

# 449 N. SANTA CRUZ AVENUE

## For Lease | Los Gatos, CA



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# PROPERTY HIGHLIGHTS



## HIGH TRAFFIC COUNTS

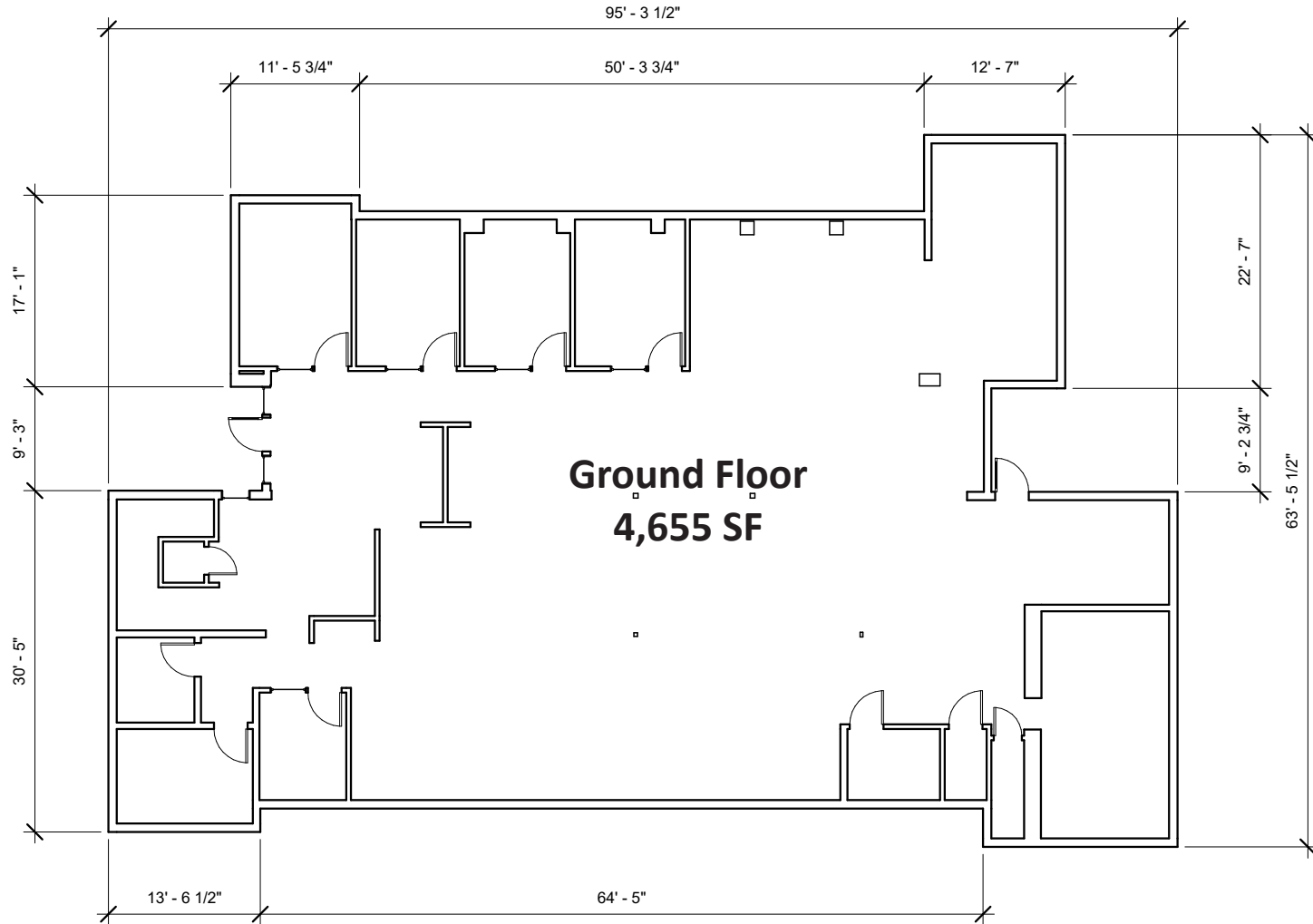
N. Santa Cruz Blvd.	16,068 ADT
Los Gatos Saratoga Rd.	28,500 ADT

