

OFFERING MEMORANDUM

449

N. SANTA CRUZ AVE

LOS GATOS, CA

For Sale Office Building

Do not Disturb Current Tenant

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

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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	0.55 Acres
Year Built	1980
On-Site Parking	26 Spaces
Ownership	Fee Simple
Tenancy	Single Tenant 100% Leased (Lease expires 3/31/2028)

PROPERTY OFFERING

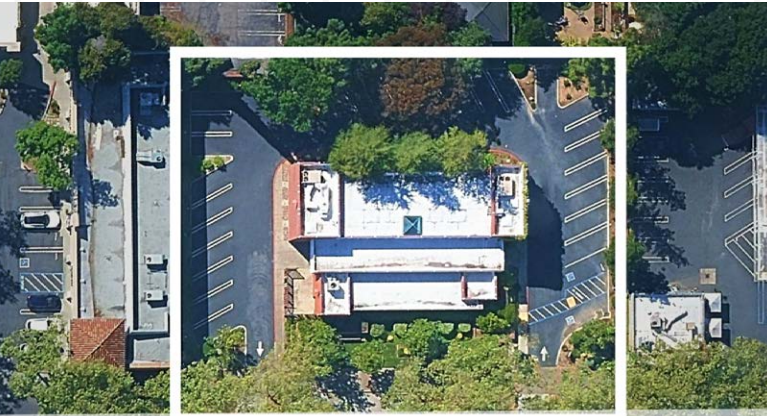
Prime Commercial, Inc. is pleased to offer **449 N. Santa Cruz Avenue** for sale in Los Gatos, California. This freestanding former bank building was built in 1980 and has a desirable location just north of Downtown Los Gatos. The oversized lot has 192 feet of frontage on busy Santa Cruz Avenue with 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

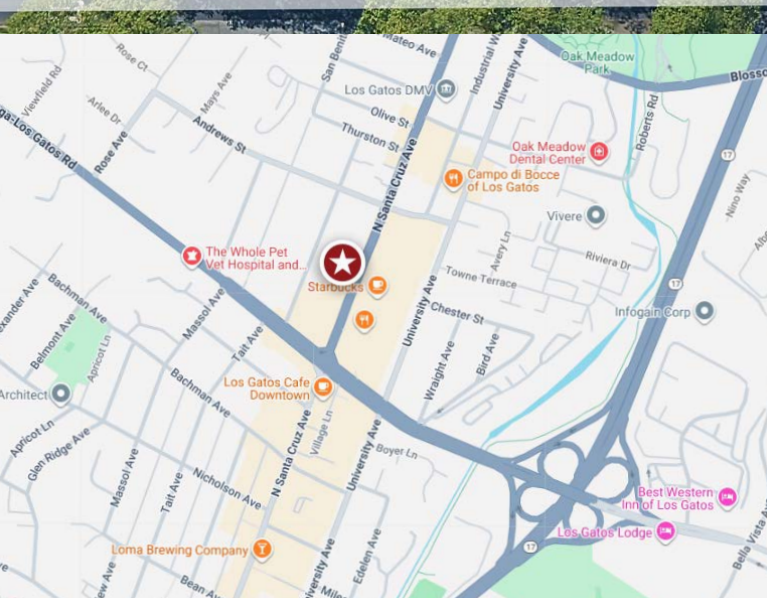
- Well Built and Maintained Former Bank Building
- Excellent Location on N. Santa Cruz Avenue Near Downtown Los Gatos
- High Income Area with an Average Household Income of \$317,745
- Large Lot at 0.58 Acres Provides Opportunity for Re-Development
- Abundant Parking with 26 On-Site Spaces
- Zoned C-1 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 23,791 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 **C1** (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

