

OFFERING MEMORANDUM

449

N. SANTA CRUZ AVE

LOS GATOS, CA

For Sale Office Building

Do not Disturb Current Tenant

DOUG FERRARI PRINCIPAL
408.879.4002
dferrari@primecommercialinc.com
CA LICENSE NO. 01032363

DIXIE DIVINE CEO/BROKER
408.313.8900
ddivine@primecommercialinc.com
CA LICENSE NO. 00926251 & 01481181

PC INC PRIME COMMERCIAL
INCORPORATED
OFFICE 408.879.4000 — www.primecommercialinc.com

CONFIDENTIALITY & DISCLAIMER

Prime Commercial, Inc. has been retained on an exclusive right to sell basis to market **449 N. Santa Cruz, Los Gatos, CA 95030**. The information herein distributed by Prime Commercial, Inc. is intended to be viewed only by the parties specifically targeted by Prime Commercial, Inc. The investment package should not be made available to any other parties unless first verified, in writing, by Prime Commercial, Inc. This Investment offering has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Commercial, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this investment offering has been obtained from sources Prime Commercial, Inc., deems reliable; however, Prime Commercial, Inc. has not verified and will not verify any of the information contained herein, nor has Prime Commercial, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

The Seller expressly reserves the right, at its sole discretion, to withdraw the Property from the market. Seller and Prime Commercial, Inc. reserves the right, expressed or implied, to reject any offer to purchase the property and to terminate discussions with any person or entity reviewing this offering memorandum until and unless the seller executes and delivers a signed purchase agreement with terms acceptable to the Seller.

CONTACT

Prime Commercial, Incorporated © 2025 Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable, however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information obtained from esri.

All touring done by appointment only. Do not disturb current tenant.

DOUG FERRARI FOUNDDING PRINCIPAL
408.879.4002
dferrari@primecommercialinc.com
CA LICENSE NO. 01032363

DIXIE DIVINE CEO/BROKER
408.313.8900
ddivine@primecommercialinc.com
CA LICENSE NO. 00926251 & 01481181

PRIME COMMERCIAL
INCORPORATED
OFFICE 408.879.4000
www.primecommercialinc.com

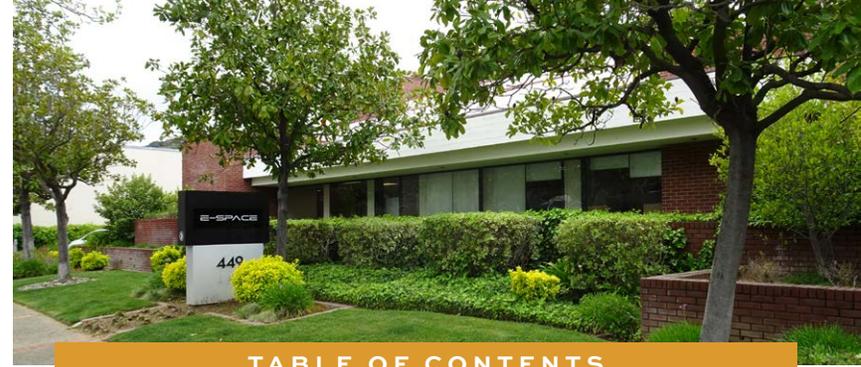


TABLE OF CONTENTS

Investment Summary	3
Investment Offering & Highlights	3
Property Overview	4
Photo Gallery	5
Floor Plan	7
Site Plan	8
Plat Map	9
Market Aerial	10
Demographics	10

449
N. SANTA CRUZ AVE
LOS GATOS, CA

449

N. SANTA CRUZ AVE

OFFERING SUMMARY

Listing Price	\$4,950,000
Building Area	4,655 SF + 2,505 SF improved mezzanine
Land Area	0.58 Acres
Year Built	1980
On-Site Parking	26 Spaces
Ownership	Fee Simple
Tenancy	Single Tenant 100% Leased <i>(Lease expires 3/31/2028)</i>

PROPERTY OFFERING

Prime Commercial, Inc. is pleased to offer **449 N. Santa Cruz Avenue** for sale in Los Gatos, California. This freestanding former bank building was built in 1980 and has a desirable location just north of Downtown Los Gatos. The oversized lot has 192 feet of frontage on busy Santa Cruz Avenue with a total area of 25,265 square feet. The property is currently leased to a single tenant whose lease expires on March 31, 2028 which provides options to re-tenant the building, or redevelop the property for an alternate use.

