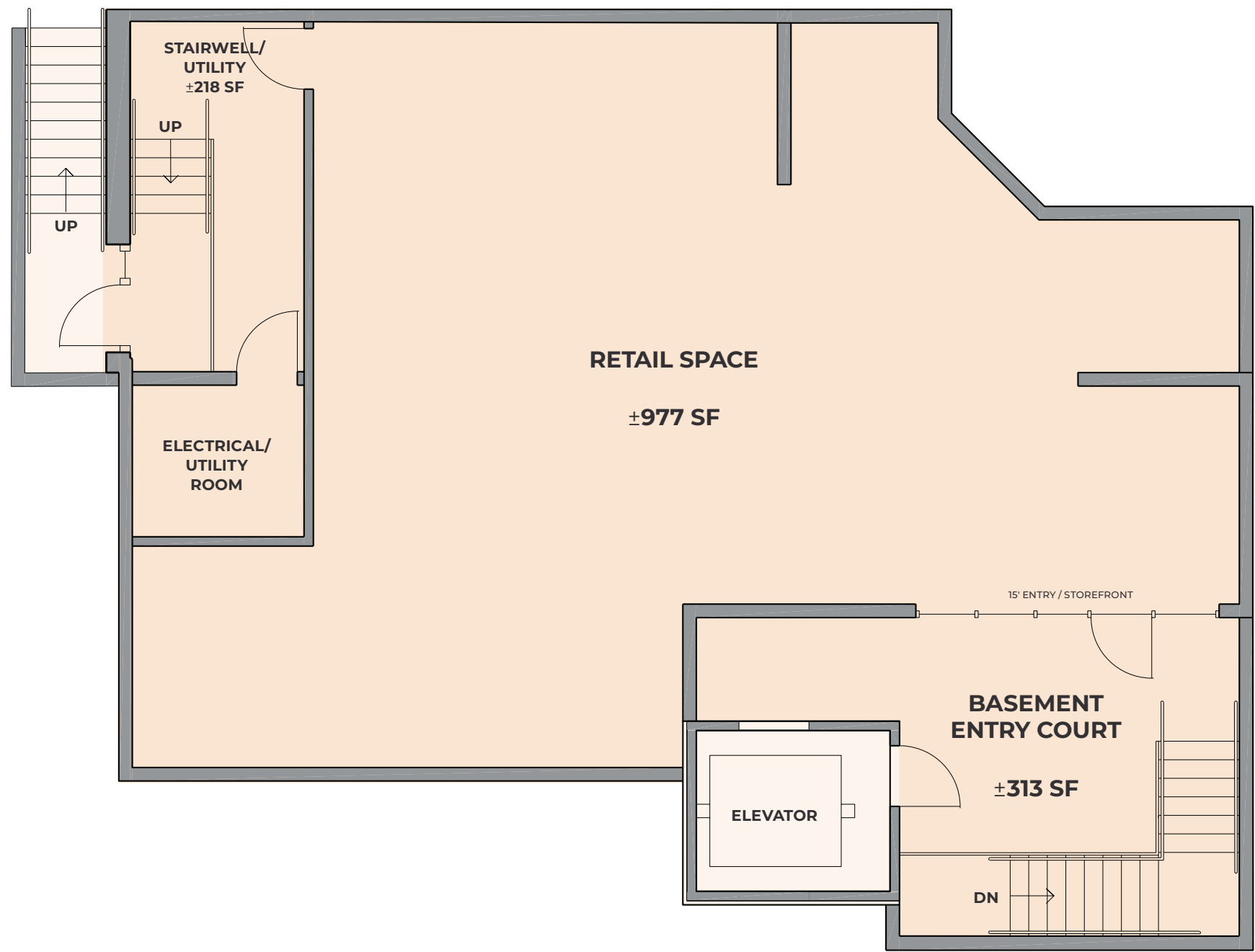
A1-101	±1,266 SF
A1-102	±1,050 SF





# GIANANDREA HOUSE

BASEMENT |  $\pm 1,508$  SF  
Available Now



## GIANANDREA HOUSE BASEMENT

Retail Space	$\pm 977$ SF
Stairwell/Utility	$\pm 281$ SF
Basement Entry Court	$\pm 313$ SF





CUPERTINO

SAN JOSE

SAN TOMAS PLAZA

GROCERYOUTLET  
bargain Market

DOLLAR TREE

AutoZone

Barracuda

Westfield  
VALLEY FAIR

CAMPBELL

El Camino  
Health

NETFLIX

17

85

GOOD  
SAMARITAN  
HOSPITAL  
EXPANDING  
BY 750,000 SF

3 MILE RADIUS

SARATOGA

THE JUNCTION

MONTE SERENO

Audible Magic

CORNERSTONE OF LOS GATOS

WHOLE  
FOODS  
MARKET

Hanna  
HAWAIIAN NOODLE BAR

NOAH'S  
NY BAGELS

SKIN & SPIRIT

Great Clips

SHEPHERD  
& SIMS

LOS GATOS

DOWNTOWN  
LOS GATOS

LOS GATOS LUXURY CARS

Lamborghini

ROLLS  
ROYCE

BENTLEY

KINGS COURT SHOPPING CENTER

Lunardi's  
MARKETS

Peet's  
COFFEE

Bank of America

The Wooden Horse  
TOYS FOR GROWING

WELLS  
FARGO

CVS  
pharmacy

SOUTH  
SAN JOSE



# DEVELOPMENT

## PHASE I

Nearly all of the 320 unit Residential portion of Lark District and portions of the Transition District (Phase I) have been completed by SummerHill Homes.

## PHASE II

Entitlements in Process. Anticipated to contain a mix of multi-family and town Homes, totaling ±450 units.



