

# 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

- 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
- Click for link to virtual tour



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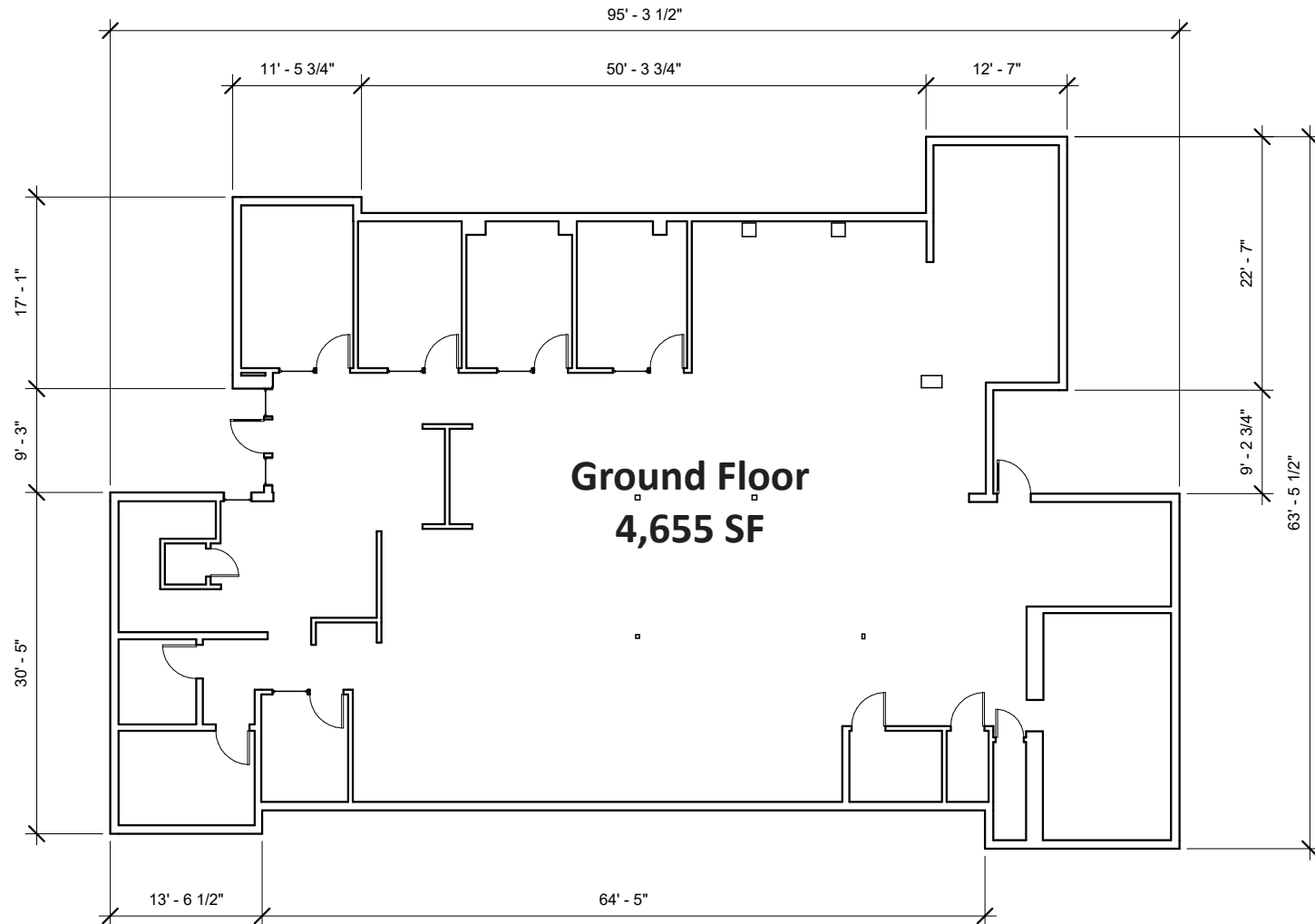
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# AVAILABLE SPACE



