

25 W. MAIN STREET
LOS GATOS, CA

Under Current Full Renovations
Delivery ETA **Q4 2025**

FOR LEASE *or* SALE

— * —

DOWNTOWN LOS GATOS • 2,281 SF

PREMIER 2-STORY
Restaurant Building
w/ Outdoor Dining Area

Dixie Divine Lic. 00926251 & 01481181
(408) 313-8900
ddivine@primecommercialinc.com

Doug Ferrari Lic. 01032363
(408) 879-4002
dferrari@primecommercialinc.com

PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com | 408.879.4000 (OFFICE)

Confidentiality & Disclaimer



Prime Commercial, Inc. has been retained on an exclusive right to lease and/or sell basis to market **25 West Main Street, 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.

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.

Dixie Divine CEO/Broker
(408) 313-8900
ddivine@primecommercialinc.com
Lic. 00926251 & 01481181

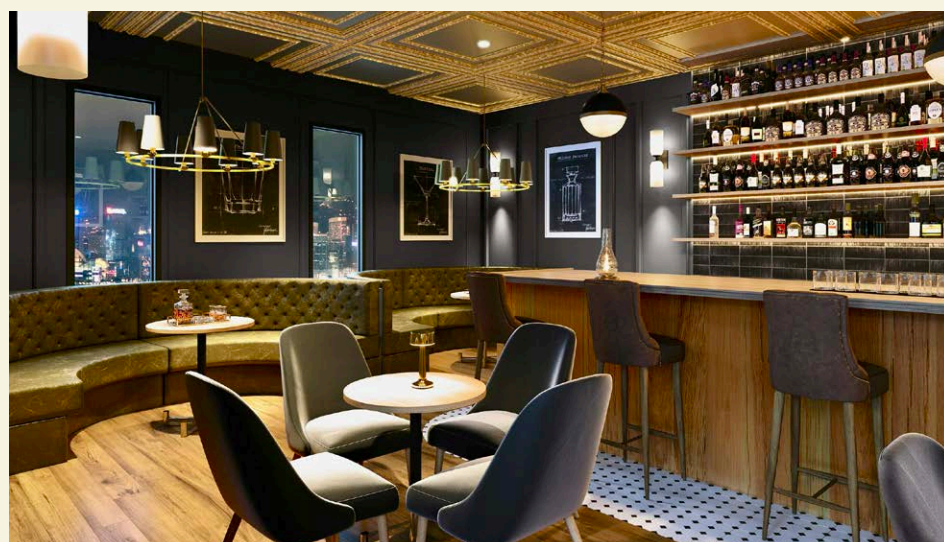
Doug Ferrari Founding Principal
(408) 879-4002
dferrari@primecommercialinc.com
Lic. 01032363

 **PRIME COMMERCIAL**
INCORPORATED

www.primecommercialinc.com | 408.879.4000 (OFFICE)

TABLE OF Contents

<u>Property Overview</u>	4
<u>Offering Summary</u>	5
<u>Property Features</u>	6
<u>Exterior Building Renderings</u>	7
<u>Interior Building Renderings</u>	10
<u>Floor Plan</u>	11
<u>Parcel Map</u>	12
<u>Historic Building Tax Credits</u>	13
<u>Market Aerial</u>	14



FOR SALE *or* LEASE

Beautifully Renovated Historic Two-Story Restaurant Building Located in Downtown Los Gatos

25 W. MAIN STREET, LOS GATOS, CA

This rare property is now available for lease or sale and offers a premier opportunity for a flagship dining concept. Currently undergoing a complete transformation, this building will support modern restaurant operations with approved full kitchen plans and a town-approved outdoor dining patio, adding unique appeal and providing rare al fresco seating in the core of downtown. This highly visible end-cap building is ideally located on Historic Main Street near the vibrant downtown core of Los Gatos, offering a highly affluent population base and constant foot traffic from retail shopping, with the Los Gatos Farmer's Market hosted every Sunday only a block away. Additionally, the building is approved for Historic Rehabilitation Tax Credits, provided a business is placed. The extensive 2025 renovation preserves the building's historic character while supporting modern restaurant operations, making it an ideal opportunity for both owner-users and investors seeking a high-profile downtown presence.

