

569-573 UNIVERSITY AVE, LOS GATOS

Two Office Buildings For Sale



 **PRIMECOMMERCIAL**
INCORPORATED

FOR SALE
408.879.4000

DIXIE DIVINE DOUG FERRARI
DDIVINE@PRIMECOMMERCIALINC.COM DFERRARI@PRIMECOMMERCIALINC.COM

WWW.PRIMECOMMERCIALINC.COM

 **PRIME COMMERCIAL**
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

www.primecommercialinc.com
Office: 408-879-4000

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STDB.

SALE HIGHLIGHTS

- 569 University Avenue (1,225 sf)
Currently Leased Through 01/31/2025
- 573 University Avenue (3,650 sf)
- 12,440 Square Foot Lot
- Recently Repaved with 15 Parking Stalls
- Access off of University Avenue & Industrial Way
- Zoned LM (Limited Manufacturing)
- Perfect for Owner-User who Desires Additional Income
- \$3,395,000.00

TRAFFIC COUNTS

- University Ave: 7,029 ADT
- N. Santa Cruz Ave: 14,721 ADT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,625	67,339	230,150
Average HH Income	\$208,880	\$190,800	\$167,995



PRIME COMMERCIAL
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

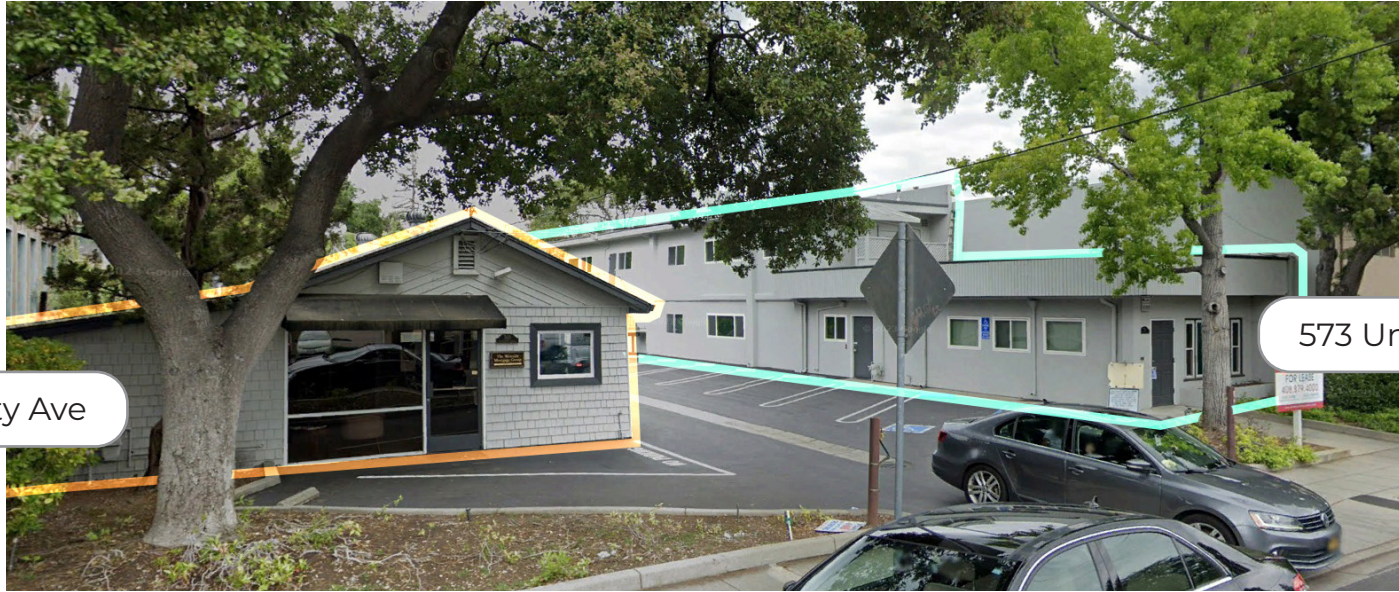
www.primecommercialinc.com
Office: 408-879-4000

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

569-573 UNIVERSITY AVE

569 University Ave



573 University Ave



PRIME COMMERCIAL
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

www.primecommercialinc.com
Office: 408-879-4000

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STD.B.