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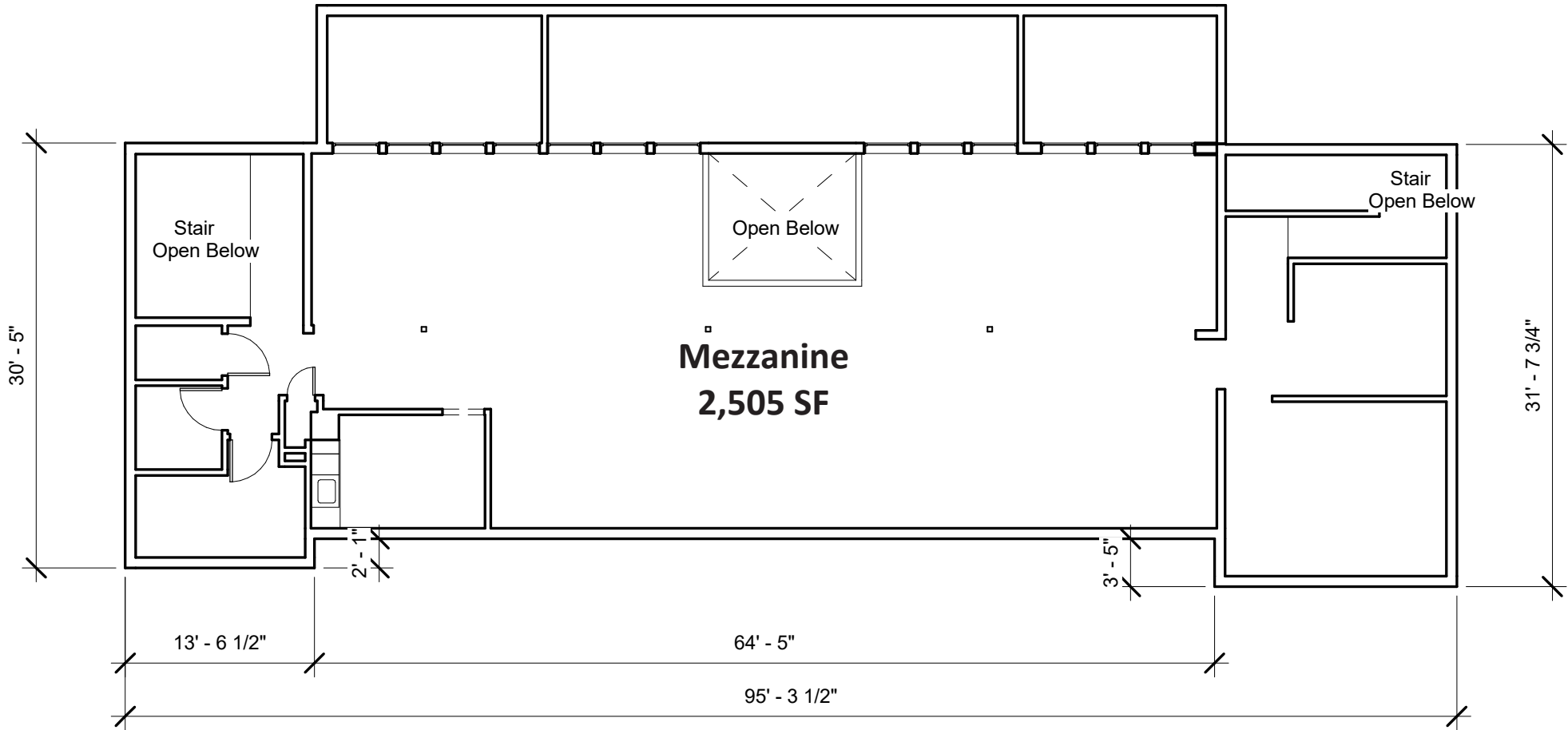
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