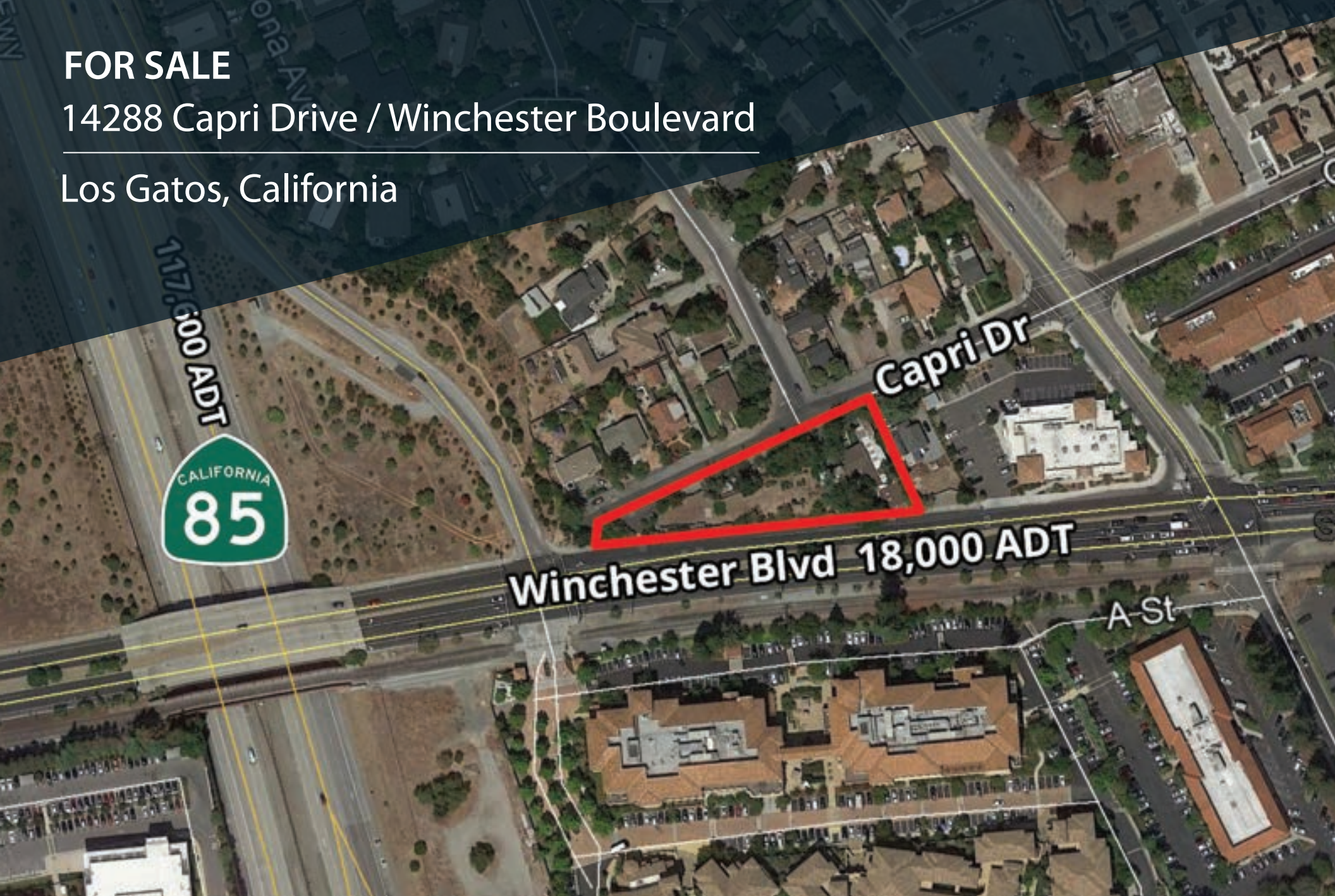


FOR SALE

14288 Capri Drive / Winchester Boulevard

Los Gatos, California



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PROPERTY INFORMATION

- NE Corner of Winchester Boulevard at Hwy 85
- Located across from Netflix & Roku Headquarters
- Access: Curb cuts on Winchester Boulevard
- APN #: 406-30-016
- Size: 0.53 Acres
- Zoning: C-1 Neighborhood
- Price: \$1,950,000.00
- Preliminary plans for a two-story Medical Building
- Potential for 8,200 SF office building with out grade level parking