PROPERTY HIGHLIGHTS

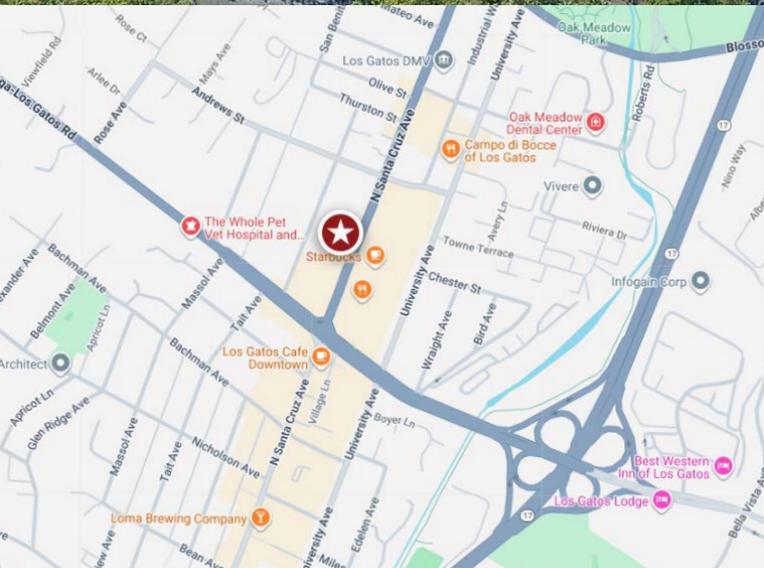
- Well Built and Maintained Former Bank Building
- Excellent Location on N. Santa Cruz Avenue Near Downtown Los Gatos
- High Income Area with an Average Household Income of \$317,745
- Large Lot at 0.58 Acres Provides Opportunity for Re-Development
- Abundant Parking with 26 On-Site Spaces
- Zoned C-1 Provides Numerous Commercial Uses

OVERVIEW

The Property



N. SANTA CRUZ AVENUE



LOCATION

449 N. Santa Cruz Avenue
Los Gatos, CA 95030

SITE

The site is located on the west side of N. Santa Cruz Avenue.
APN 410-16-057 and 410-16-006

LAND AREA

Rectangular parcel totaling 25,265 square feet

BUILDING AREA

449 N. Santa Cruz Avenue is a stand-alone professional office building that was originally built as a full-service bank building in 1980. Construction features include concrete slab foundation, wood framed walls covered with brick veneer, and flat tar and gravel roof. Windows and storefront systems are anodized aluminum with tinted glazing. Square footage on the ground floor is 4,655 square feet which is built out with private offices, conference room, reception area, two restrooms, and kitchenette. The building has a second-floor mezzanine area that is accessed via two staircases on either end of the building. This area has similar finishes to the first floor with bull pin, private offices, restroom, and kitchenette. The area is approximately 2,505 square feet and is considered a bonus with standard ceiling height and natural lighting provided by clear story windows. All interior improvements are of very good quality and condition and served with roof mounted HVAC units.

PARKING

Private paved and striped lot providing 26 spaces including two handicapped stalls.

ZONING

Per the town of Los Gatos, 449 N. Santa Cruz Avenue is currently zoned **CI** (Neighborhood Commercial Zone).

ENCUMBRANCES

100% leased to a single tenant whose lease expires 3/31/28
Rent roll and additional information on request.