## GREAT DEMOGRAPHICS

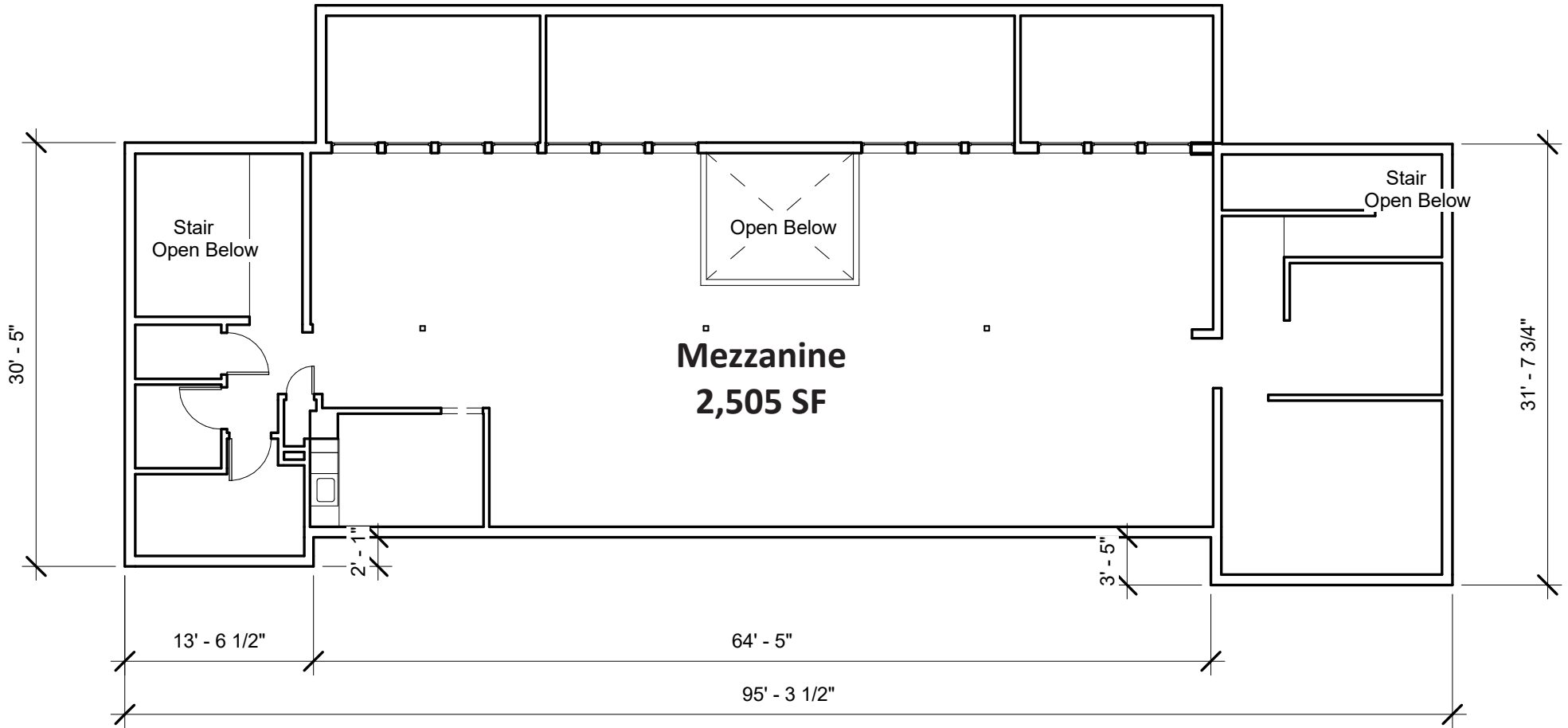
	1 Mile	3 Miles	5 Miles
Population	11,869	62,374	216,809
Household Income	272,881	260,015	227,757

- 4,655 square foot freestanding building
- 2,505 SF mezzanine bonus space
- Private offices, conference rooms and kitchen
- Walking distance to Downtown Los Gatos
- Abundant on-site parking with 26 spaces
- \$16,000 per month (\$3.44 / sf) + Nets