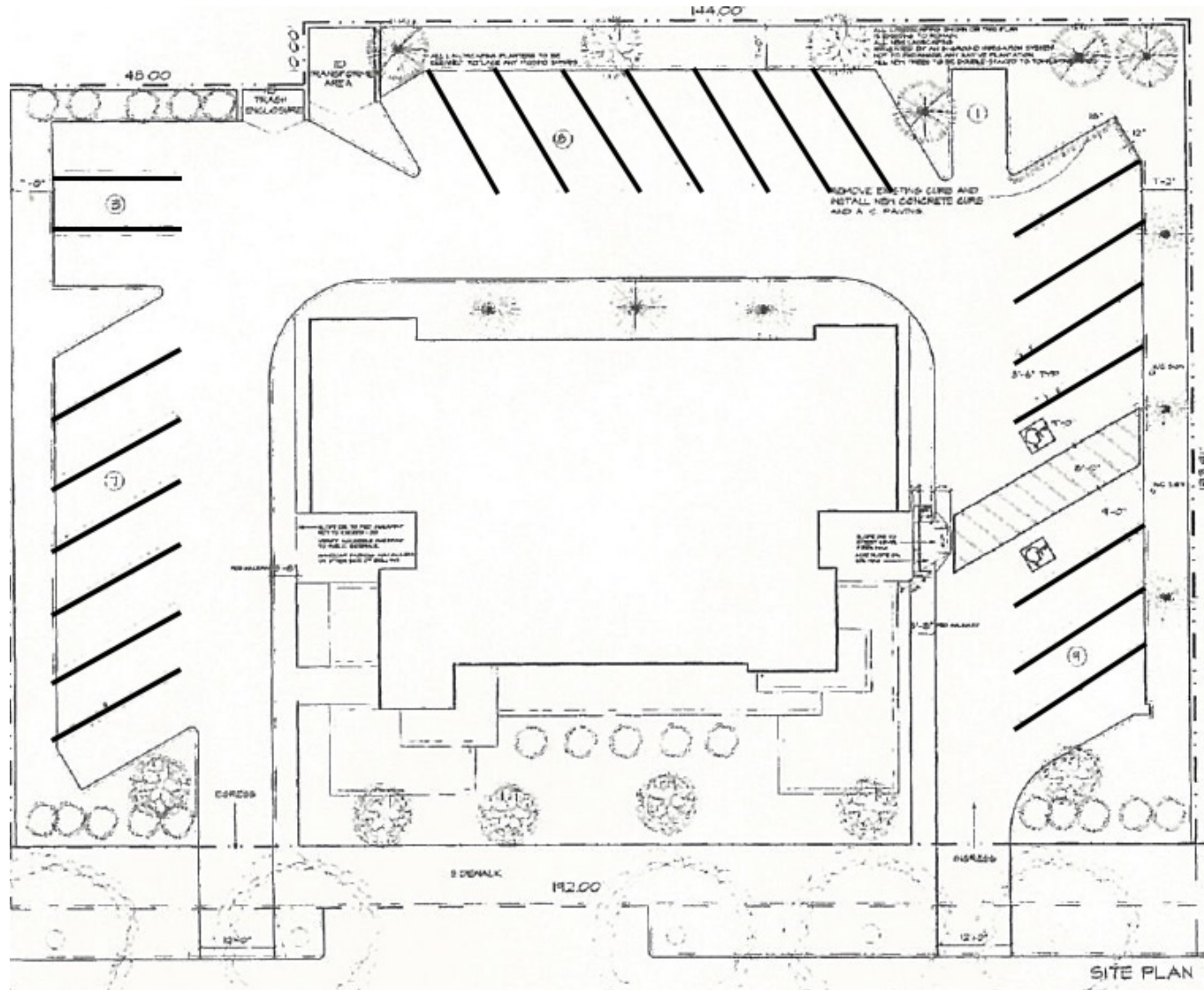
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# 2nd Floor Mezzanine





