



RETAIL PROPERTY FOR SALE

606 University Avenue | Los Gatos, California



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PROPERTY SUMMARY

Offering Price	\$1,295,000
Retail Building	416 SF (Approximately)
Garage Building	770 SF (Approximately)
Land Area	0.121 Acres
Year Built	1948
Parking	On-Site at the Rear

606 University Avenue is developed with a small retail building that has been occupied for many years by University Ave. Barber Shop. The building is well-maintained, with concrete block walls and a flat tar and gravel roof. This building was originally constructed in 1948. At the rear of the site is a garage that was constructed in the early 1990's. This building is approximately 770 square feet and is wood frame and wood sided with a sloped flat roof. The remainder of the site is paved with asphalt and fenced.



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PROPERTY OVERVIEW

LOCATION

606 University Avenue
Los Gatos, California 95032

SITE

The subject is located on the east side of University Avenue.
APN 529-10-023

LAND AREA

Rectangular parcel totalling 5,280 square feet with 40 feet of frontage and 132 feet of depth.

BUILDING DESCRIPTION

Retail Building	416 Square Feet
Garage Building	770 Square Feet

PARKING

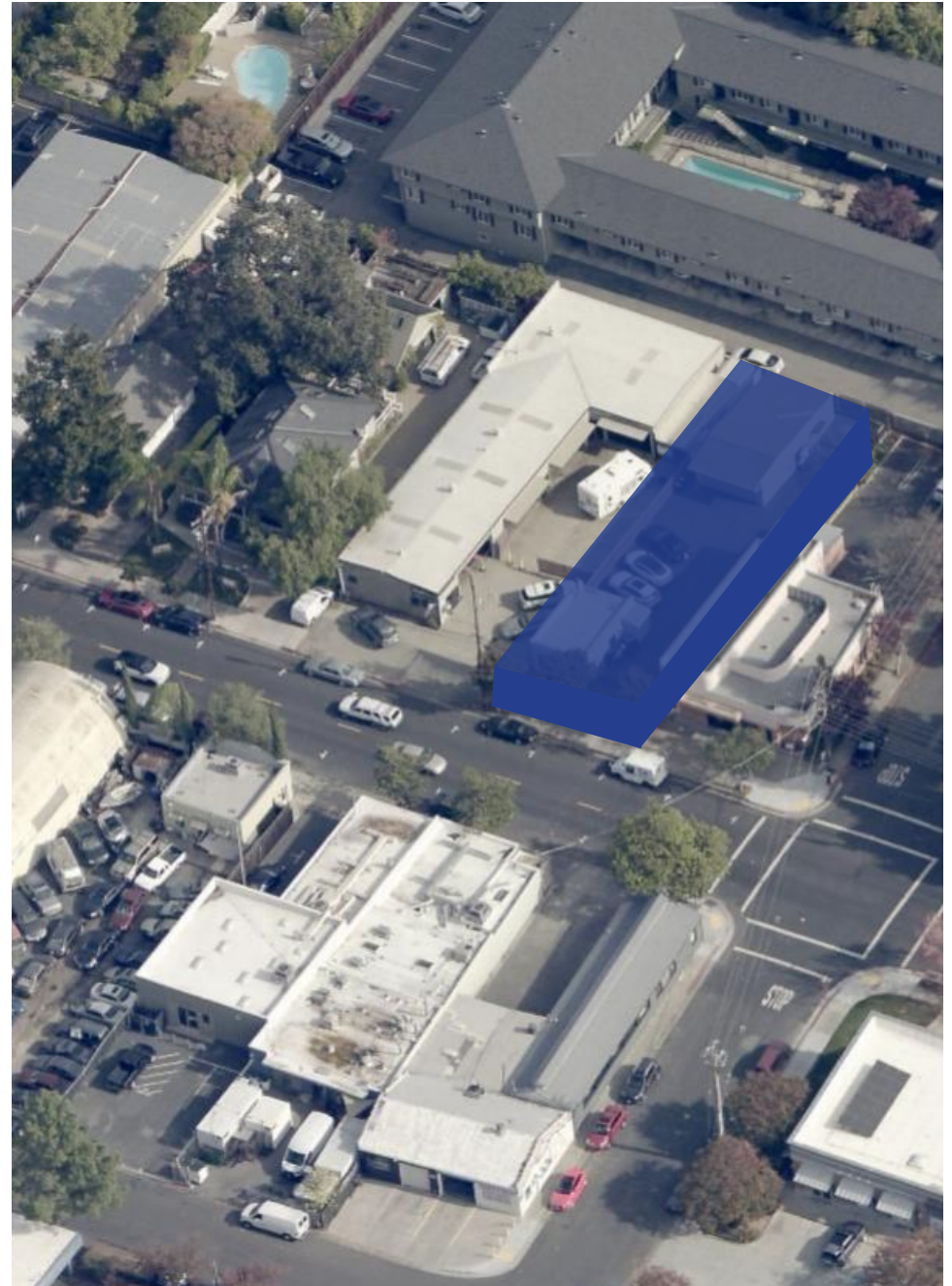
On-site, private lot

TRAFFIC COUNTS

University Avenue	16,010 ADT
Roberts Road	7,049 ADT

ZONING

Per the town of Los Gatos, the subject site is currently zoned LM (Commercial Industrial) with a General Plan Designation of Service Commercial.



