

# 449 N. SANTA CRUZ AVENUE

For Lease | Los Gatos, CA



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# PROPERTY HIGHLIGHTS



## HIGH TRAFFIC COUNTS

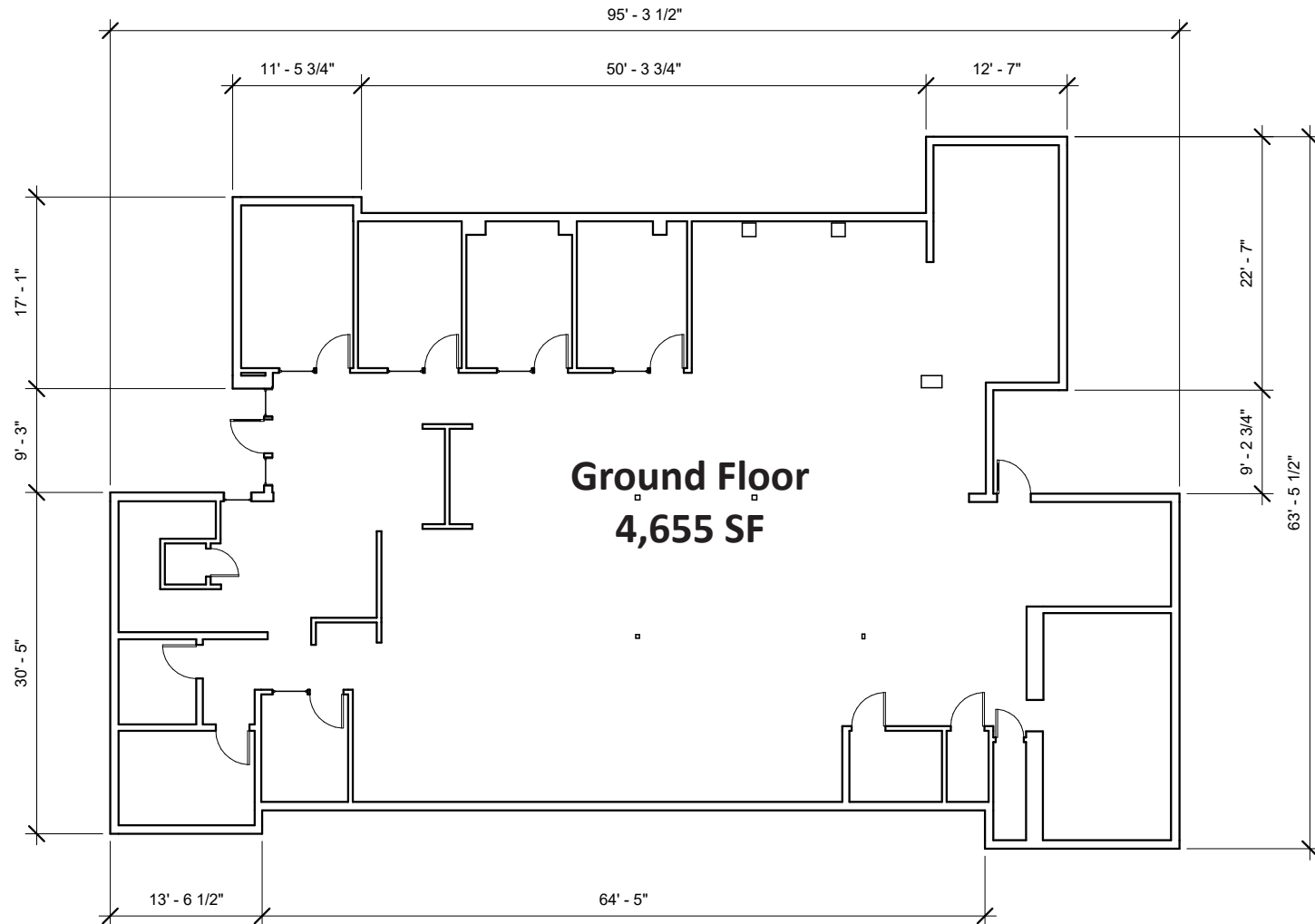
|                        |            |
|------------------------|------------|
| N. Santa Cruz Blvd.    | 16,068 ADT |
| Los Gatos Saratoga Rd. | 28,500 ADT |

