THE JUNCTION

LOS GATOS

STATION LEASING GUIDE

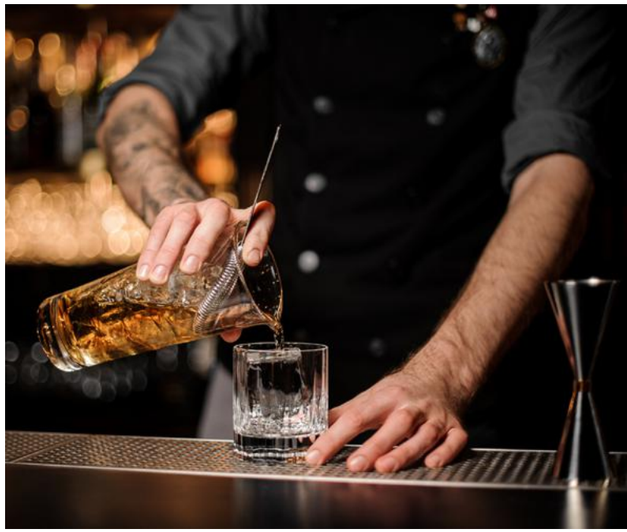
17,500 SF ground floor retail
4,200 SF with terrace (second floor)

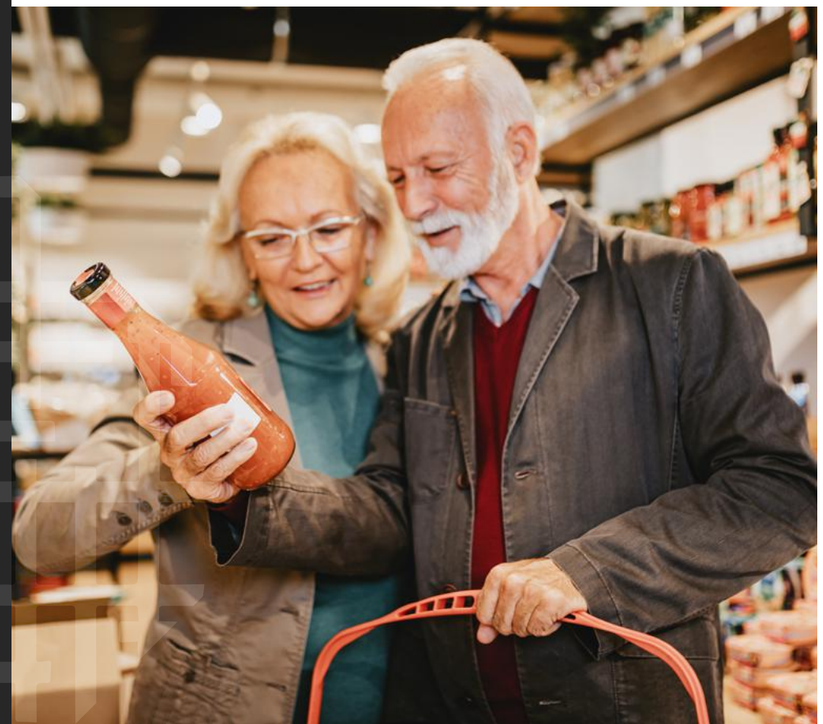
14975 Los Gatos Boulevard
Intersection of Los Gatos Boulevard
and South Turner Street
Los Gatos, CA 95032

(408) 879-4000

PRIME COMMERCIAL INCORPORATED

harmonie PARK



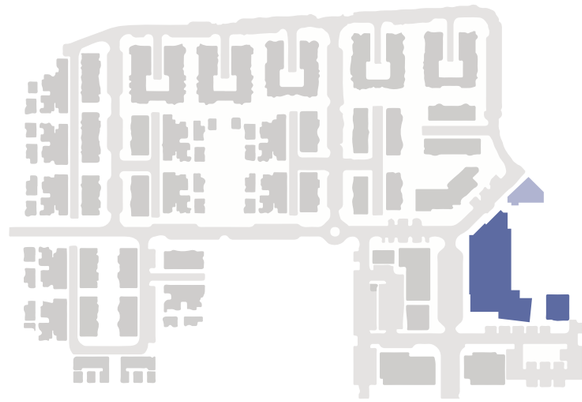


THE JUNCTION LOS GATOS

Imagine a community market at the junction of a historic town where history meets the future.