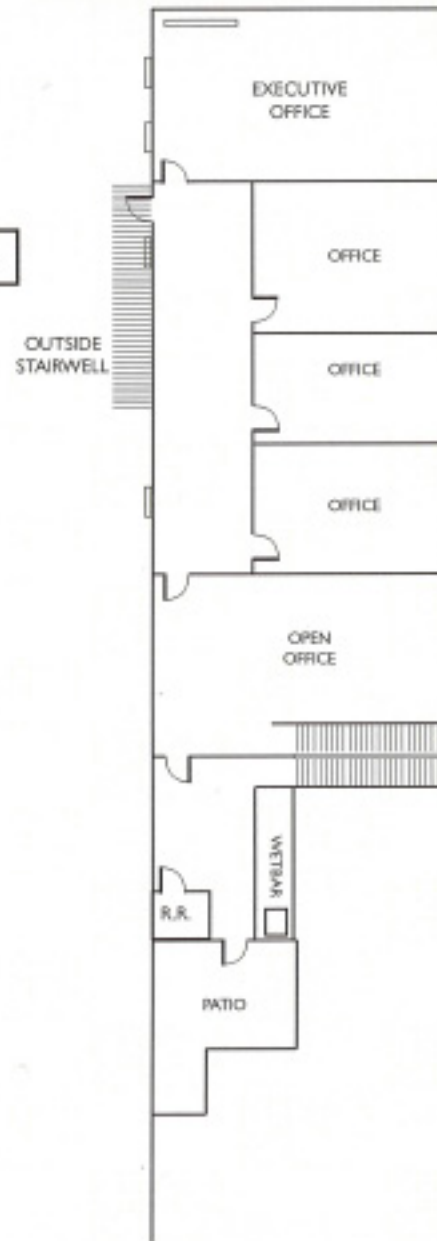
573 UNIVERSITY AVE. FLOOR PLAN

3,650 SF TOTAL

- 3 ground floor offices
- 4 second floor offices along with open office area



2nd Floor



PRIME COMMERCIAL
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

www.primecommercialinc.com
Office: 408-879-4000

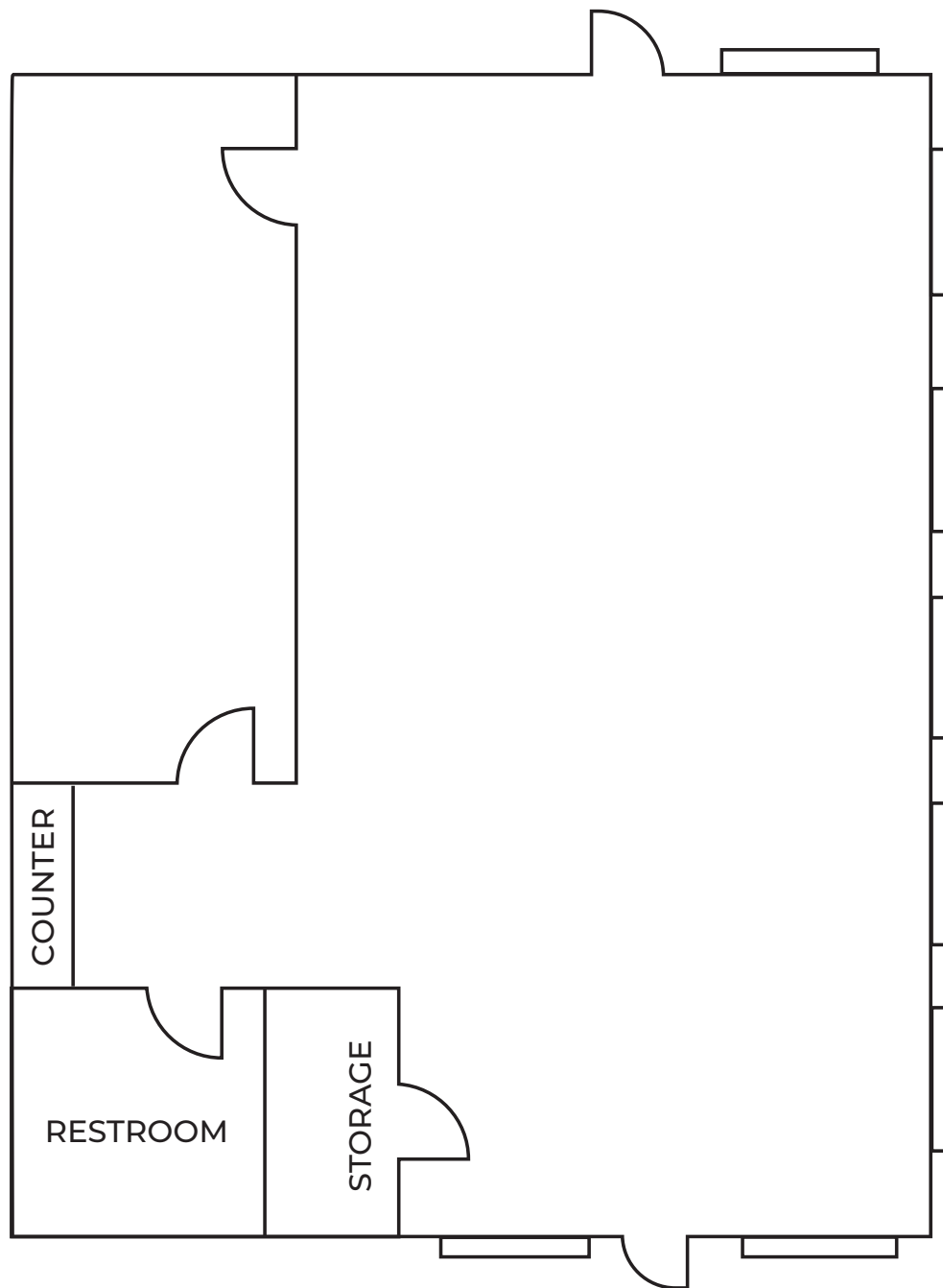
Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

569--573 UNIVERSITY AVE

569 UNIVERSITY AVE. FLOOR PLAN

1,225 SF TOTAL



PRIME COMMERCIAL
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

www.primecommercialinc.com
Office: 408-879-4000

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STD8.

569-573 UNIVERSITY AVE



PC INC PRIME COMMERCIAL
INCORPORATED
1543 Lafayette St. Suite C, Santa Clara CA 95050

www.primecommercialinc.com
Office: 408-879-4000

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STD.B.

FOR MORE INFORMATION, PLEASE CONTACT

Doug Ferrari

dferrari@primecommercialinc.com
408-879-4002
LIC# 01032363

Dixie Divine

ddivine@primecommercialinc.com
408-313-8900
LIC# 00926251



PRIME COMMERCIAL
INCORPORATED