CURRENT IMPROVEMENTS

- +/- 1,550 SF Residential House
- 3 Bedroom / 2 Bath

TRAFFIC COUNTS

- Winchester Boulevard: 18,000 ADT
- Capri Drive: 912 ADT



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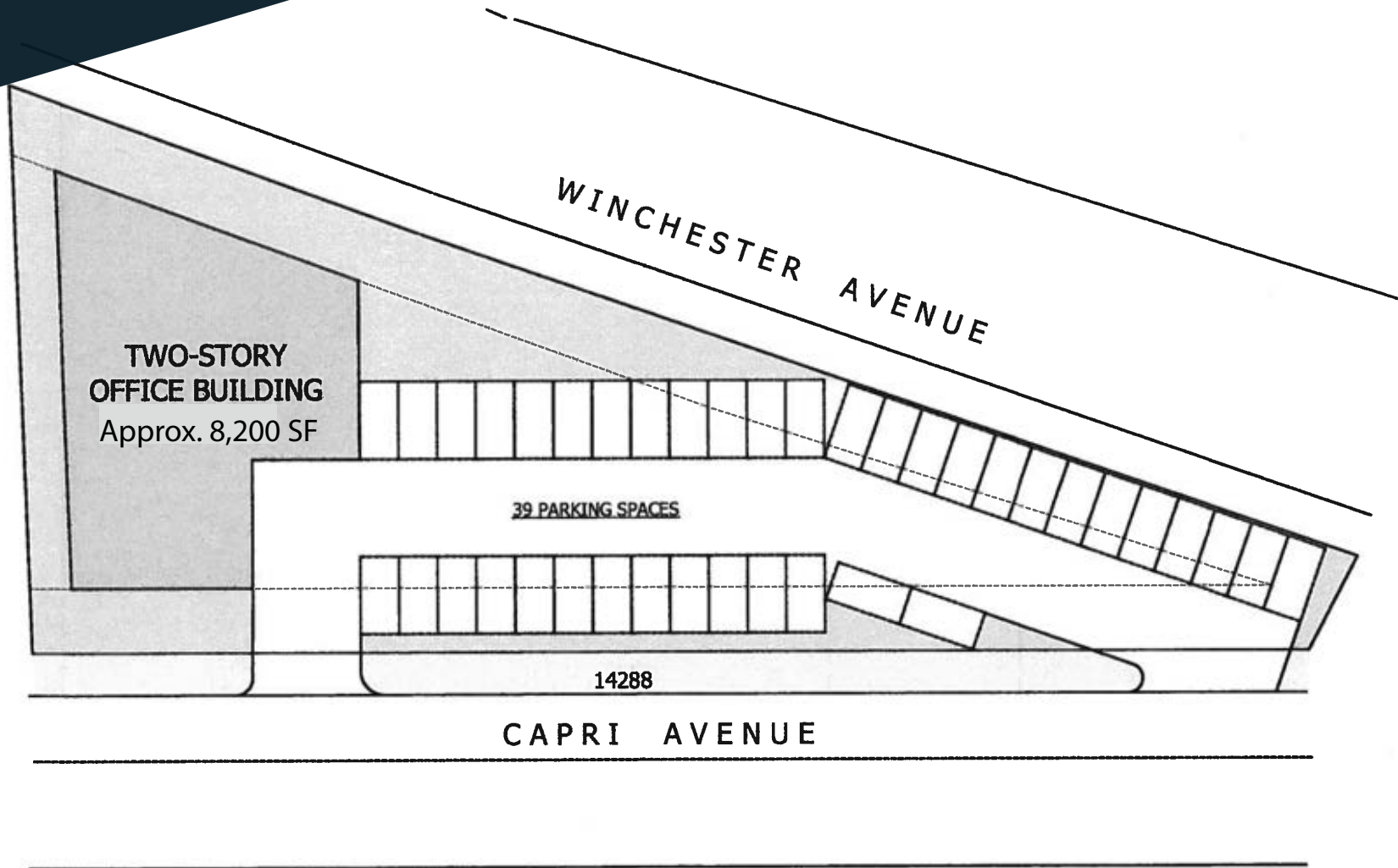