## GREAT DEMOGRAPHICS

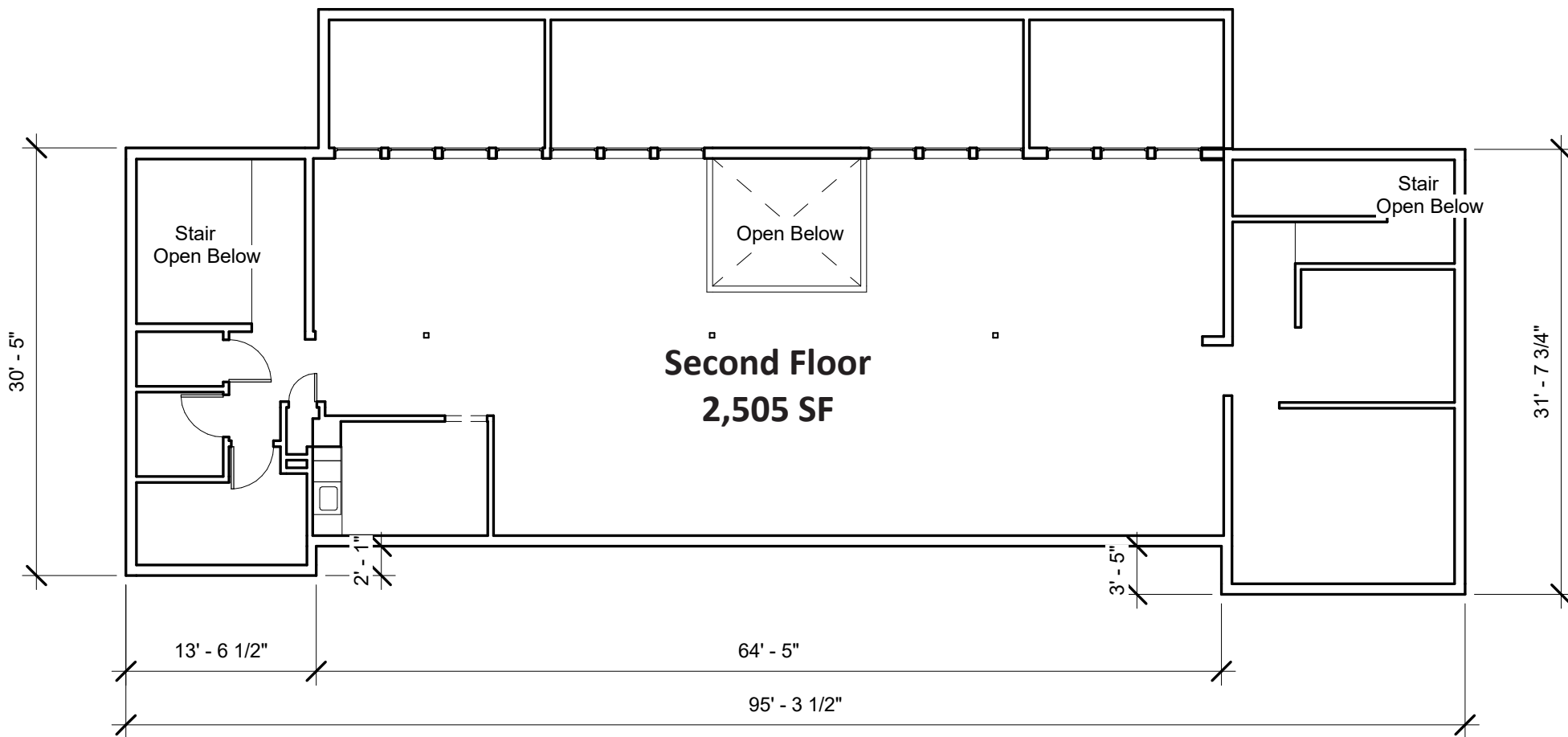
|                 | 1 Mile  | 3 Miles | 5 Miles |
|-----------------|---------|---------|---------|
| Population      | 11,869  | 62,374  | 216,809 |
| Houshold Income | 272,881 | 260,015 | 227,757 |

- 7,160 square foot freestanding building
- 4,655 SF 1st floor / 2,505 SF 2nd floor
- Private offices, conference rooms and kitchen
- Walking distance to Downtown Los Gatos
- Abundant on-site parking with 26 spaces
- \$50.00 / SF per year + NNN