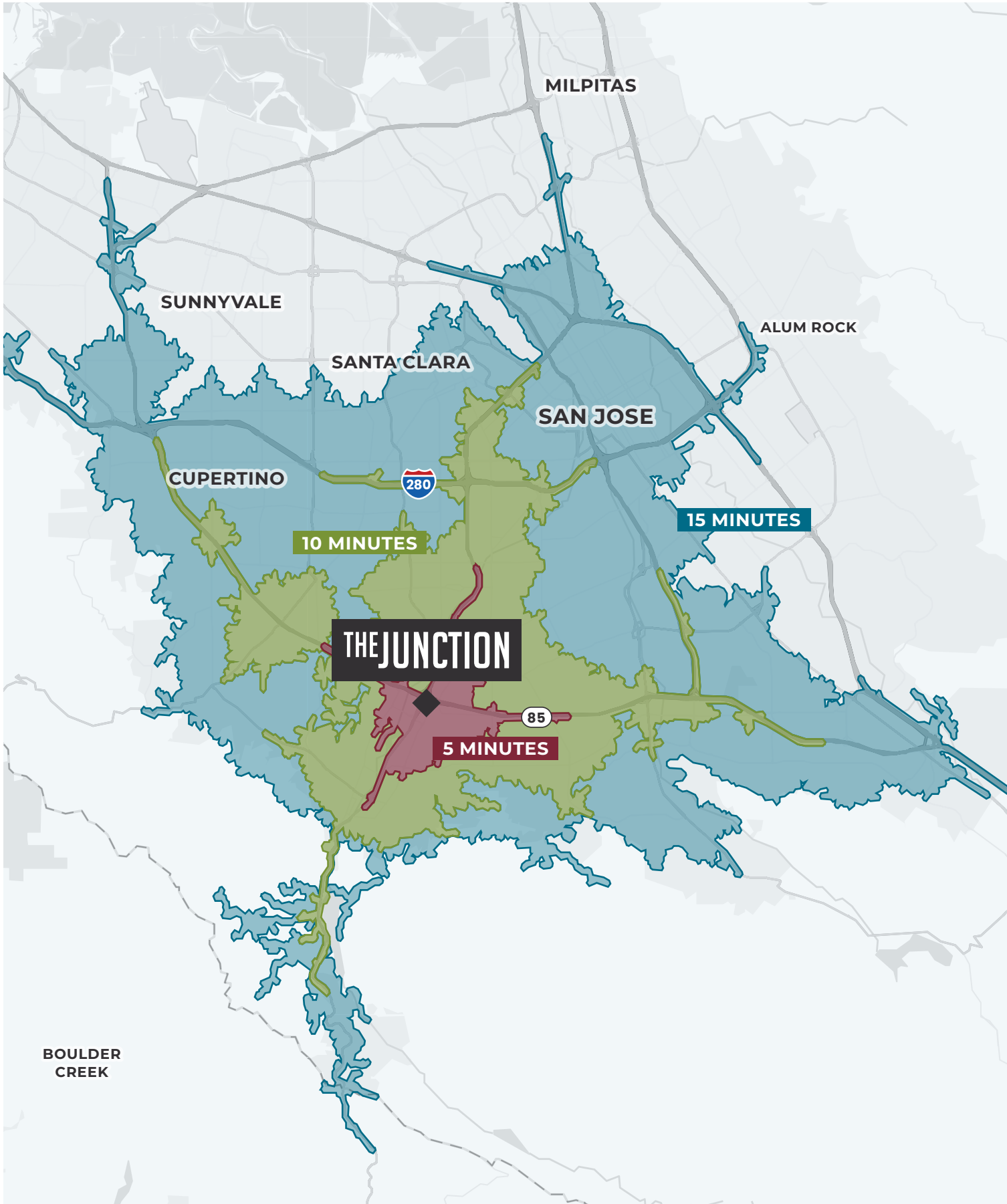
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# DRIVE TIME RADIUS

DEMOGRAPHICS (2024)	5 MIN	10 MIN	15 MIN
Total Population	22,194	224,745	821,338
Total Households	8,029	83,587	295,963
Median Age	42.4	41.2	39.4
Total Occupied Housing Units	8,565	89,474	319,511
Total Owner Occupied Housing Units	61.2%	52.3%	48.3%
Total Renter Occupied Housing Units	32.6%	41.2%	44.3%
Average Household Income	\$250,146	\$216,291	\$210,414
Median Household Income	\$191,541	\$162,393	\$156,549
Per Capita Income	\$90,777	\$80,570	\$75,982
Population 25 yrs	15,423	160,633	583,687
% Population 25 yrs + Some College	12.2%	11.9%	12.1%
% White Collar Occupations	85.0%	78.2%	76.4%
% Blue Collar Occupations	6.7%	9.7%	10.6%





# DEMOGRAPHIC RADIUS

DEMOGRAPHICS (2024)	1 MILE	5 MILES	10 MILES
Total Population	16,334	360,061	1,209,839
Total Households	6,067	132,628	418,123
Median Age	42.5	41.6	38.9
Total Occupied Housing Units	6,411	142,596	451,521
Total Owner Occupied Housing Units	61.5%	53.8%	48.1%
Total Renter Occupied Housing Units	33.2%	39.2%	44.5%
Average Household Income	\$245,908	\$223,802	\$208,136
Median Household Income	\$186,180	\$168,400	\$154,960
Per Capita Income	\$91,378	\$82,477	\$71,939
Population 25 yrs	11,325	257,430	861,660
% Population 25 yrs + Some College	12.8%	11.8%	12.1%
% White Collar Occupations	86.0%	79.2%	73.2%
% Blue Collar Occupations	5.7%	9.1%	12.5%





# THE JUNCTION



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