EXTERIOR BUILDING
(Currently under renovations)

HIGHLIGHTS



2,281 SF - 2-Story restaurant building
Available for sale or lease



Premier **restaurant opportunity**
in downtown Los Gatos



Historic Building undergoing complete renovations to add **brand new modern systems** (plumbing, HVAC, electrical, and fire sprinklers)



Highly visible end-cap located in one of the Bay Area's most desirable downtown districts



Approved **outdoor dining patio** -
Rare in the town of Los Gatos!



Excellent walkability - desirable downtown retail, Los Gatos Farmer's Market, and other amenities just steps away



Highly affluent population base



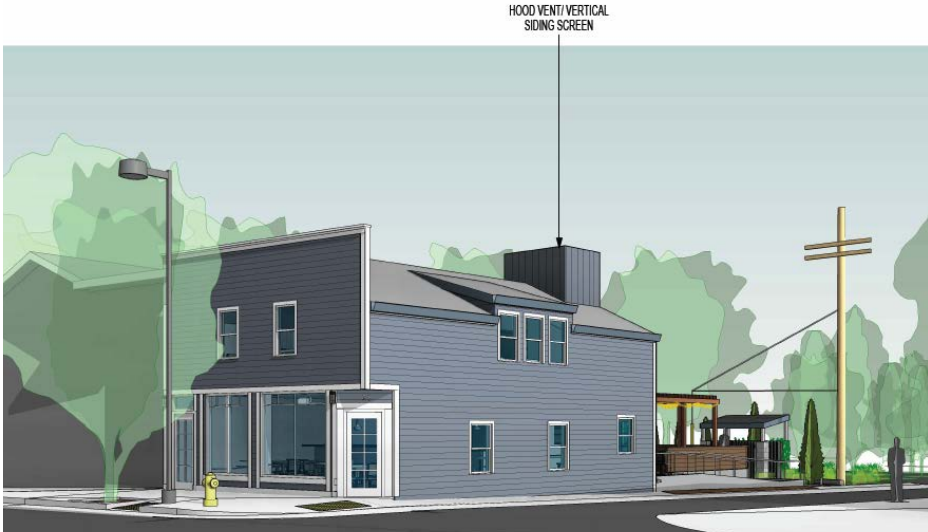
Significant **business tax credit** incentives for property owner (Up to \$500K, see page 13)

PROPERTY

Overview

25 W. Main Street is a charming two-story, wood-frame commercial Historic Building featuring vernacular architecture with a false front facade. The property is in the (C-2) central business zoning district and strategically situated at the corner of W. Main Street and Park Avenue in Downtown Los Gatos, located near complementary retail hot spots and amenities, with the Los Gatos Farmer’s Market hosted mere steps away. The ground floor features a kitchen area, bar area, and dining area, perfect for a breakfast to dinner restaurant concept. The upper floor features a bar area as well as built storage features, ready for a complementary lounge type concept. Additionally, there is a new approved outdoor patio for additional dining featuring a wooden deck and beautiful pergola, rare and highly desirable for the town of Los Gatos. Built in 1901, it is currently under extensive rehabilitation renovations, with delivery estimated *at the end of Q4 2025*.

OFFERING SUMMARY	
Property Type	2-Story Restaurant Building
Listing Price	Lease: \$5.00 / SF + NNN Sale: \$3,295,000
Building Area	±2,281 SF ±1,141 SF <i>Ground Floor</i> ±1,140 SF <i>Upper Floor</i> with ~700 SF Outdoor Patio
Land Area	0.07 Acres
Year Built	1902
Year Renovated	2024 (Delivery Q4 2025)
Delivery Condition	Restaurant Shell
APN	529-01-017
Zoning	C-2:LHP Historic <i>(Central Business District: Landmark and Historic Preservation Overlay Zone)</i>

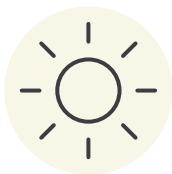


PROPERTY Features



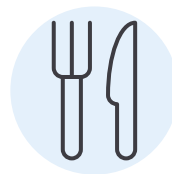
2-Story Restaurant

First Floor - Kitchen & dining area
Second Floor - Bar/lounge area



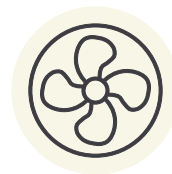
Outdoor Dining Area

~700 SF Outdoor Dining
with wooden deck, beautiful pergola
and ADA accessible ramp.