# AVAILABLE SPACE

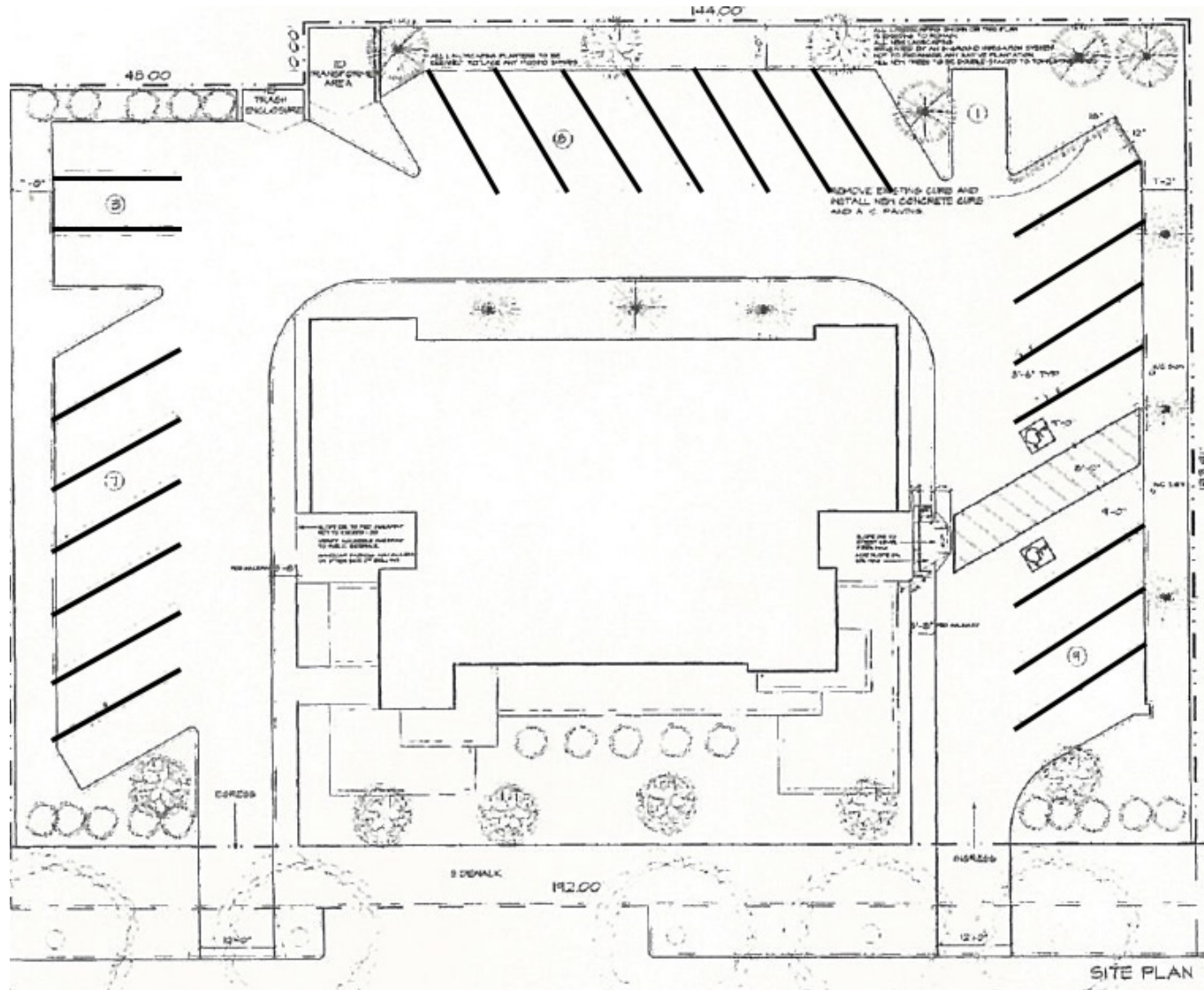


# AVAILABLE SPACE





# SITE PLAN





# AERIAL MAP



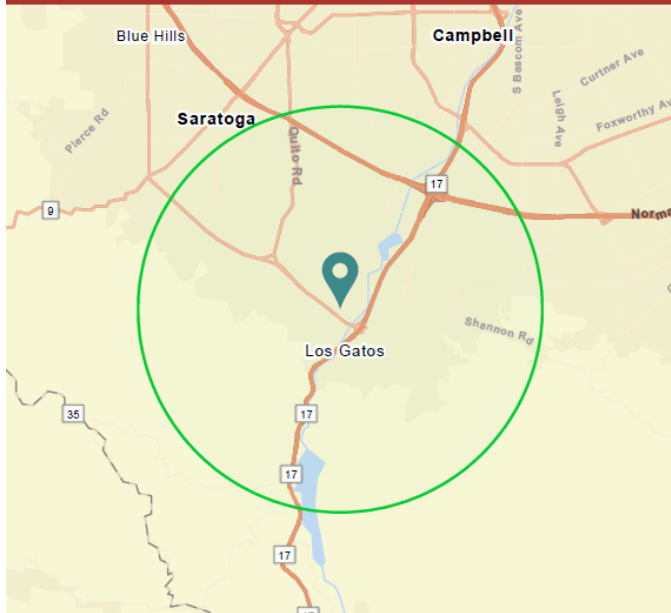


# DEMOGRAPHIC PROFILE

## DEMOGRAPHIC PROFILE

449 N Santa Cruz Ave, Los Gatos, California, 95030

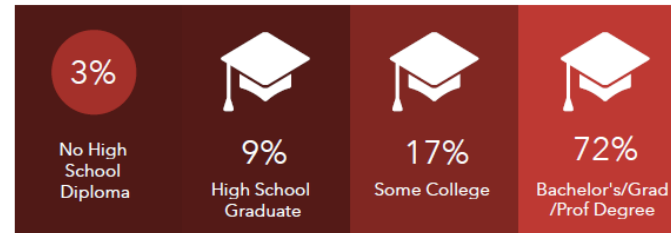
Ring of 3 miles



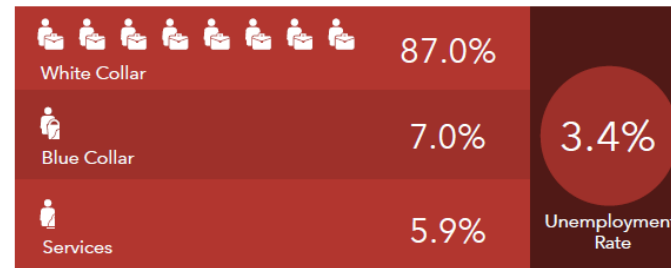