Los Gatos is nestled in the Sierra Azules Mountains where trains once brought commerce and tourists to the valley. Now residents and visitors alike enjoy life in the largest metropolitan area in northern California.

The Junction is a carefully planned multi-use village in northern Los Gatos designed to preserve the small, community feel from the town's founding in 1887. Created with an eye toward the area's agricultural and ranching roots, The Junction is an open plan that includes vibrant green spaces and community garden clusters. The village offers retail and restaurant space, condominiums, row homes, and apartments. The Junction is designed to encourage residents and visitors to gather, shop, and enjoy the best our local community has to offer.



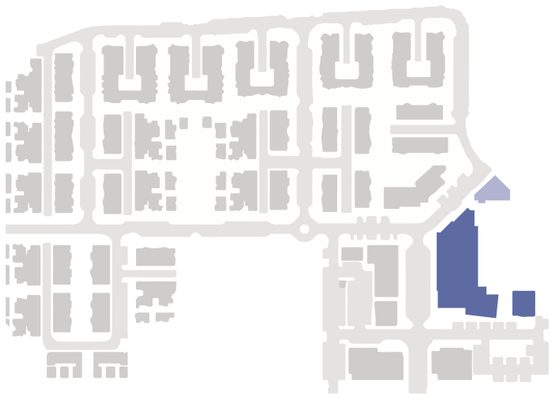
- Station Building (B1)
  23,700 square feet total w/ private loading area of 1,519 SF, divisible
  17,912 ground floor
  4,200 with terrace second floor
- Signal Building (B2)
  5,636 square feet
- Brakeman Building (A2)
  8,156 square feet, divisible
- Spur Building (C)
  7,170 square feet, divisible
- Boiler Building (A1 Major)
  5,710 square feet, divisible
- Highball Building (A1 Minor)
  2,566 square feet (est)
- Gianandrea House (Basement)
  977 square feet retail
  313 square feet entry court

RESIDENTIAL UNITS
~97 Row homes
~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.

STATION BUILDING

17,912 SF Ground Floor Divisible
With 1,519 SF Loading
4,200 SF 2nd Floor with
700 SF terrace
Anticipated 2nd Quarter 2023
14225 Walker Street, Los Gatos CA



BUILDING B1 (1ST FLOOR)	
Ground Floor Market	17,912 SF
Loading	1,519 SF
Freestanding	2,000 SF
2nd Floor	4,200 SF w/ Terrace