Restaurant Ready

Grease trap, rooftop vent shaft,
and trash enclosure in place
Delivered in Shell Condition



Venting

Type 1/2 Hood Feasible
Permit ready for kitchen build-out



Electrical

400-Amp electrical panel



HVAC

(2) 4-Ton heat pump units
(5) 5 mini-split units



Water Heater

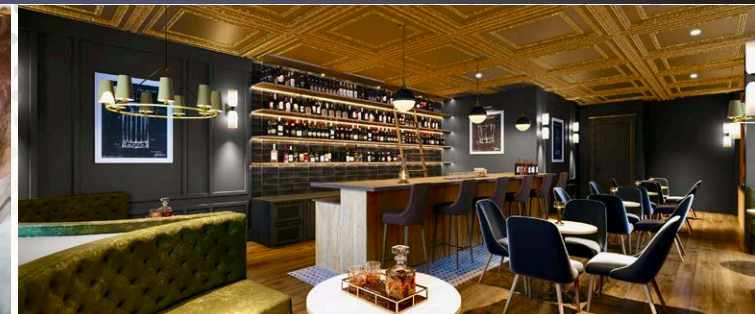
2 tankless systems
All new plumbing to be installed



Fire Sprinklers

New automatic fire sprinklers to
ensure full Fire & Safety Compliance

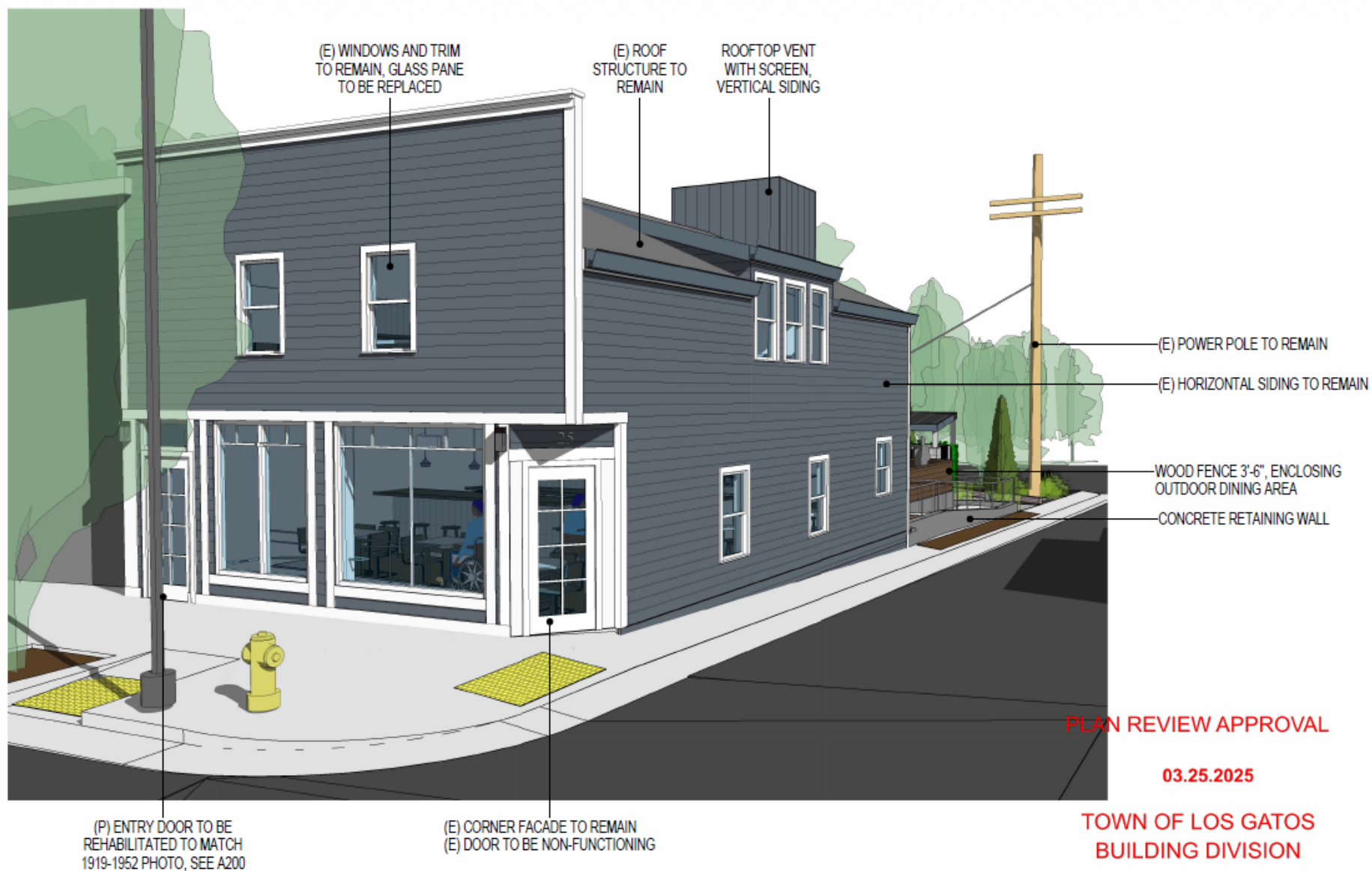
EXTERIOR BUILDING Renderings



③ Section View, Front

④ Section View, Rear

EXTERIOR BUILDING Front View



EXTERIOR BUILDING

Rear View

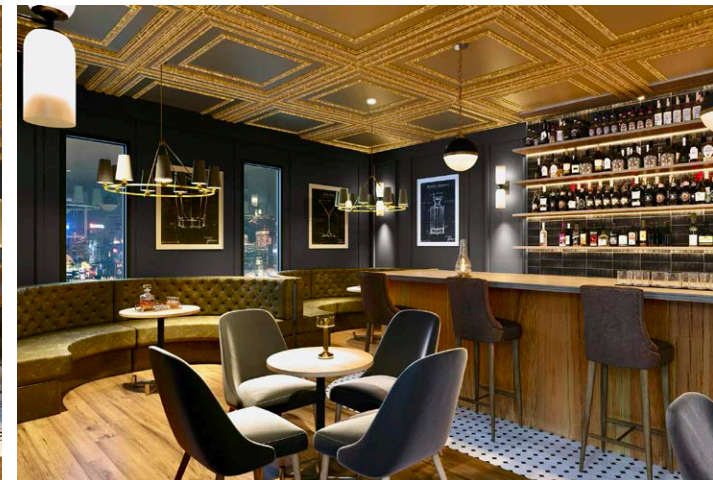
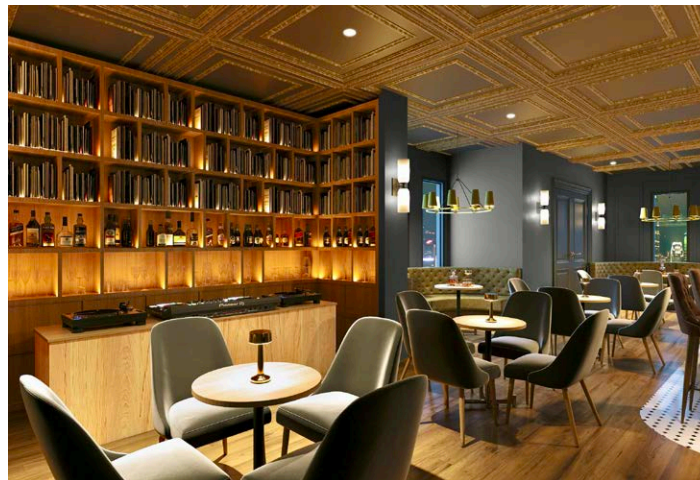
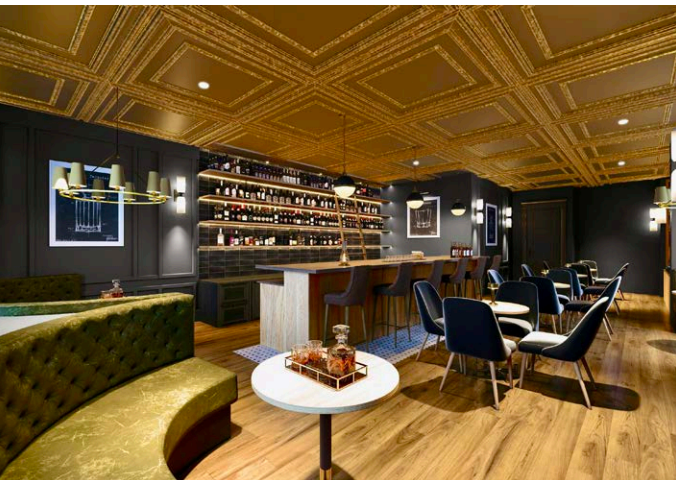