# AVAILABLE SPACE

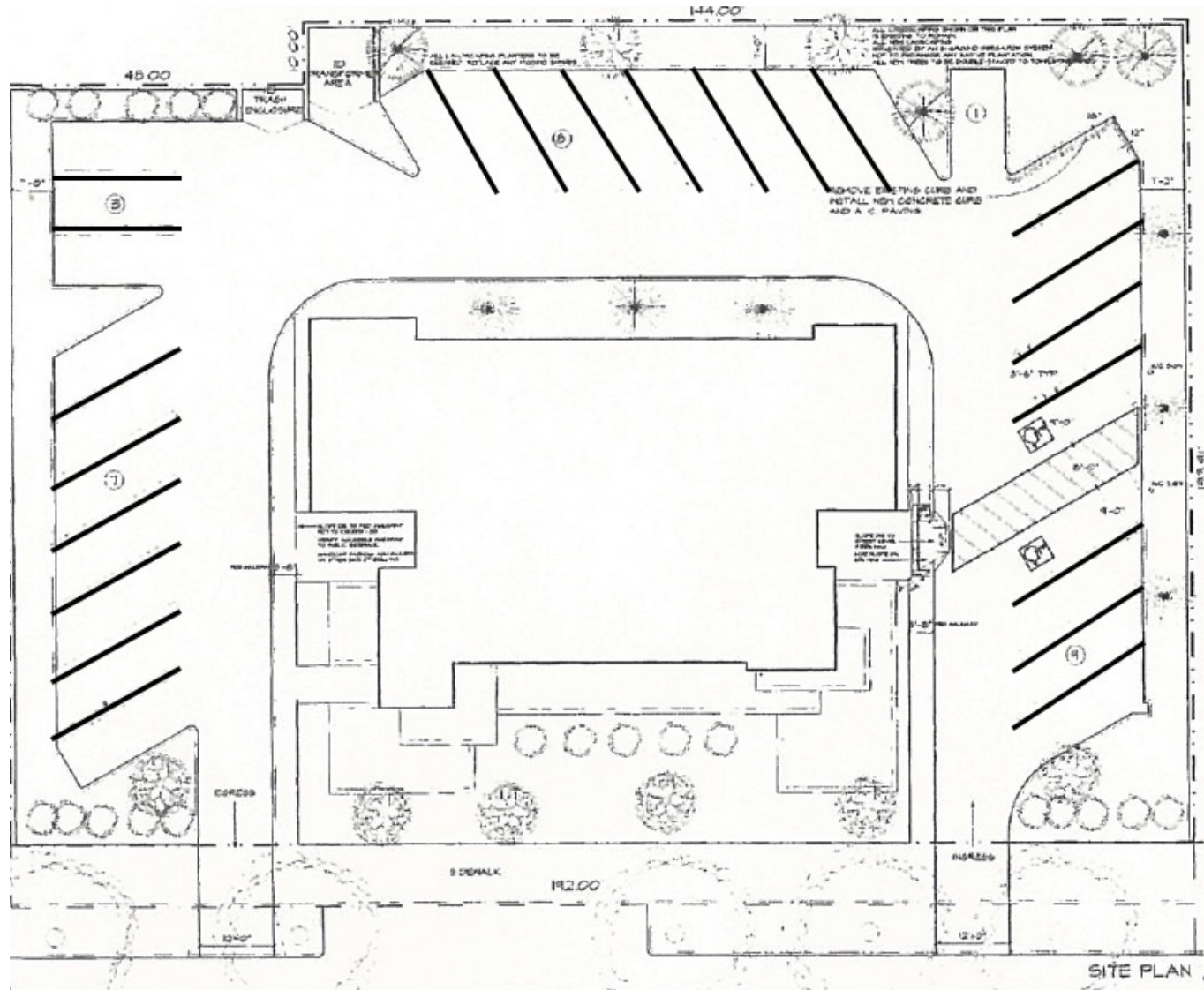


# 2nd Floor Mezzanine





# SITE PLAN





# AERIAL MAP



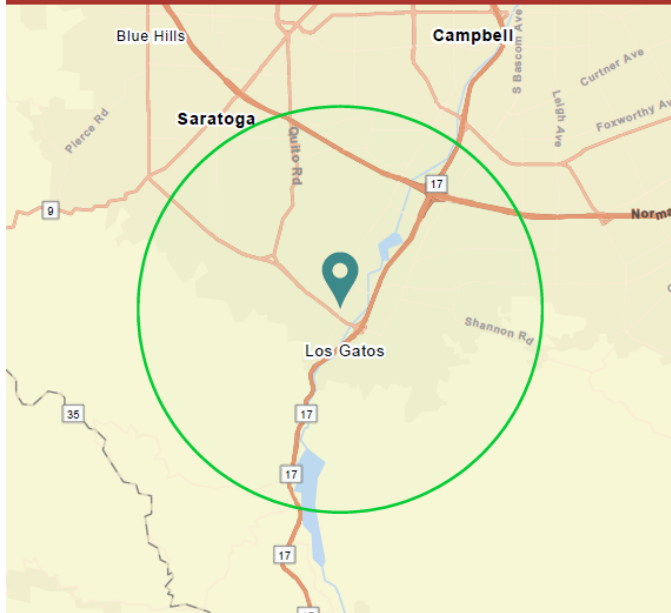


# DEMOGRAPHIC PROFILE

## DEMOGRAPHIC PROFILE

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

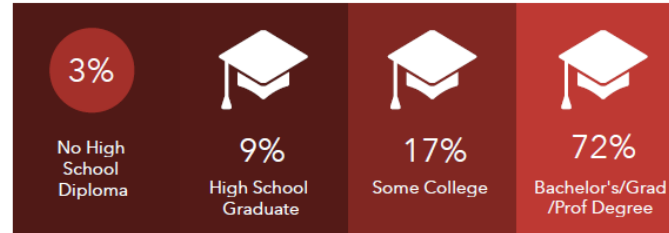
Ring of 3 miles



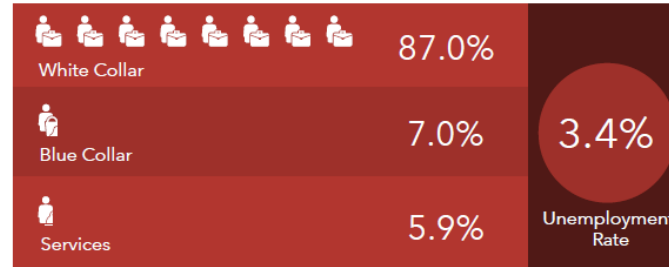