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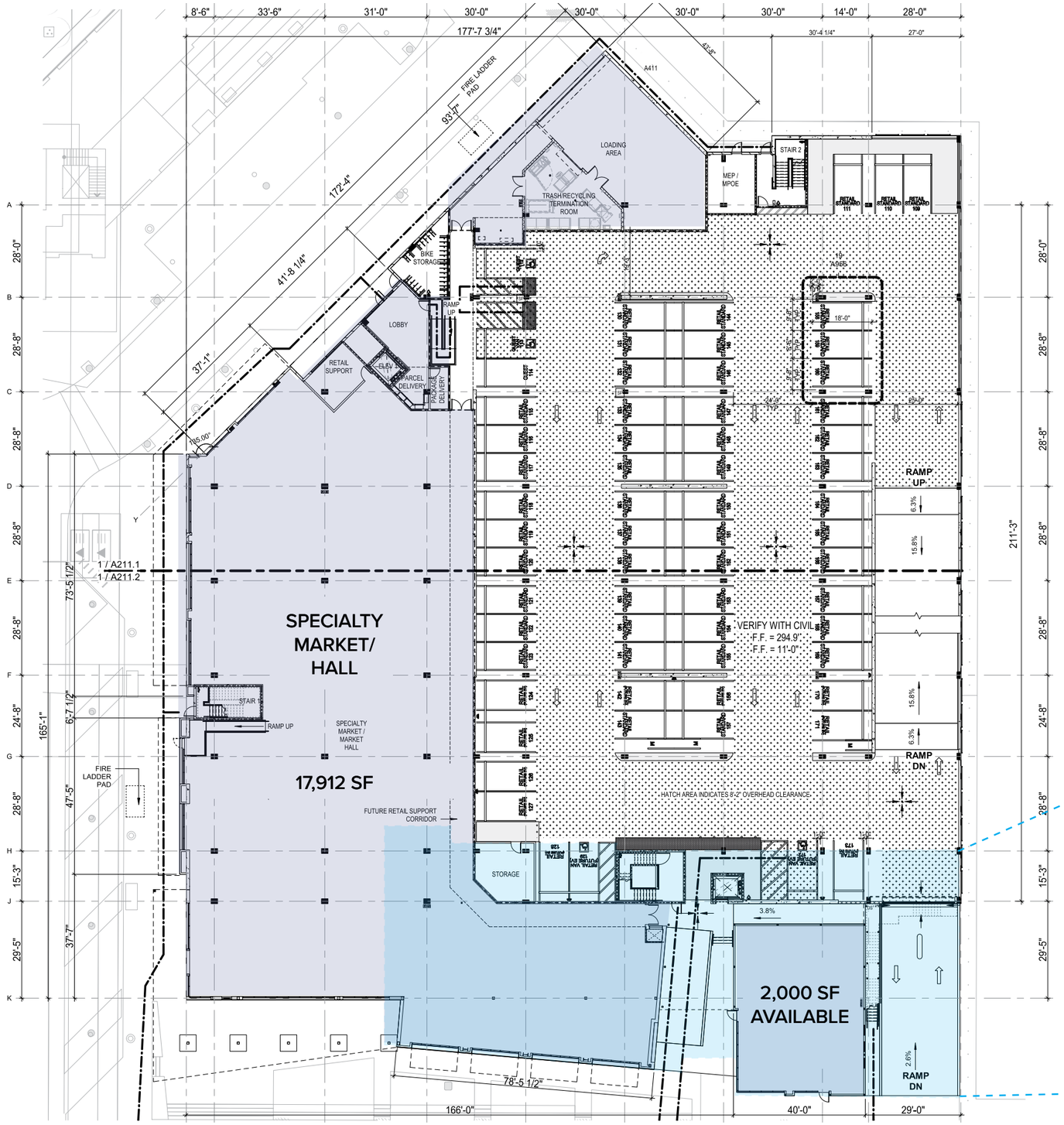
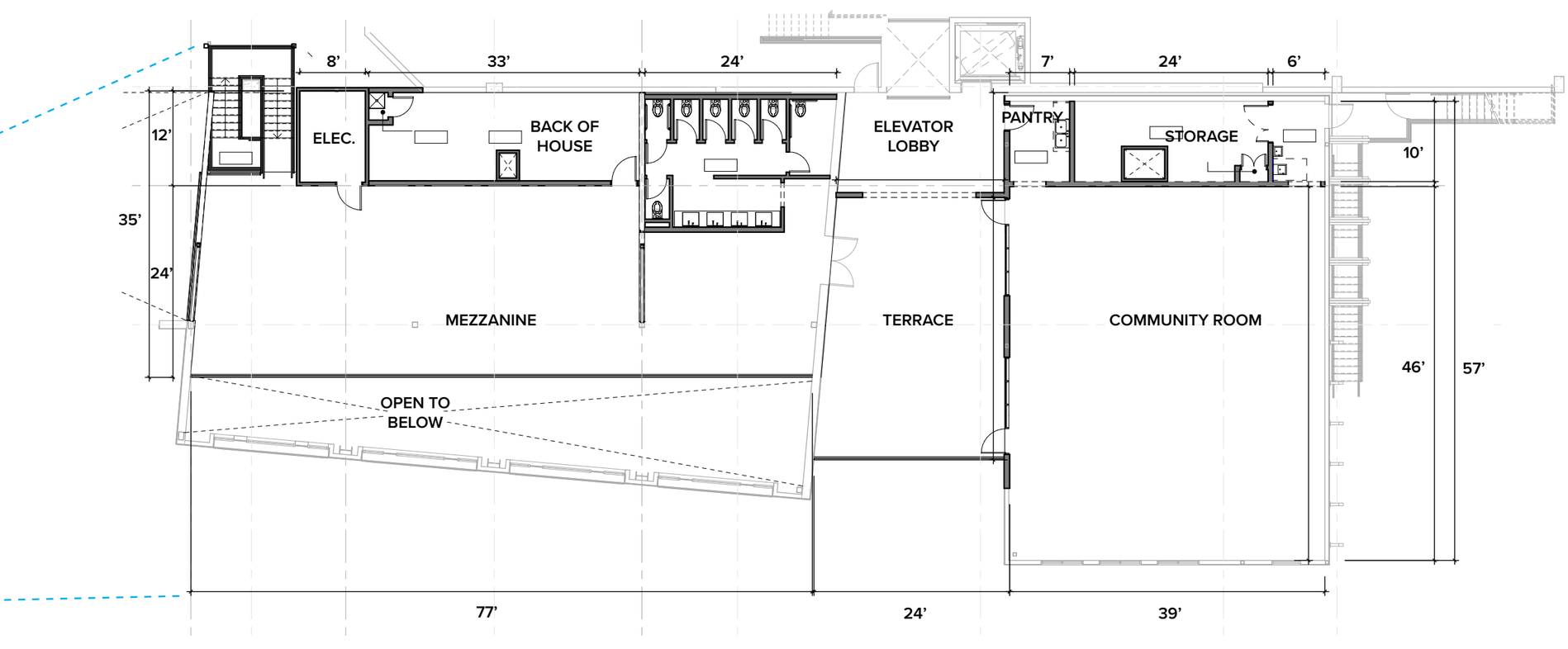
FIRST FLOOR