INTERIOR Renderings

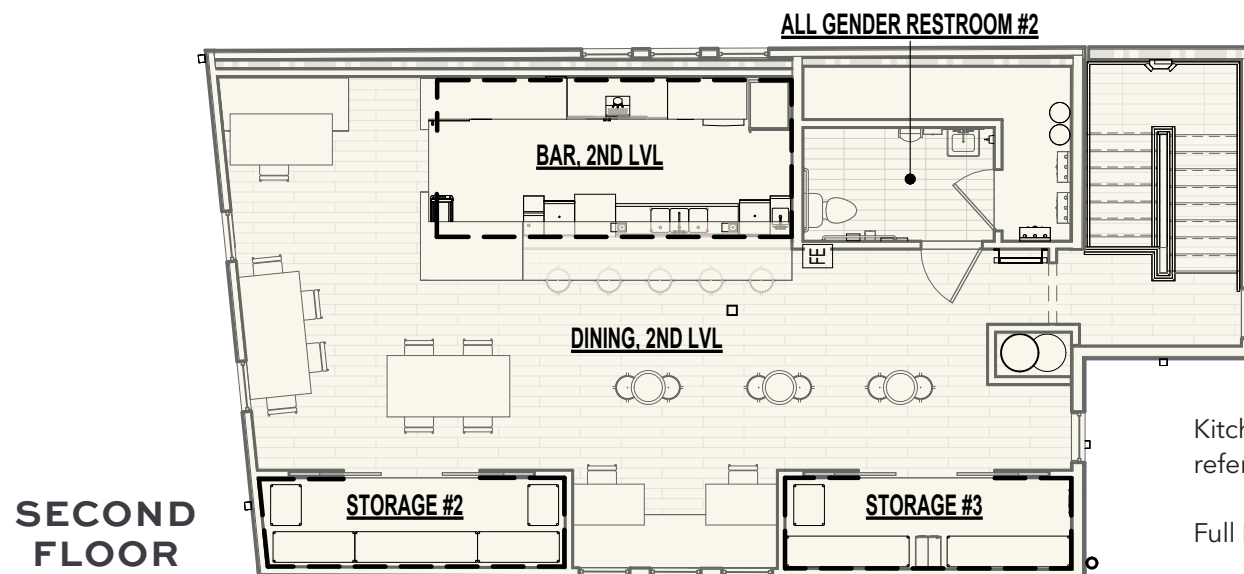
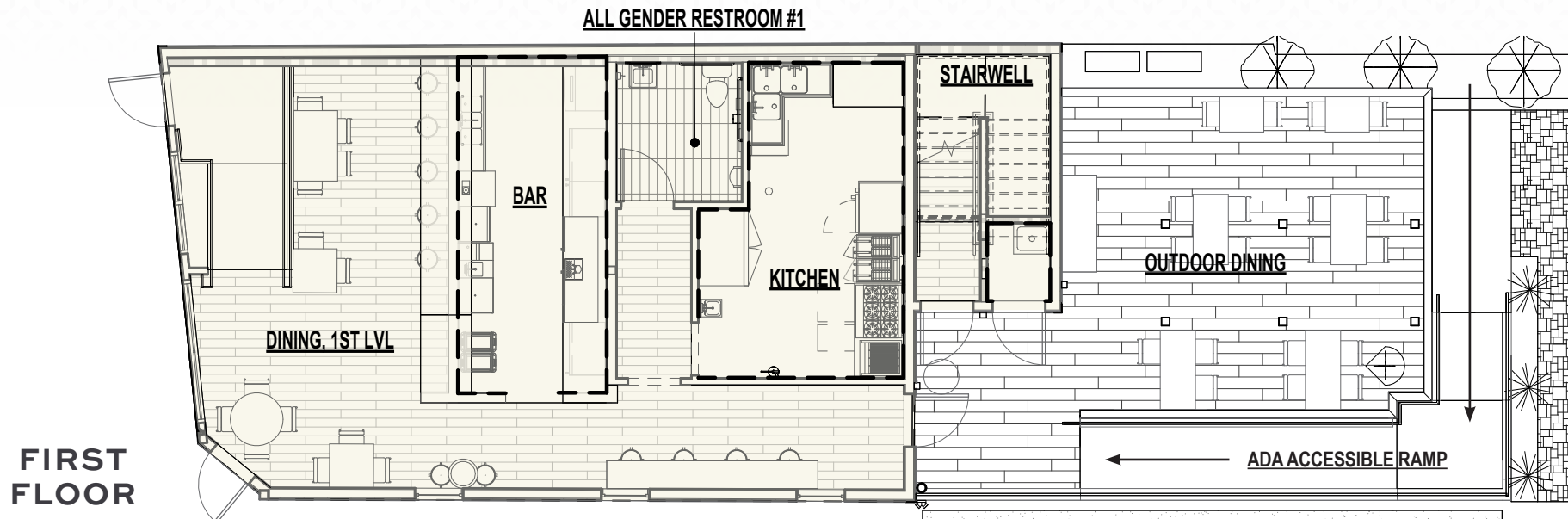
FIRST FLOOR - DINING CONCEPT