Exterior Photos

DO NOT DISTURB CURRENT TENANT



Interior Photos

DO NOT DISTURB CURRENT TENANT



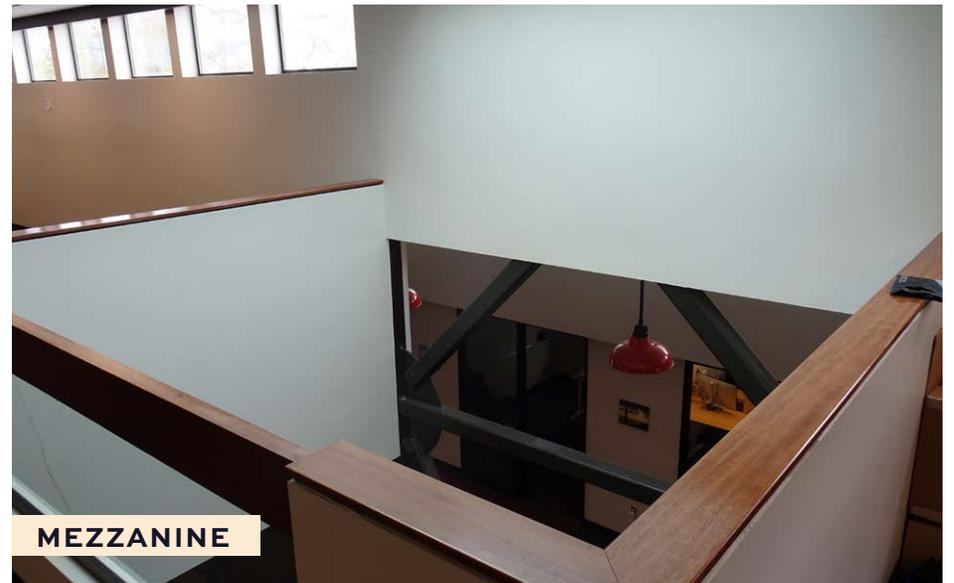