SECOND FLOOR



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

*Terrace does not count towards total square footage

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A PARTNER WITH A VISION FOR COMMUNITY

We’re seeking a large retail partner to be the core of The Junction community. Located in the Station Building, our retail partner has access to 17,500 SF ground floor, and 4,200 SF with 700 SF terrace on the second floor. This space is ideal for a market hall experience or an anchor grocery store.

THE MARKET HALL

The Station Building offers two levels of retail space. The first floor features two wings of shopping space designed boomerang style around a community garden. It is ideal for a market hall, which offers customers a selection of unique, thoughtful products both local and global. The second floor includes space for vendors, a terrace, and places for the community to connect, as well as our affordable senior housing units. The Market Hall partner is passionate about uniting the local and global experience through vendors who share our vision for creating a lively community space.

THE GROCERY STORE ANCHOR

The grocer would occupy the first floor space of The Station and offer our community a boutique selection of fresh products and quality items. This retail partner serves as a hub for our local residents at The Junction and for the larger Los Gatos area and is passionate about creating community. The second floor space can be leased separately as restaurant or retail space while also serving as community space and affordable senior housing.

INDIVIDUAL RETAIL PARTNERS

In the event a market hall or grocery store partner is not secured, we will consider leasing to individual retailers on both floors of The Station Building.

THE JUNCTION OF THE PAST AND FUTURE

Los Gatos serves a unique area and population. Tucked into the valley between the Sierra Azules, the town has managed to preserve its small town feel despite becoming the largest metro area in northern California. Though Los Gatos boasts a small town population of roughly 33,500 residents, nearly 1 million people live within 10 miles of Los Gatos.

With proximity to Silicon Valley, the area is a thriving, self-contained city with a vibrant downtown designed for walking, beautiful parks, and a greenbelt system. Los Gatos is listed on the National Register of Historic Places.