SECOND FLOOR - BAR/LOUNGE CONCEPT



ARCHITECTURAL Floor Plans



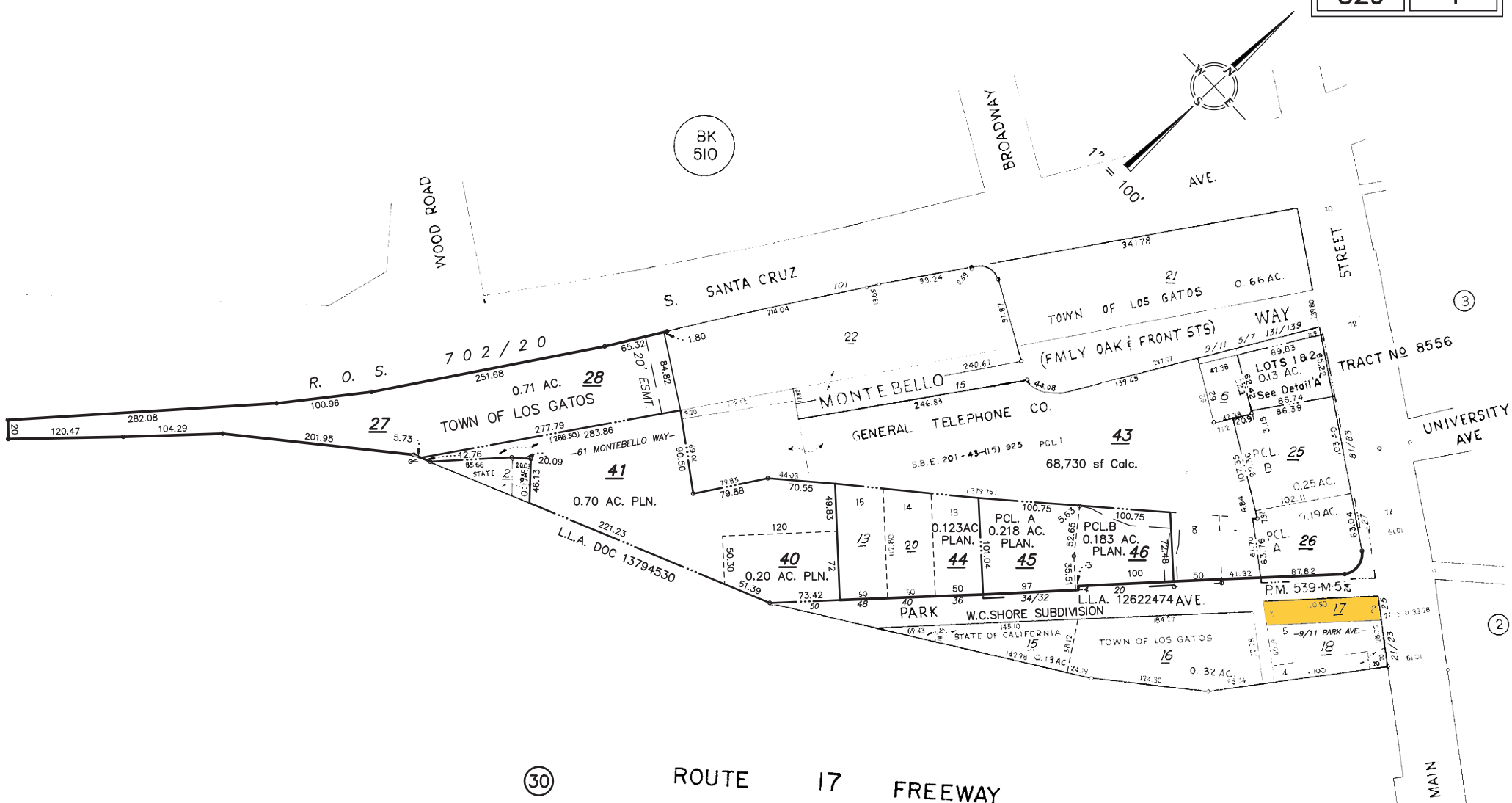
Kitchen equipment and furniture is shown for location reference only and is not included upon delivery.