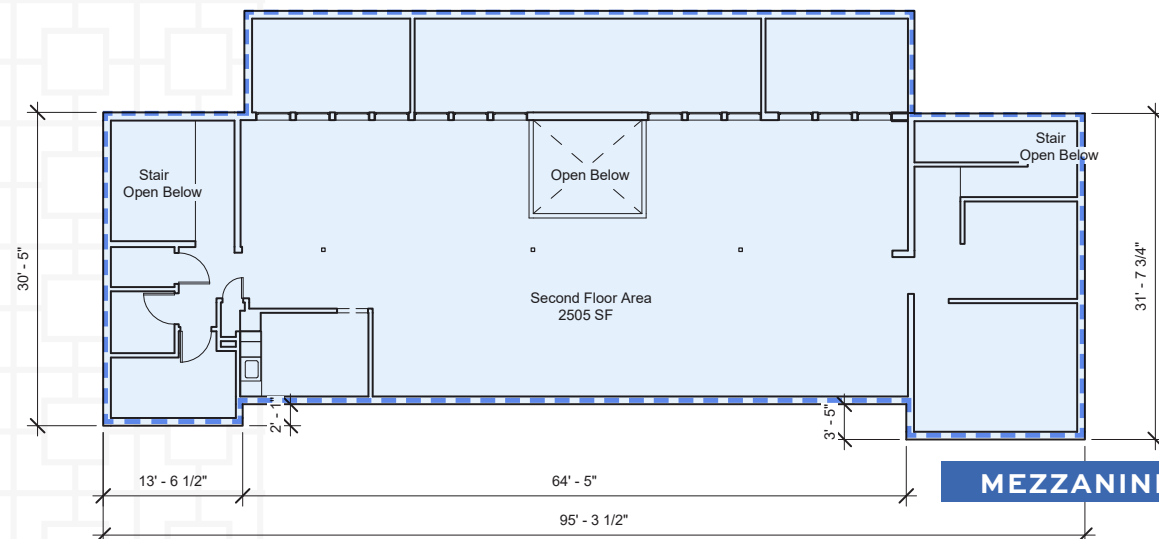
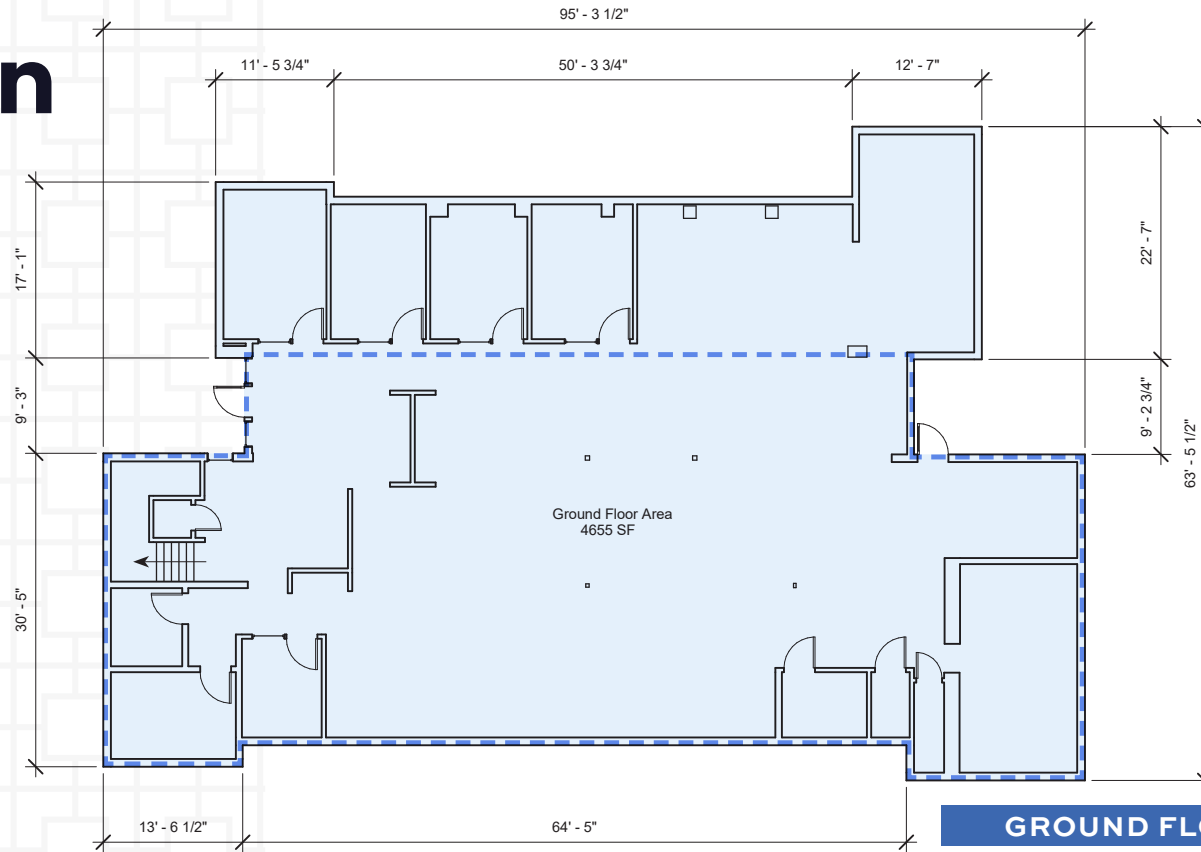