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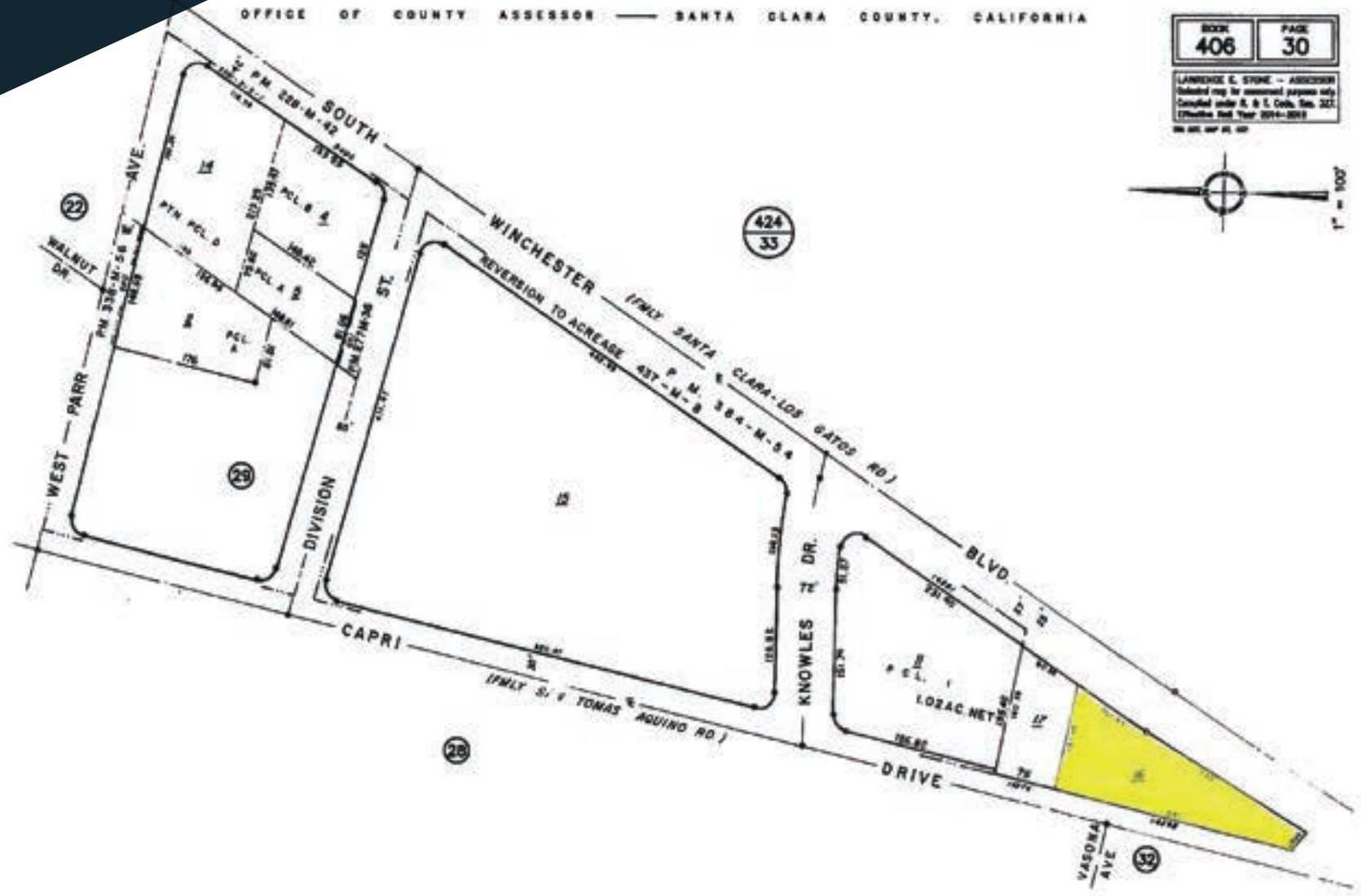
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PROPOSED TWO-STORY OFFICE BUILDING