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LOCATION

Los Gatos is one of 15 incorporated cities within Santa Clara County and is bordered on the east by San Jose, on the north by Campbell, on the west by Saratoga, and the Santa Cruz Mountains to the South. Los Gatos has an affluent and highly educated population of 33,529 residents, 72% of which have a Bachelor's degree or higher, with an average household income of \$156,270. Los Gatos is a bedroom community with many of its residents being employed in the high-tech industry throughout Silicon Valley. Los Gatos is a very desirable place to live which is demonstrated by its average house price of over \$2,240,000 (Apr. 2022). 606 University Avenue is located just northeast of the downtown core and is a short walk to restaurants, shops, and commercial services.



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LOS GATOS TOP EMPLOYERS

NetFlix	2,524
Safeway	314
El Camino Hospital	560
Vasona Creek Health Care Center	250
Los Gatos-Saratoga High School District	320
Los Gatos Union School District	281
Courtside Tennis Club	542
Terraces of Los Gatos	228

LOS GATOS DEMOGRAPHICS

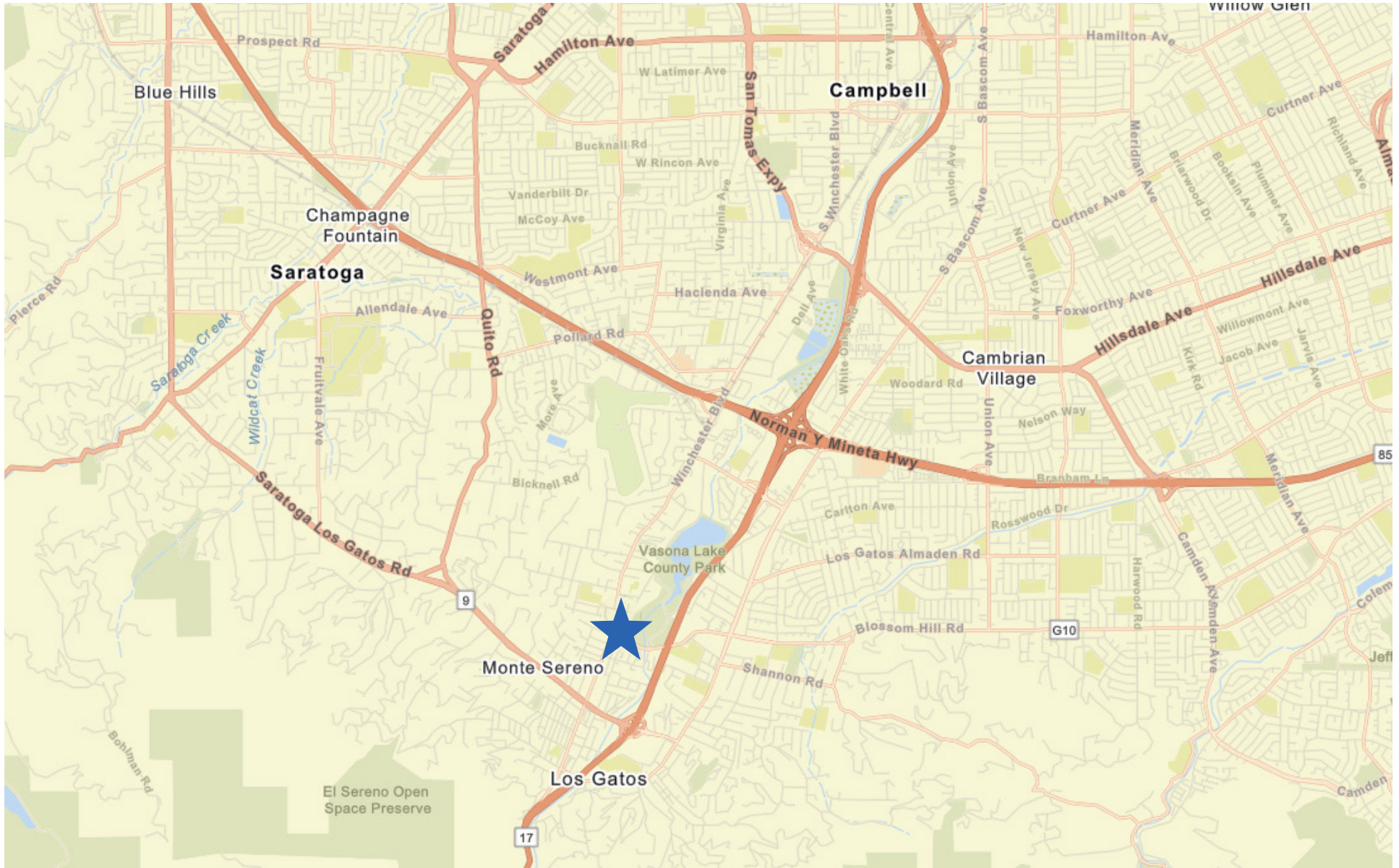
Estimated Population 2020	+ 33,529
Percent Change Since 2010	2.90%
Median Age	47.1
Total Households	12,573
Average People per Household	2.50
Average Household Income	\$212,207
Median Household Income	\$156,270