Full Plans Available Upon Request

APN 529-01-017

Parcel Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK
529PAGE
1

HISTORIC BUILDING

Federal Tax Credits

Martin's Sunflower Candy Kitchen Building was originally constructed in January 1902 by Leonard J. and Flora A. Martin and rebuilt in 1915 following a fire. In 1991, the building was nationally registered as apart of the **Los Gatos Historic Commercial District** in the local area significance in Commerce and Architecture with an 1891 to 1941 period of significance.

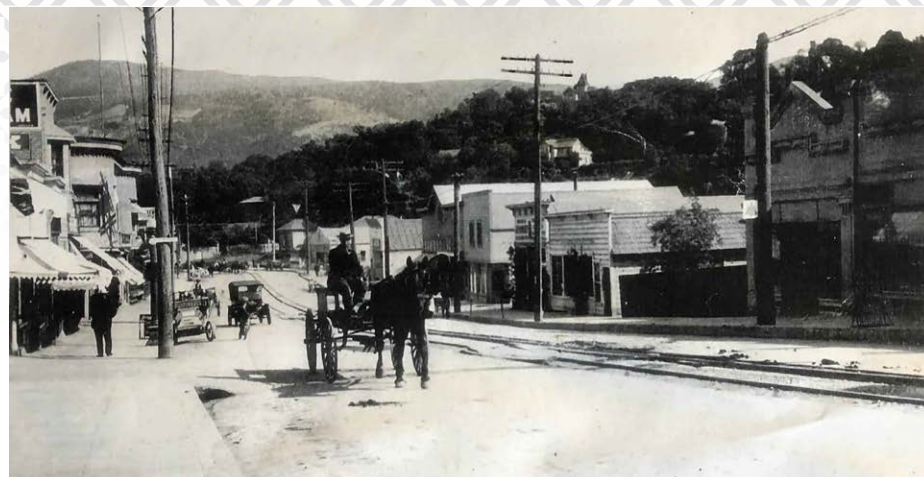
HISTORIC BUILDING TAX CREDITS



Administered by the National Park Service in conjunction with State Historic Preservation Offices (SHPO), the **Federal Historic Preservation Tax Incentives program** offers a 20% federal tax credit to property owners for qualified rehabilitation expenses.

This property has been approved for Historic Federal Tax Credit of \$300K, pending the business is placed in service. The credit is for approved qualified rehabilitation expenditures (QRE). Additionally, approval for [State Historic Rehabilitation Tax Credit \(SHRTC\) - Commercial Program](#) is pending, with a credit of \$200k.

Potential tax credits total \$500k. Collection of the credits are spread out over 5 years. Credits valid only for property owner.



1900-1910



1949 - 1952

FEDERAL PROGRAM OVERVIEW



<https://www.irs.gov/businesses/small-businesses-self-employed/rehabilitation-credit-historic-preservation-faqs> **(CLICK HERE)**