PLAT MAP



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AERIAL MAP



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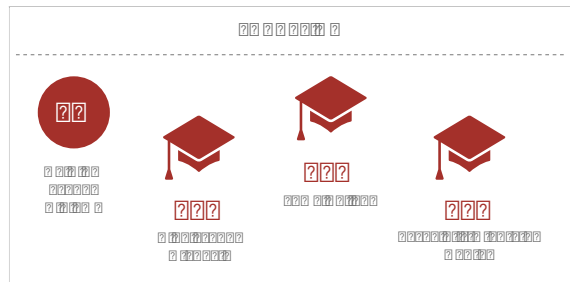
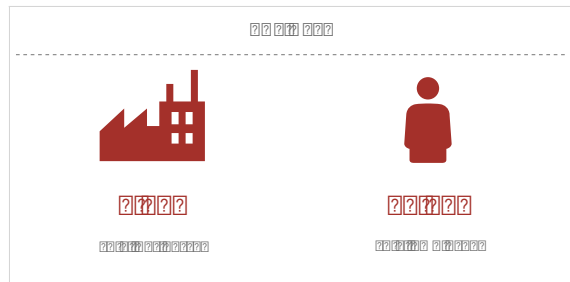
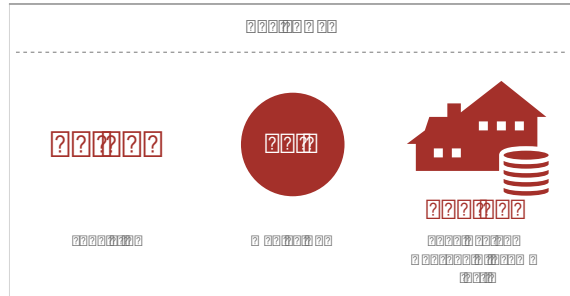
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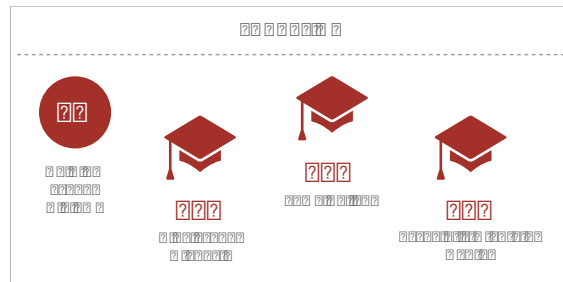
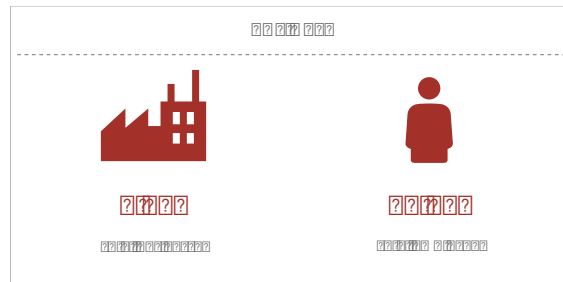
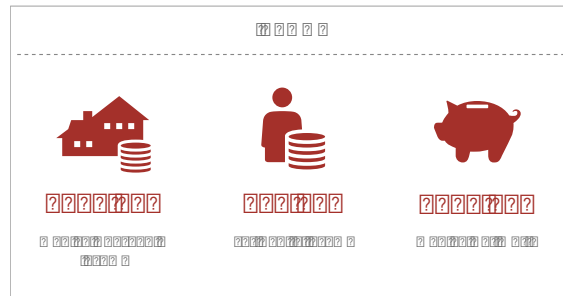
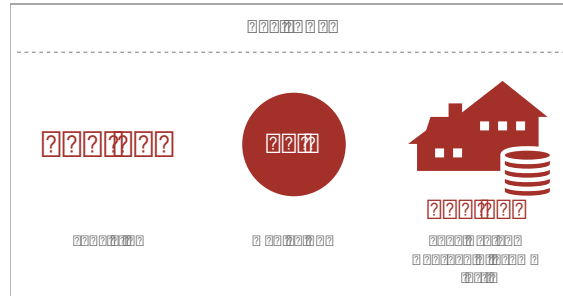
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DEMOGRAPHICS

1 Mile



3 Miles



5 Miles