The Junction is located in a prime spot just off the West Valley Freeway and north of Los Gatos, allowing easy access for visitors and residents alike.

This is a prime opportunity for a visionary retail partner to join with us and create a dynamic market hall or grocery experience in a distinct space. Come build our community with us, and craft a unique and unforgettable experience at The Junction Los Gatos.

MARKET HALL POTENTIAL LAYOUT

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

Disclaimer: 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.

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

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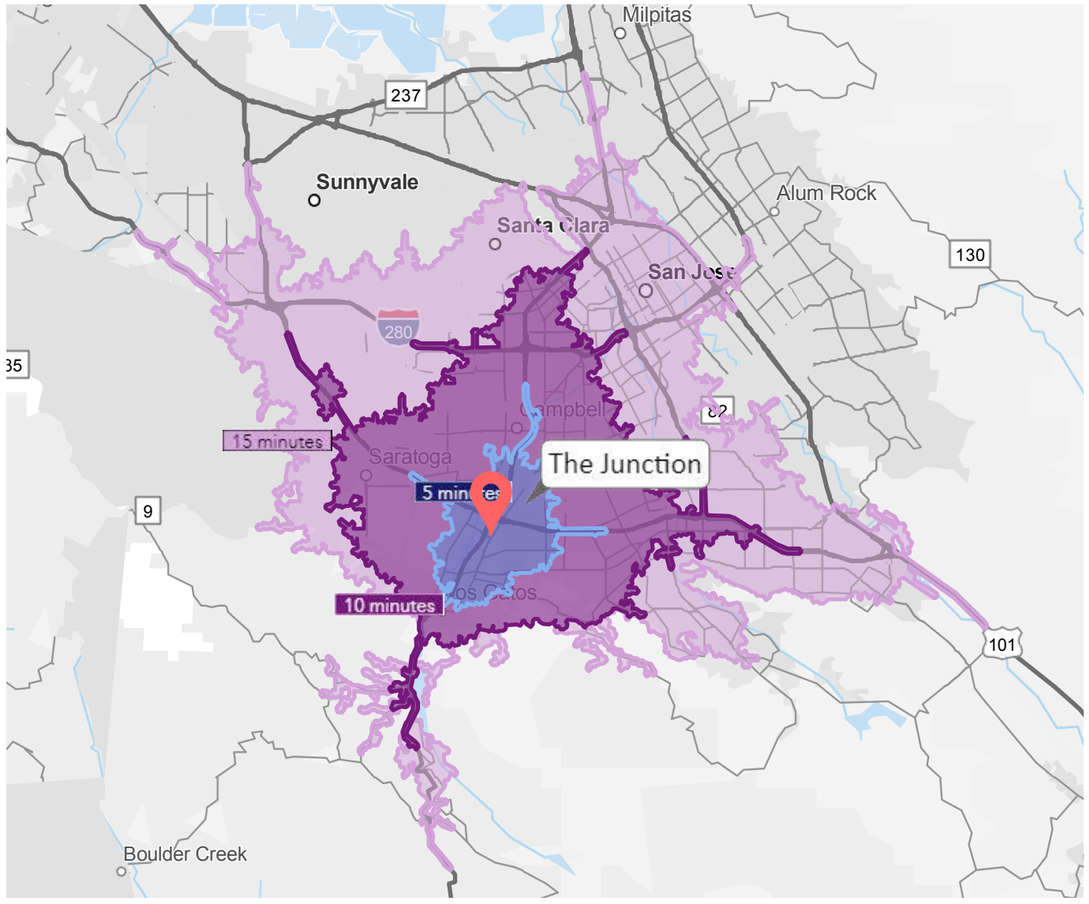
DRIVE TIME RADIUS