GROUND FLOOR



GROUND FLOOR

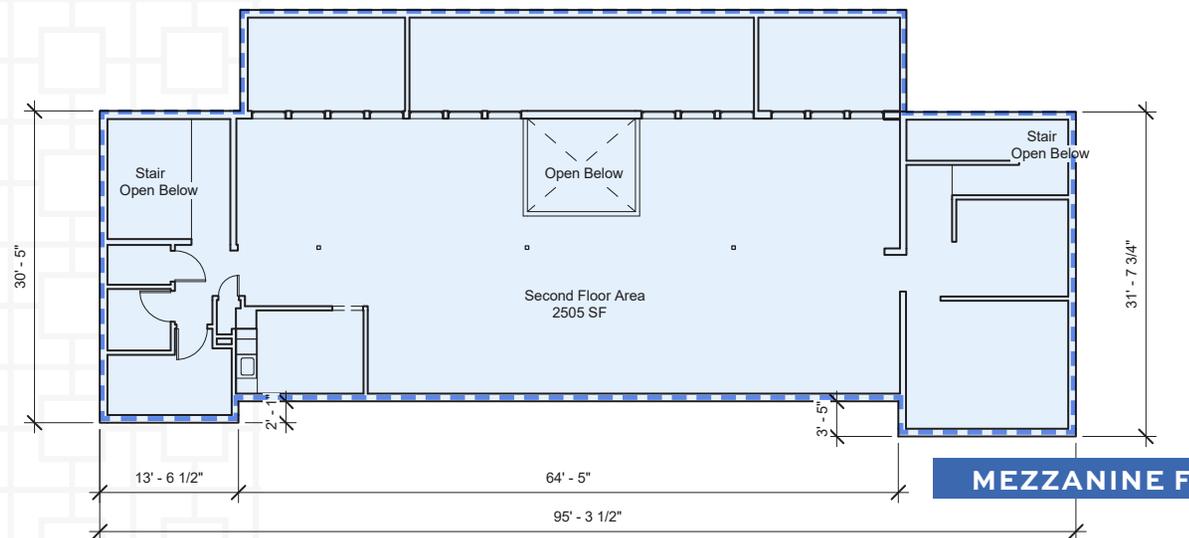
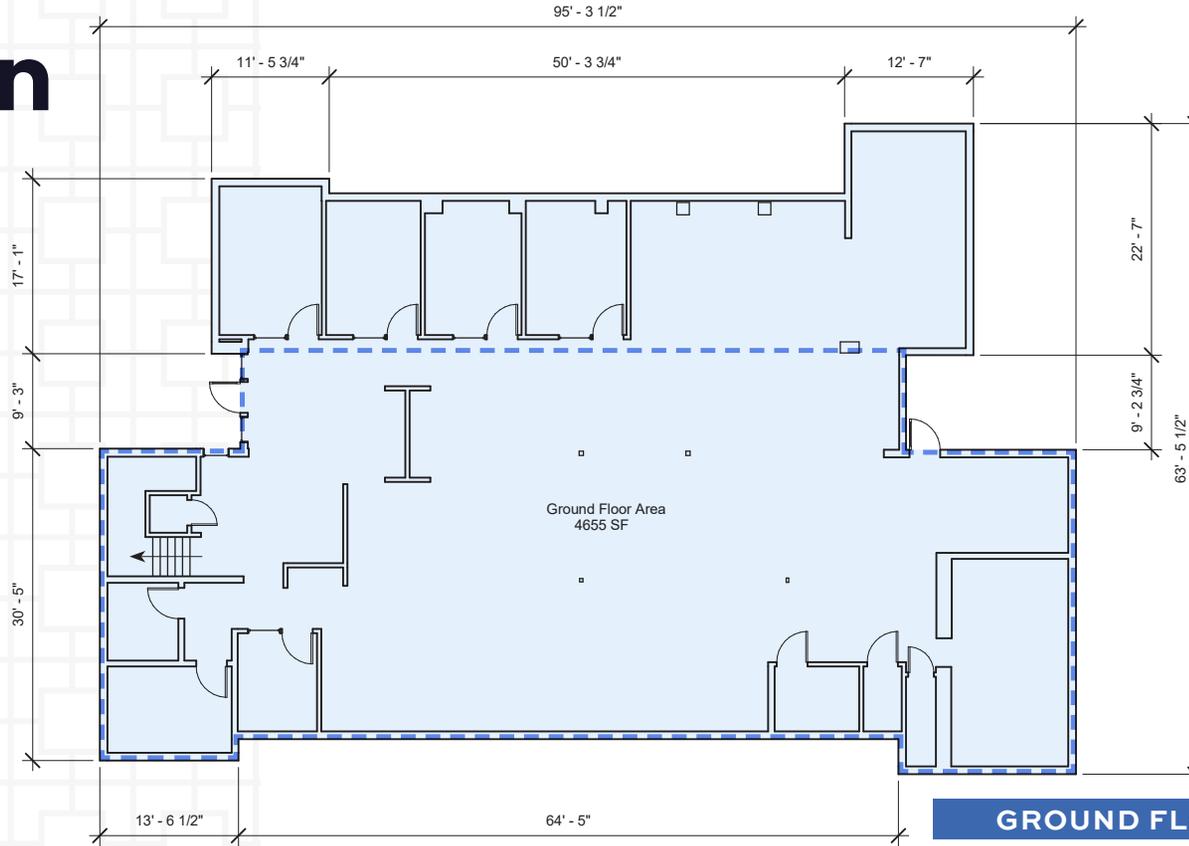