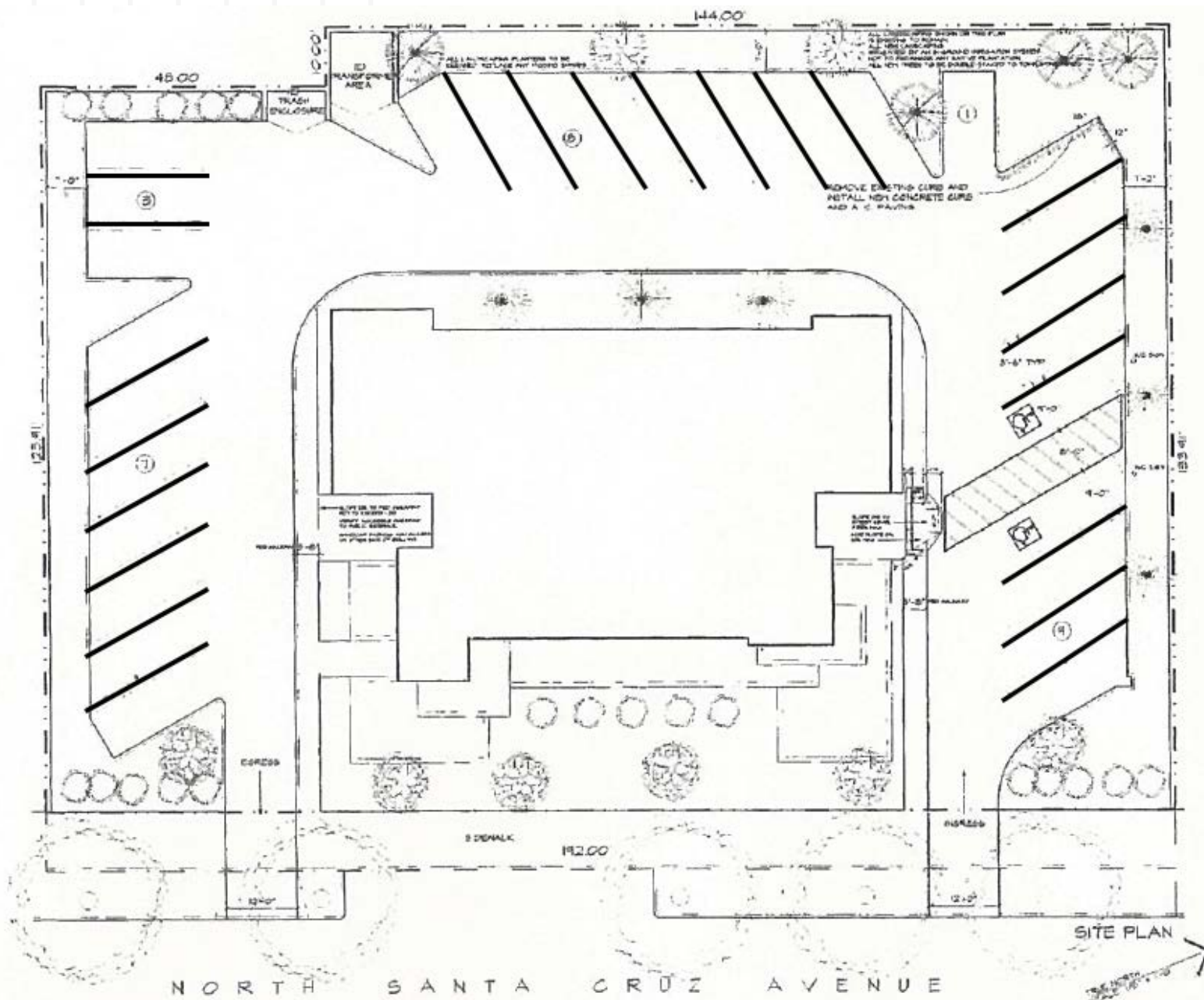
Interior Photos

DO NOT DISTURB CURRENT TENANT



Floor Plan

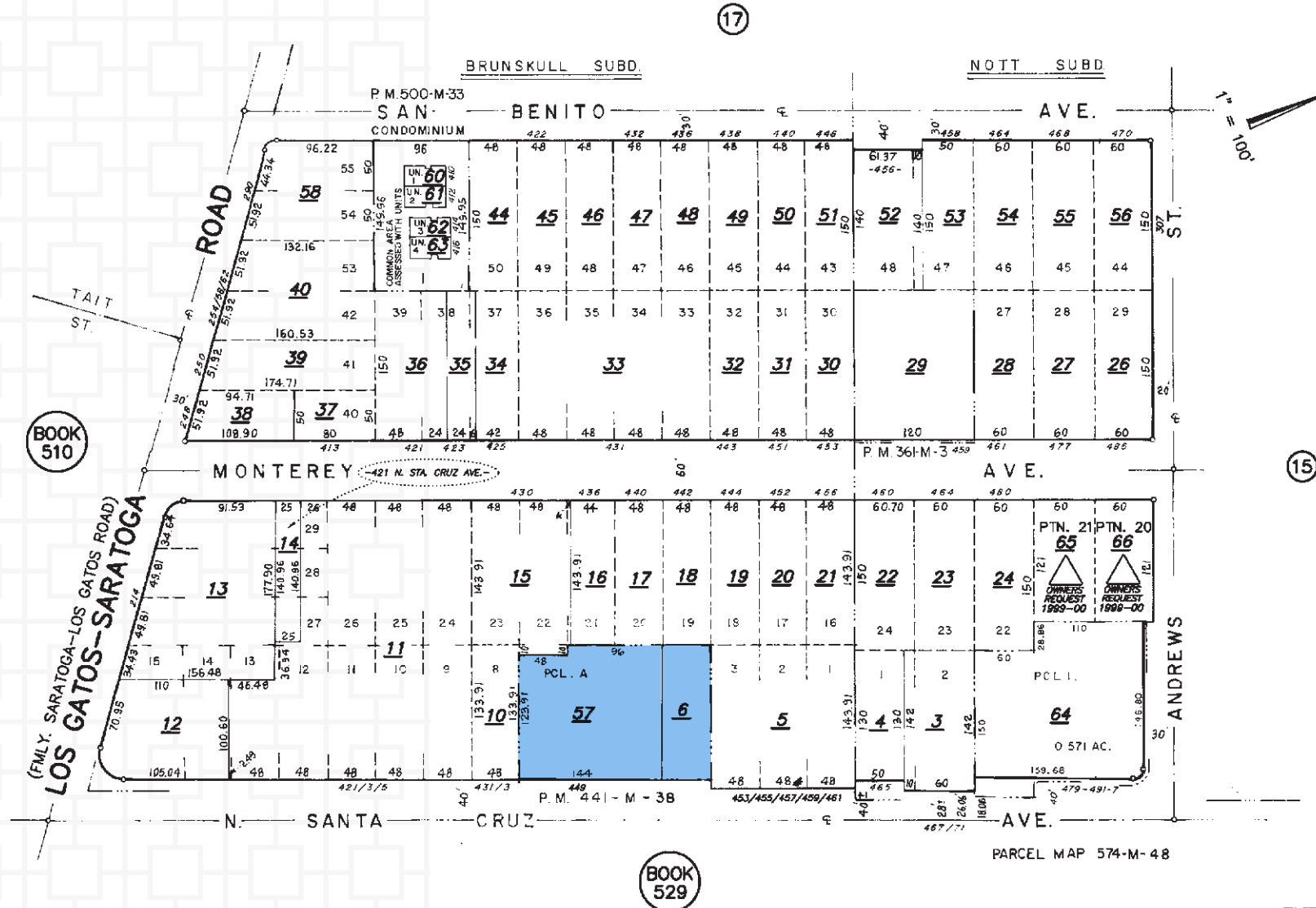




Plat Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