# SITE PLAN





# AERIAL MAP



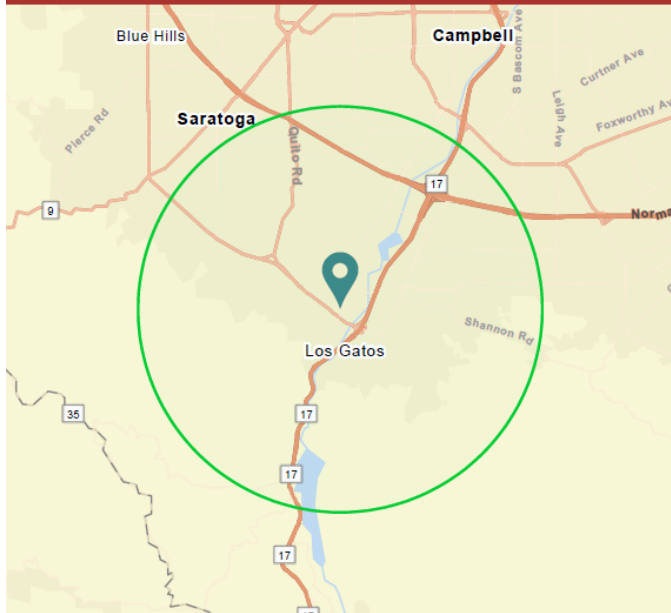


# DEMOGRAPHIC PROFILE

## DEMOGRAPHIC PROFILE

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

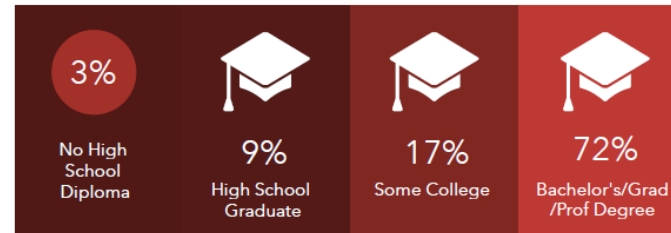
Ring of 3 miles



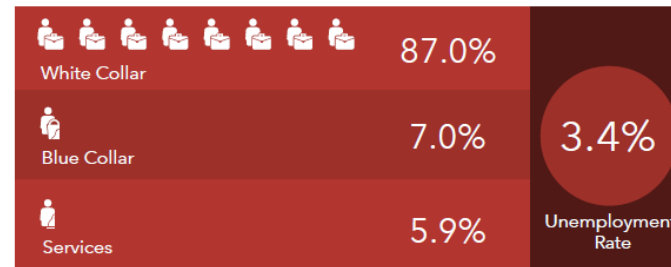
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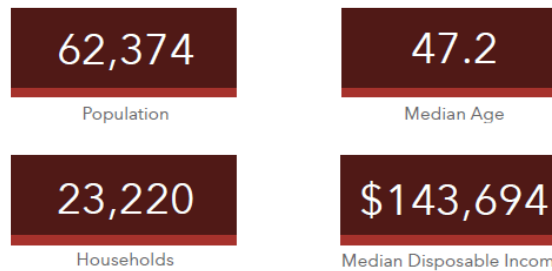
### EDUCATION



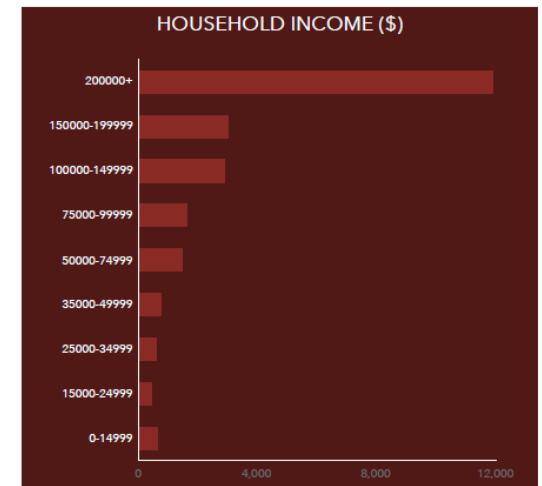
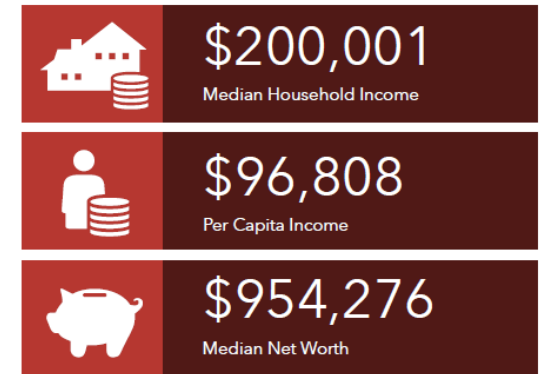
### EMPLOYMENT



### KEY FACTS



### INCOME





**For More Information, Please Contact:**

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