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AREA MAP



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AERIAL MAP



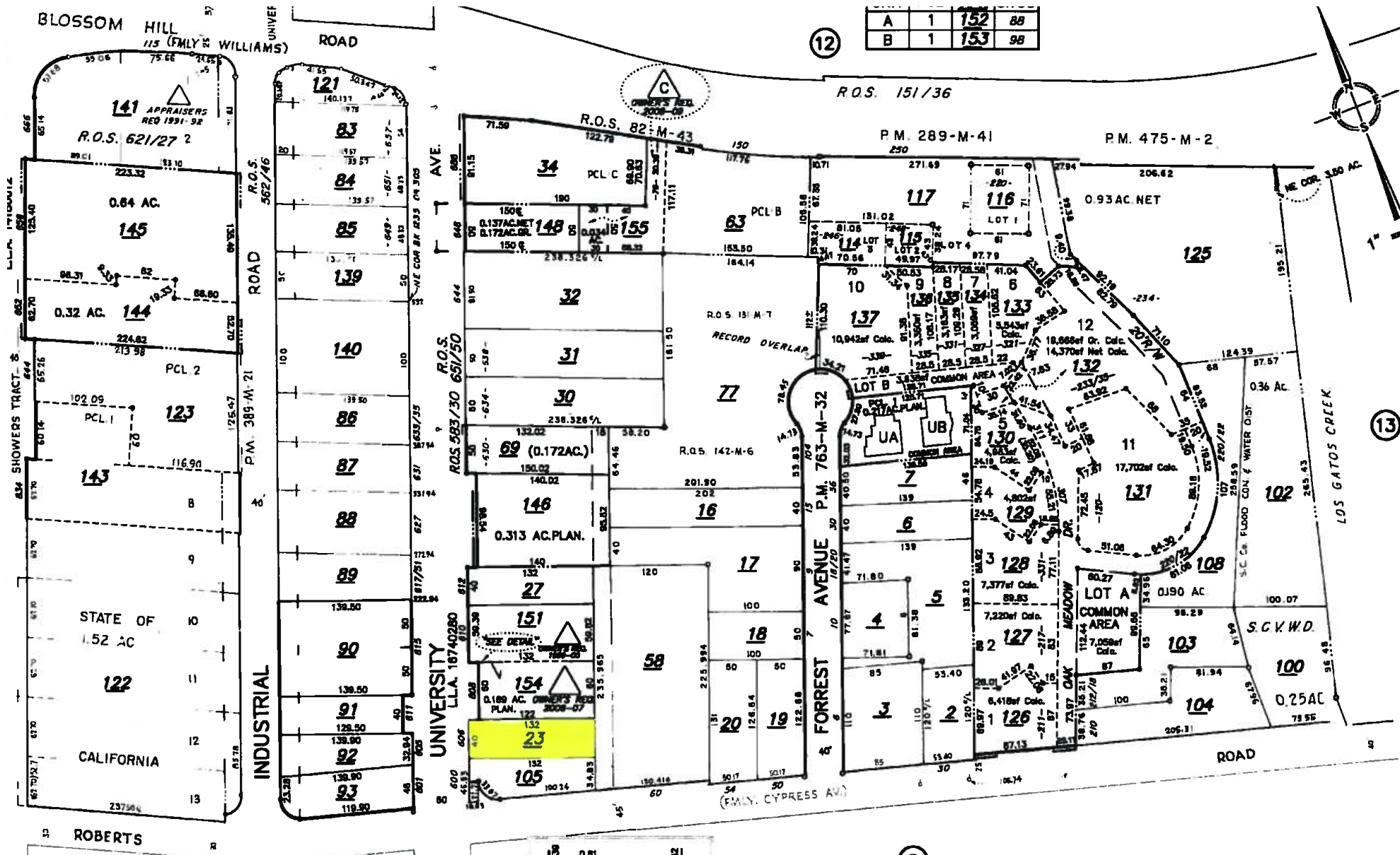
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PLAT MAP



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