MEZZANINE



MEZZANINE

Floor Plan



Market Aerial

Strategically located in charming Downtown Los Gatos, walking distance to major retailers and restaurants.

DEMOGRAPHICS*

Total Population 32,952

Daytime Population 73,680

Average Household Income \$317,745

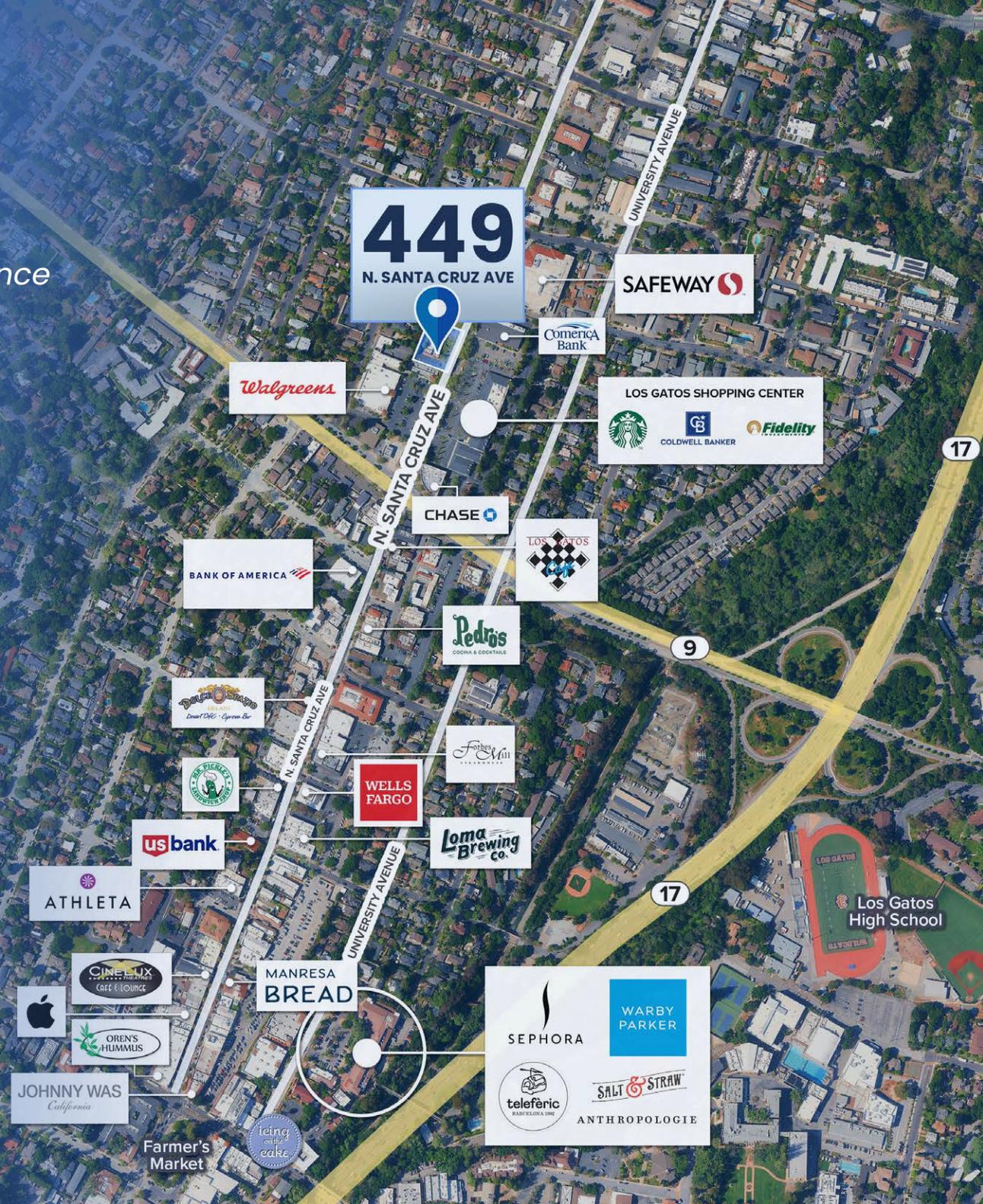
TRAFFIC COUNTS

N. Santa Cruz Avenue 16,068 ADT

Saratoga-Los Gatos Rd (State Route 9) 28,500 ADT

*Demographics Within 3 Mile Radius

Source: esri 2025



449
N. SANTA CRUZ AVE

SAFWAY

Comerica Bank

LOS GATOS SHOPPING CENTER
Starbucks
COLDWELL BANKER
Fidelity

CHASE

BANK OF AMERICA

LOS GATOS
CINELUX

Pedro's
COFFEE & COCKTAILS

DELICIOUS
Desserts • Cakes • Sip-on-Coffee

THE FIG TREE
BREAD & BUTTER

WELLS FARGO

Forbes Mill
BREAD & BUTTER

us bank

Loma Brewing Co.

ATHLETA

17

CINELUX
Cafe & Lounge

MANRESA BREAD

SEPHORA
WARBY PARKER
SALT & STRAW
ANTHROPOLOGIE

OREN'S HUMMUS

JOHNNY WAS
California

Farmer's Market

icing on the cake

Los Gatos High School

449

N. SANTA CRUZ AVE

LOS GATOS, CA

DOUG FERRARI PRINCIPAL

408.879.4002

dferrari@primecommercialinc.com

CA LICENSE NO. 01032363

DIXIE DIVINE CEO/BROKER

408.313.8900

ddivine@primecommercialinc.com

CA LICENSE NO. 00926251 & 01481181

 **PRIME COMMERCIAL**
INCORPORATED

408.879.4000

www.primecommercialinc.com



Prime Commercial, Incorporated © 2025 Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable, however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. Demographic information obtained from esri.