410	16



788 DET. MAP 089
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

Market Aerial

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

DEMOGRAPHICS*

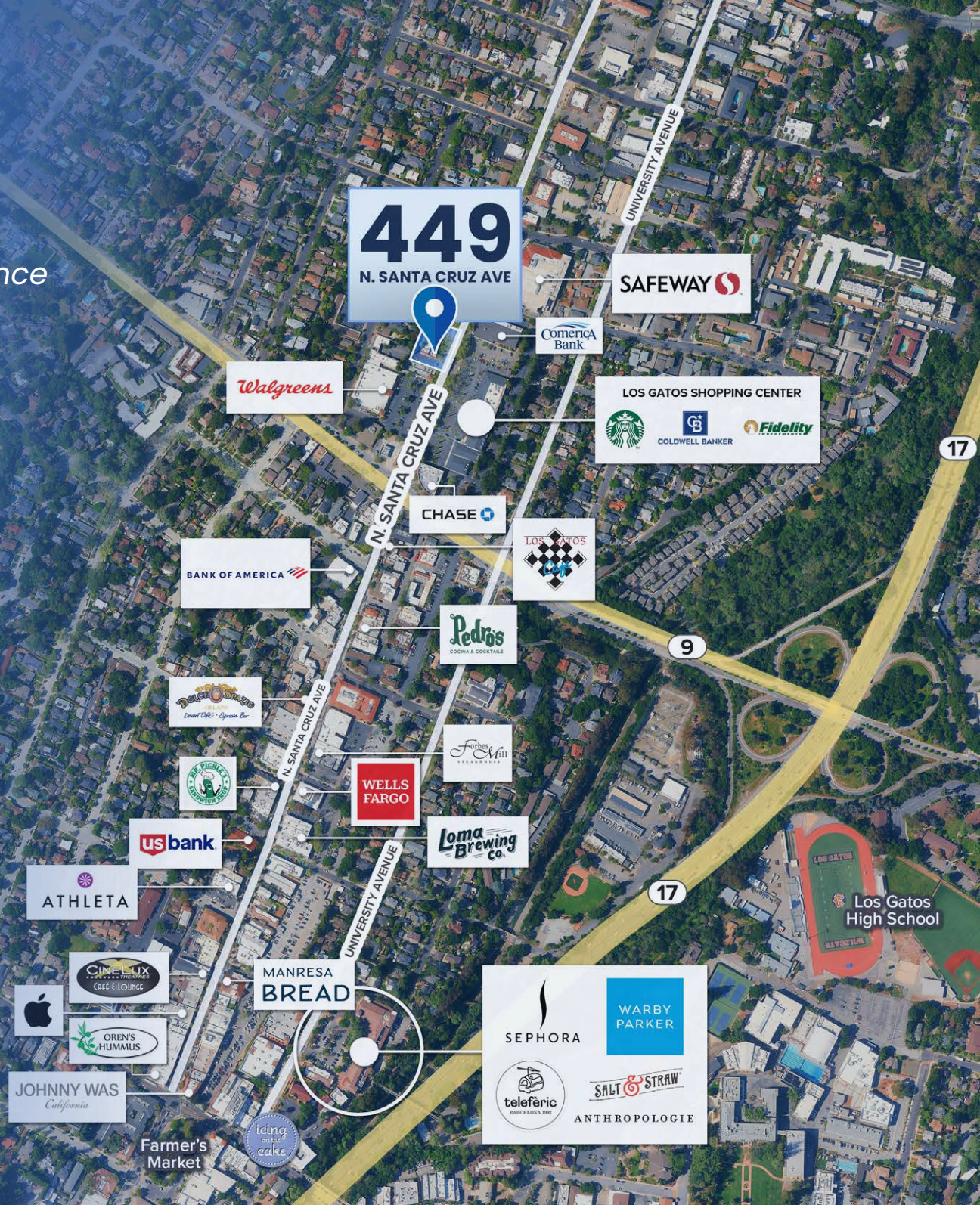
Total Population	32,952
Daytime Population	73,680
Average Household Income	\$317,745

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



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