

# 569-573 UNIVERSITY AVE, LOS GATOS

## Office Building For Lease / Sale Near Downtown Los Gatos



 **PRIMECOMMERCIAL**  
INCORPORATED

**FOR LEASE**

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## LEASE HIGHLIGHTS - 573 University Ave

- 3,650 SF Two Story Professional Office Building
- Two Blocks North of Downtown Los Gatos
- Private Parking Lot
- \$2.50 / SF NNN
- Available Now!

## SALE HIGHLIGHTS

- 569 Univeristy Avenue (1,225 sf)
- 573 University Avenue (3,650 sf)
  - Two Freestanding Office Buildings Totaling 4,875 SF
  - 12,440 Square Foot Lot
  - Recently Repaved with 15 Parking Stalls
  - Access off of University Avenue & Industrial Road
  - Zoned LM (Limited Manufacturing)
  - \$3,695,000.00

## 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





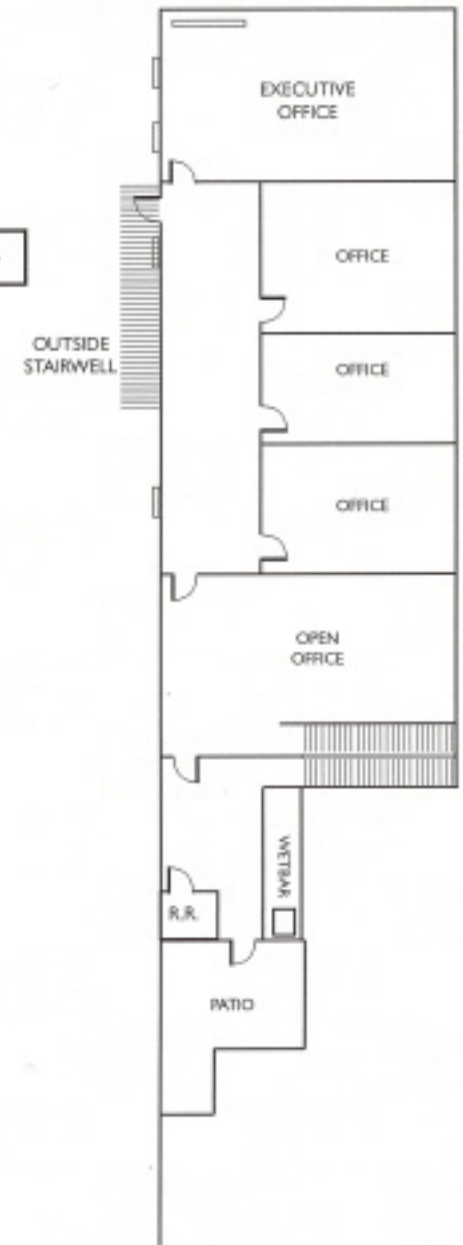
# 573 University Ave. FLOOR PLAN

3,650 SF TOTAL  
AVAILABLE NOW

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



2nd Floor





## AERIAL MAP





For More Information, Please Contact

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