

THE OPERA HOUSE

140 W. MAIN STREET
LOS GATOS, CA 95030

FOR LEASE
RETAIL · 400 SF



PRIME COMMERCIAL
INCORPORATED

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PROPERTY Overview

THE OPERA HOUSE

140 W. MAIN STREET
LOS GATOS, CA 95030

ADDRESS: 140 West Main Street
Los Gatos, CA 95030

USE TYPE: Retail / Office

AVAILABILITY: **SUITE F:** ±400 SF
» \$2,000 per Month - Gross

Highlights



- Retail space Available within Historic **Opera House** Mall
 - First Floor Retail Suite
 - Open Floor Plan with Beautiful Hardwood Floors
 - In-Unit Sink and Cabinetry
 - Shared Common Area Restrooms
 - Potential Target Uses include:
Personal Service, Office, Boutique Retail
- Excellent Location in the Heart of Downtown Los Gatos Surrounded by Complimentary Retail and Restaurants
- Highly Affluent Area with High Daytime Population
- Free Parking in Public Parking Lots and Garages
- **Gross Lease** - Landlord covers Electric, Garbage, Water; Full Service less Janitorial. Burglar Alarm included in Rent



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,018	44,889	169,237
Avg. HH Income	\$258,093	\$269,293	\$248,438
Daytime Population	15,123	31,213	82,090

TRAFFIC COUNTS (CARS PER DAY)

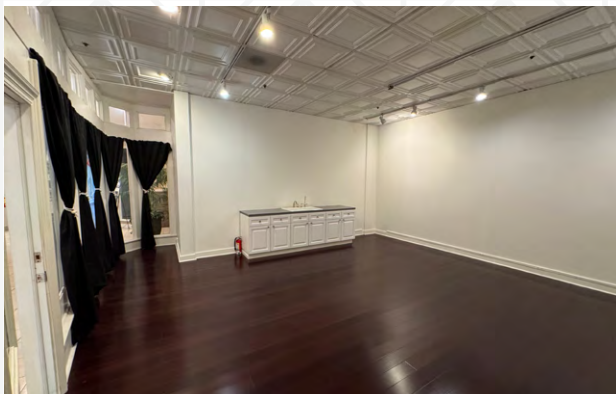
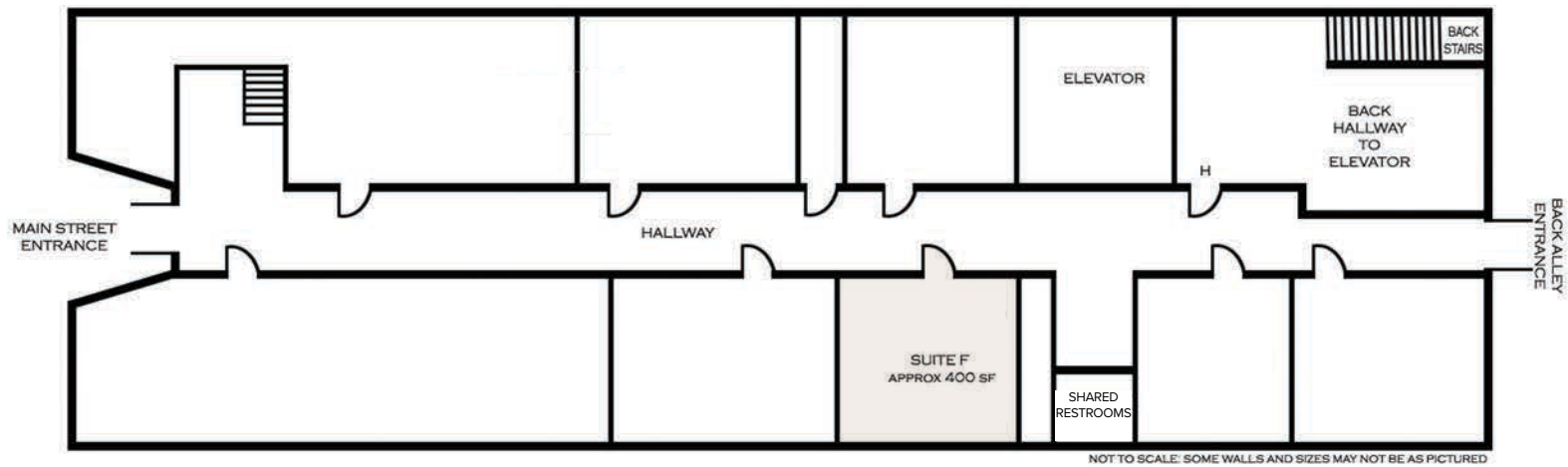
Main Street	11,186 ADT
State Rte 17	71,400 ADT
N Santa Cruz Ave	15,800 ADT
University Ave	13,600 ADT



AVAILABLE
Suite F

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SURROUNDING Aerial Map

THE
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For Additional Information and Touring, Please Contact:

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