

**RETAIL/OFFICE • 2,536 SF**  
DOWNTOWN LOS GATOS



# LOS GATOS SHOPPING CENTER

**438 N SANTA CRUZ AVE**  
LOS GATOS, CA 95030

 **PRIME COMMERCIAL**  
INCORPORATED

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The Los Gatos Shopping Center is conveniently positioned at the Gateway to the Downtown Shopping District, located at the NWC of North Santa Cruz Avenue and Highway 9 in Los Gatos, California. This recently renovated Specialty Shopping Center is built with the finest materials and exquisite craftsmanship, offering an ideal and highly visible opportunity for a variety of retailers to be located in the heart of prestigious and charming Los Gatos. This stunning center features ample on-site parking, a rare find in Downtown Los Gatos.



**34,000 SF GLA**  
SPECIALTY SHOPPING CENTER



**ON-SITE PARKING LOT**  
RARE FIND! & ABUNDANT



**EXCELLENT LOCATION**  
IN DOWNTOWN LOS GATOS

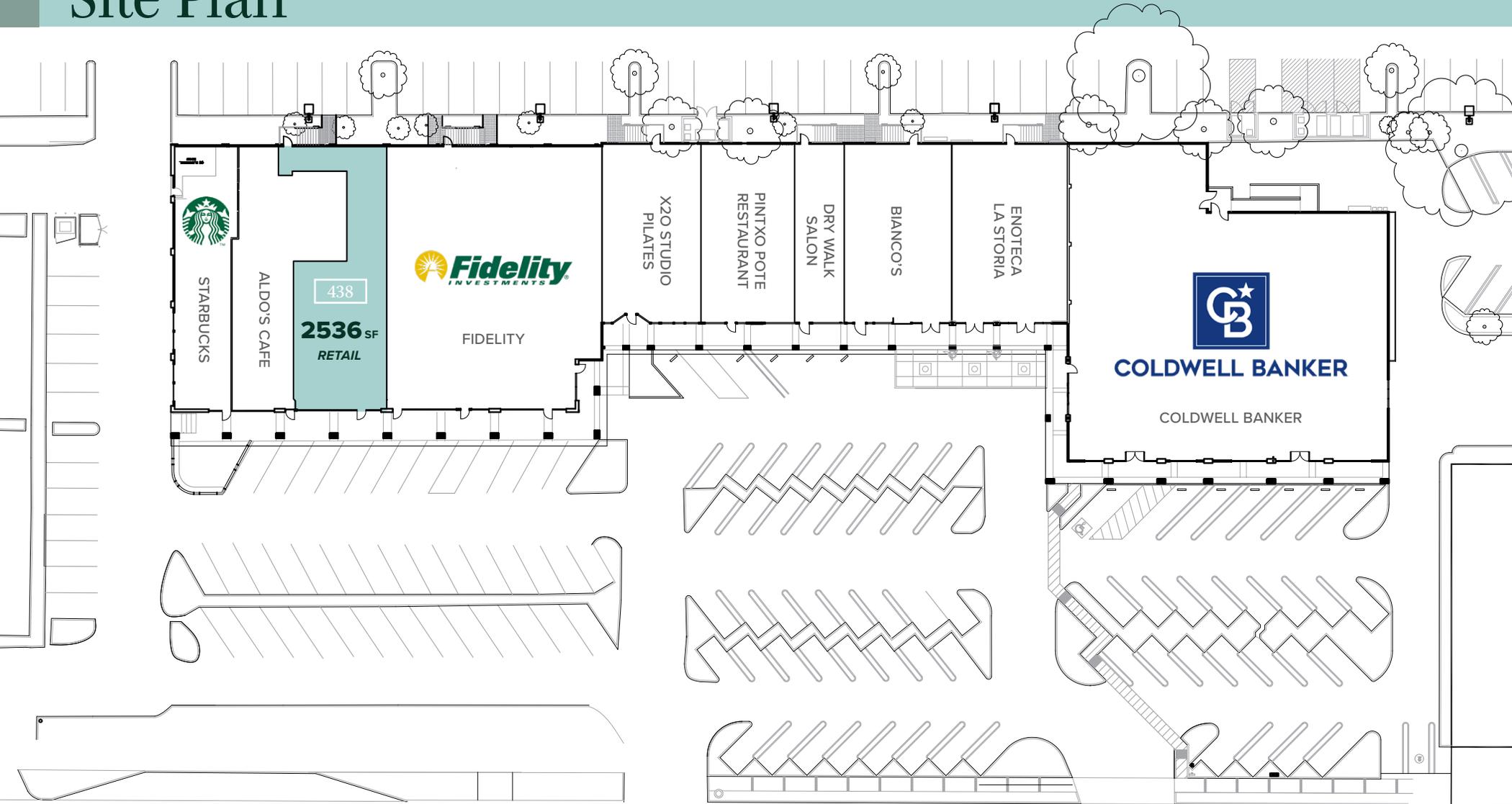


**HIGHLY VISIBLE**  
STRONG DEMOGRAPHICS & TRAFFIC



AVAILABILITY

# Site Plan



N. SANTA CRUZ AVENUE

AVAILABILITY - Suite 438  
**Floor Plan**



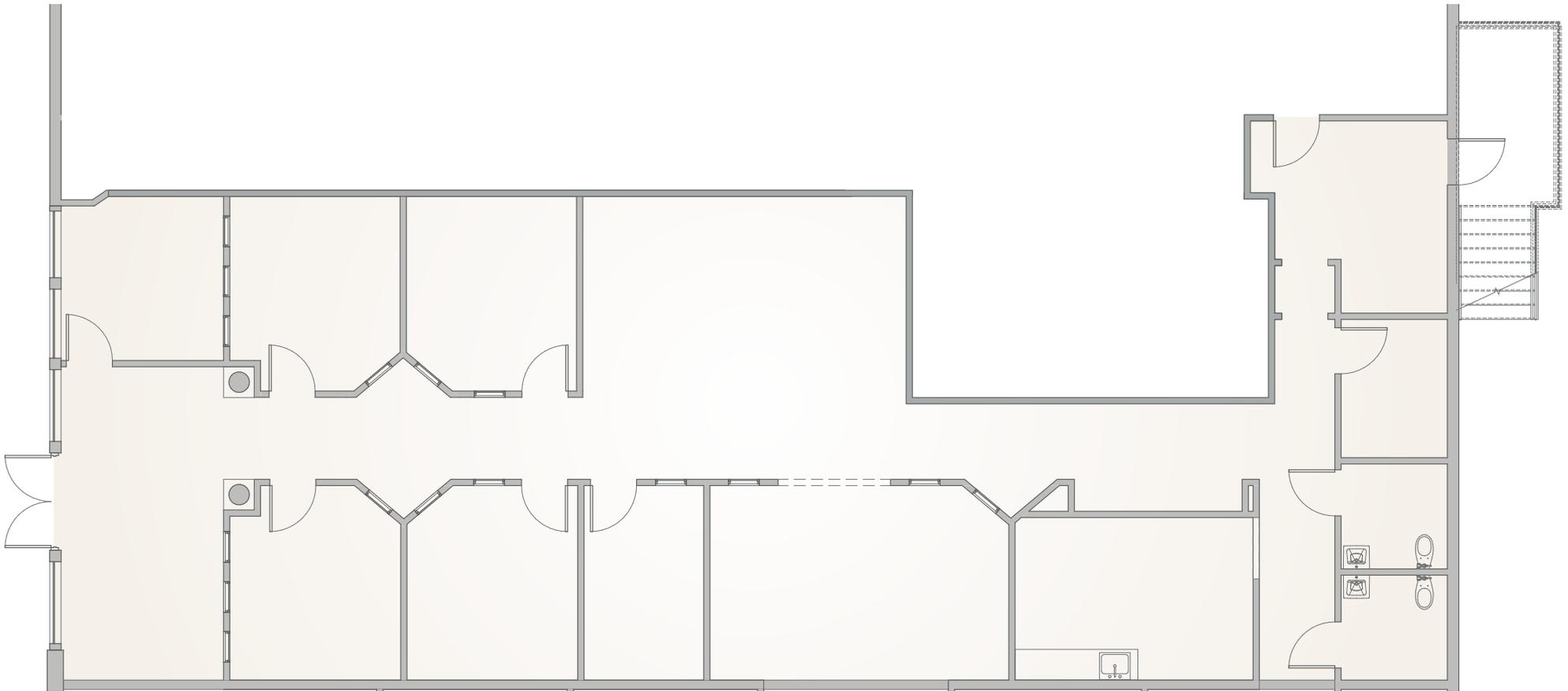
**LOS GATOS**  
SHOPPING CENTER

438 N SANTA CRUZ AVE  
LOS GATOS, CA 95030