STATE PROGRAM OVERVIEW



https://ohp.parks.ca.gov/?page_id=31647 **(CLICK HERE)**

NEARBY RETAILERS

Market Aerial

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

DEMOGRAPHICS*

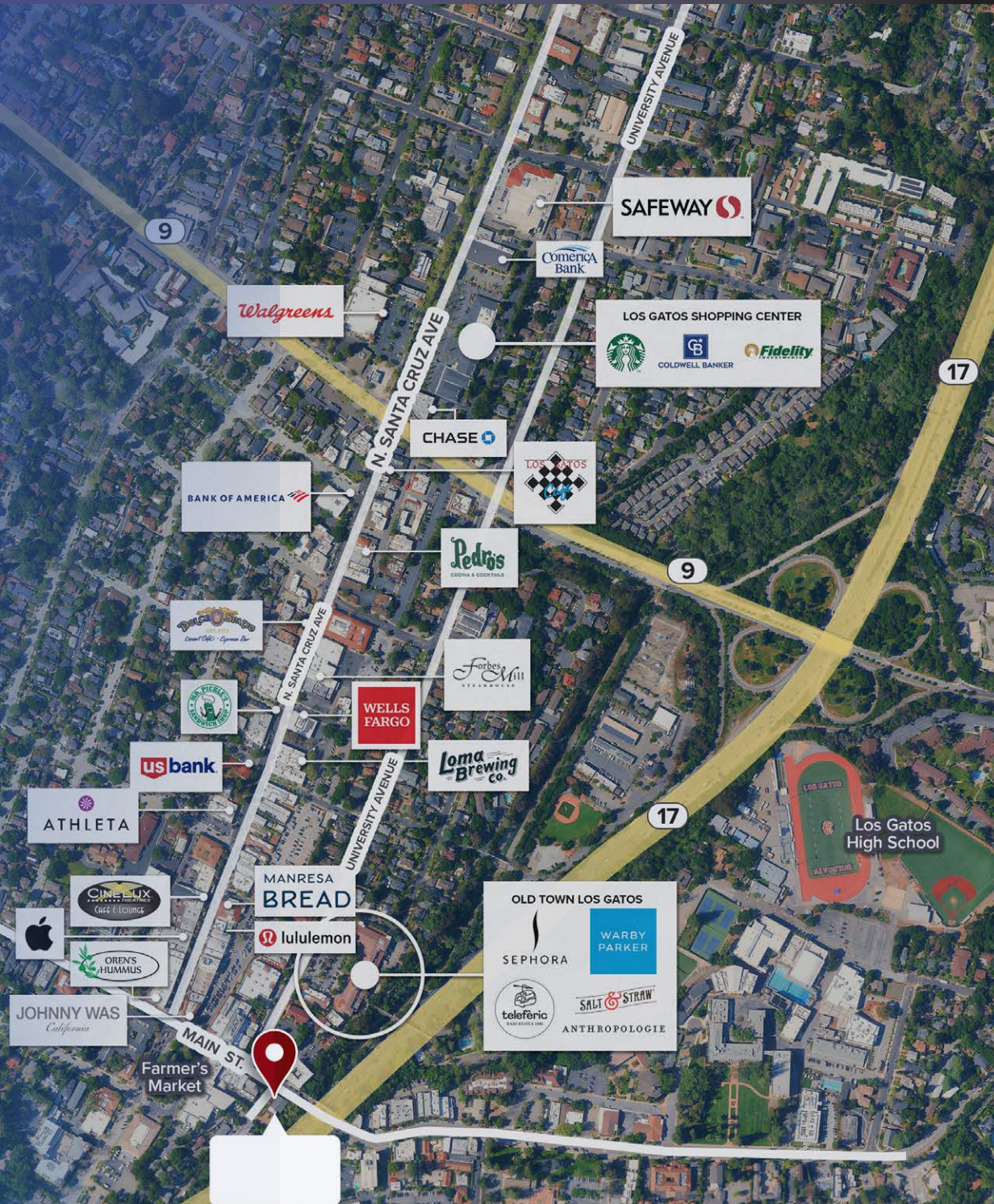
Total Population	43,750
Daytime Population	55,559
Avg. Household Income	\$344,281
Avg. Disposable Income	\$201,689
Avg. Consumer Spent on Dining	\$11,834.76

TRAFFIC COUNTS

Main Street	11,186 ADT
University Ave	13,600 ADT
N. Santa Cruz Avenue	16,068 ADT
State Route 17	71,400 ADT

*Demographics Within 3 Mile Radius

Source: esri 2025



Agent Contact

Dixie Divine Lic. 00926251 & 01481181

(408) 313-8900

ddivine@primecommercialinc.com

Doug Ferrari Lic. 01032363

(408) 879-4002

dferrari@primecommercialinc.com

PC INC PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com | 408.879.4000 (OFFICE)