This infographic contains data provided by Esri. The vintage of the data is 2022, 2022.

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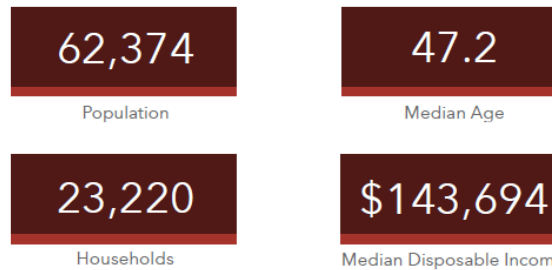
### EDUCATION



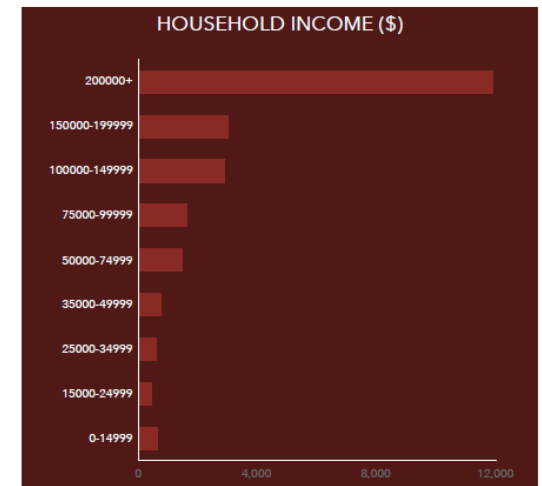
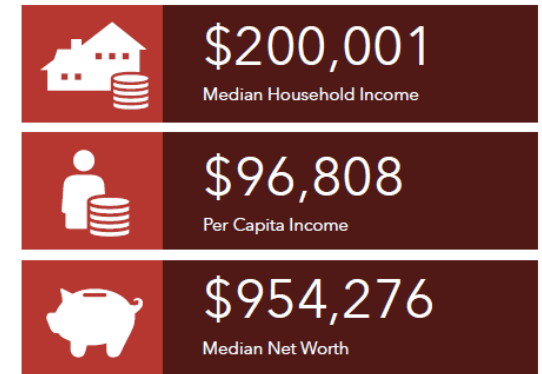
### EMPLOYMENT



### KEY FACTS



### INCOME





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