**ADDRESS:** 438 N. Santa Cruz Ave, Los Gatos

**SIZE:** 2,536 SF

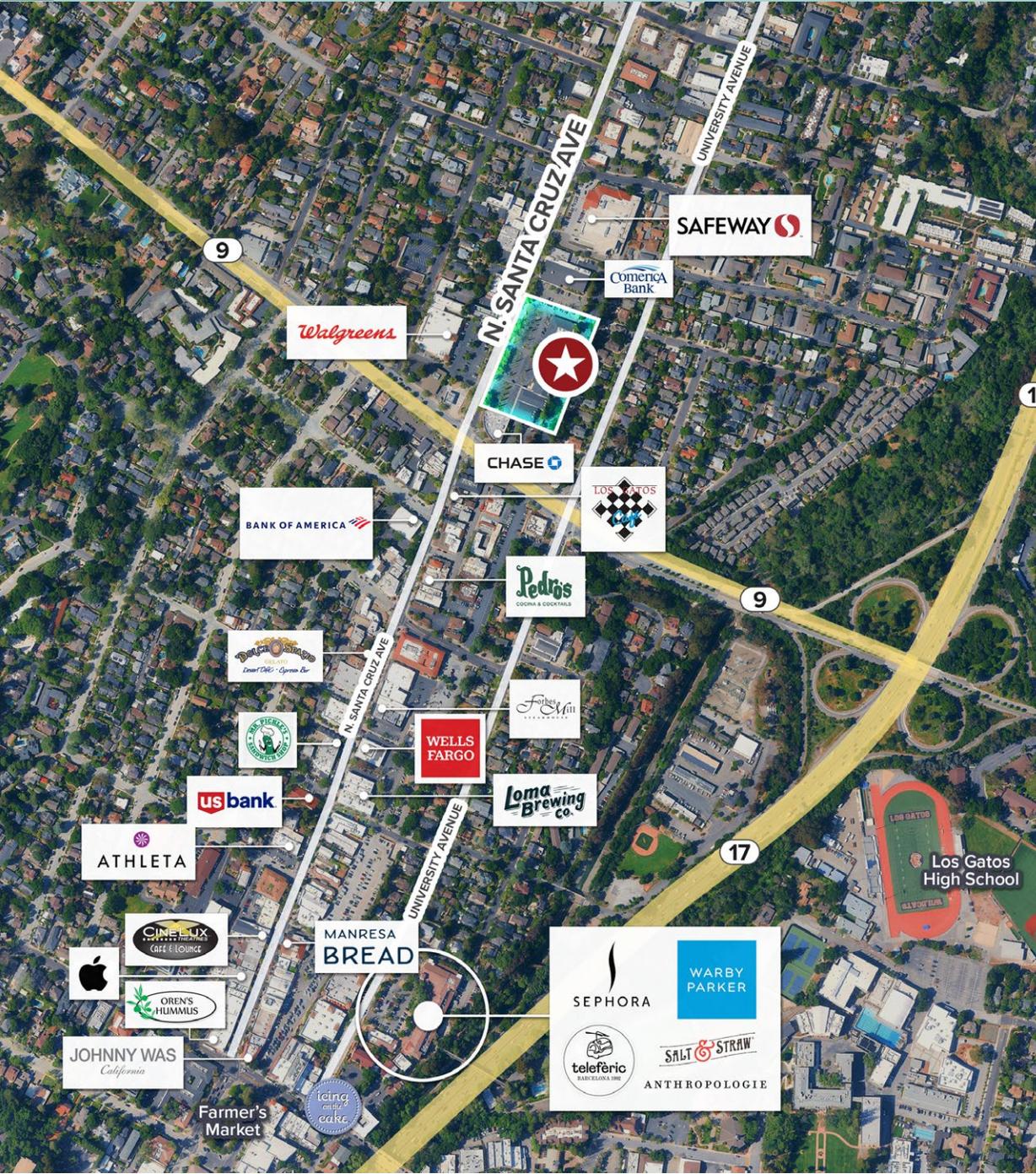
**SEEKING:** Retail, Office, Medi-spa uses



# Market Overview

## LOS GATOS SHOPPING CENTER

438 N SANTA CRUZ AVE  
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**AVERAGE HOUSEHOLD INCOME** (WITHIN 3 MILES)

**\$328,323**

**TOTAL POPULATION** (WITHIN 3 MILES)

**60,288**

**DAYTIME POPULATION** (WITHIN 3 MILES)

**73,680**

**TRAFFIC COUNTS** (CARS PER DAY)

N. Santa Cruz Avenue	16,086 ADT
University Avenue	7,272 ADT
HWY 9 / Los Gatos-Saratoga Road	27,300 ADT



**FOR LEASING & TOURING, PLEASE CONTACT:**

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