	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%

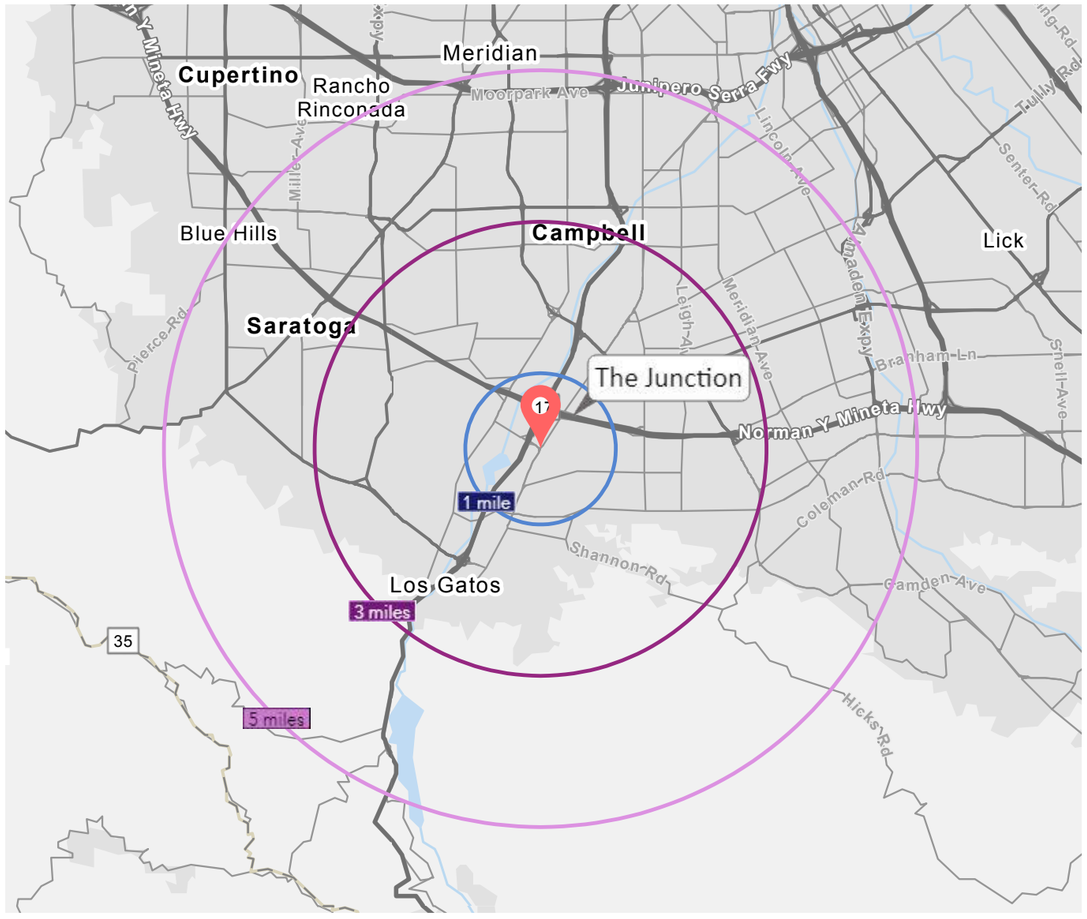


KEY FACTS			INCOME			BUSINESS		EDUCATION			
308,494	40.7	177,973	$134,439	$67,544	$346,816	14,916	140,071	6%	14%	22%	58%
Population	Median Age	2019 Average Household Income (Esri)	Median Household Income	Per Capita Income	Median Net Worth	Total Businesses	Total Employees	No High School Diploma	High School Graduate	Some College	Bachelor's/Grad/Prof Degree

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.

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			INCOME			BUSINESS		EDUCATION			
128,515	43.5	200,185	$158,778	$77,307	$576,659	6,604	57,789	4%	11%	22%	63%
Population	Median Age	2019 Average Household Income (Esri)	Median Household Income	Per Capita Income	Median Net Worth	Total Businesses	Total Employees	No High School Diploma	High School Graduate	Some College	Bachelor's/Grad/Prof Degree

DEVELOPMENT PARTNERS

harmonie PARK

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.

PRIME COMMERCIAL INCORPORATED

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.

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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.