This infographic contains data provided by Esri. The vintage of the data is 2022, 2027

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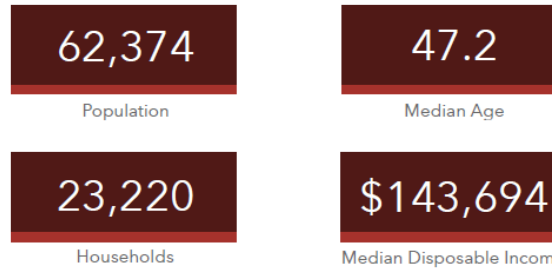
### EDUCATION



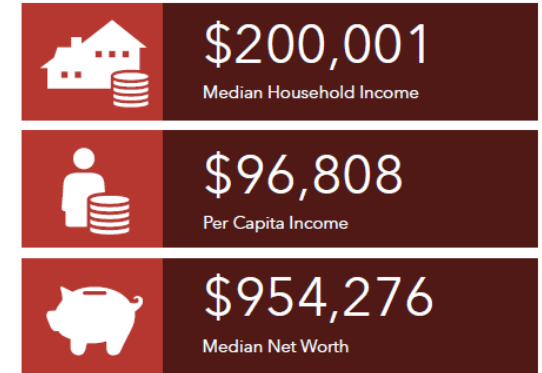
### EMPLOYMENT



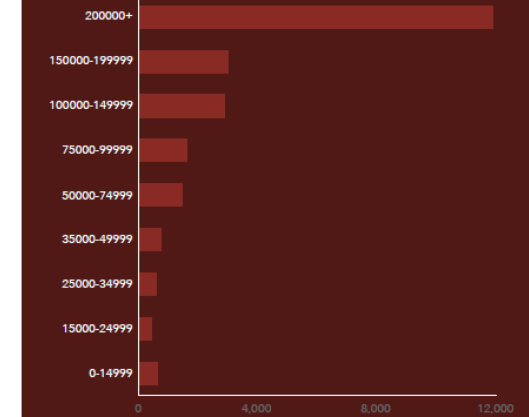
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)





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