

FULLY LEASED



**51** University Avenue

Los Gatos, CA 95030

 the econic company®

# LOS GATOS DEMOGRAPHICS

**\$202,614**

Average Household  
Income within 1 mile



Captive consumer base  
with disposable income

Prime location in Silicon  
Valley with high tech  
employers such as

**Roku** | **NETFLIX**

**330**

average sunny  
days per year



**89**

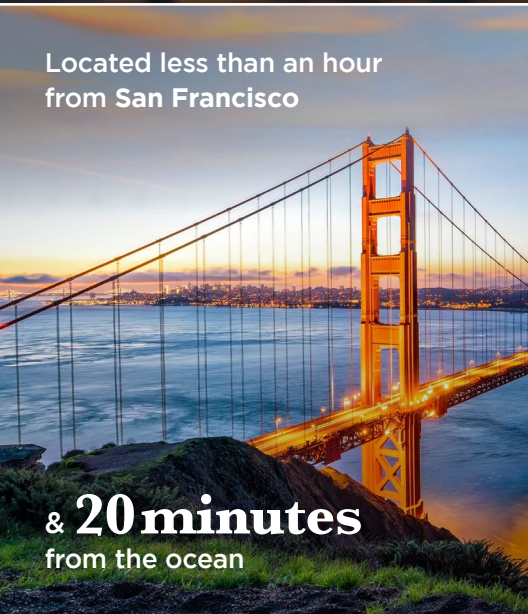
average "walk score"  
in Downtown Los Gatos



## WHY LOS GATOS?

Los Gatos ranked second highest per capita for  
spending in the Nation according to the US Census  
Bureau and reported by the Wall Street Journal.

Located less than an hour  
from San Francisco



**& 20 minutes**  
from the ocean

**91%** white collar with  
over 37% of the population  
making over **\$100,000**



High median home value of  
**\$2,357,800**



**163,000**  
employees

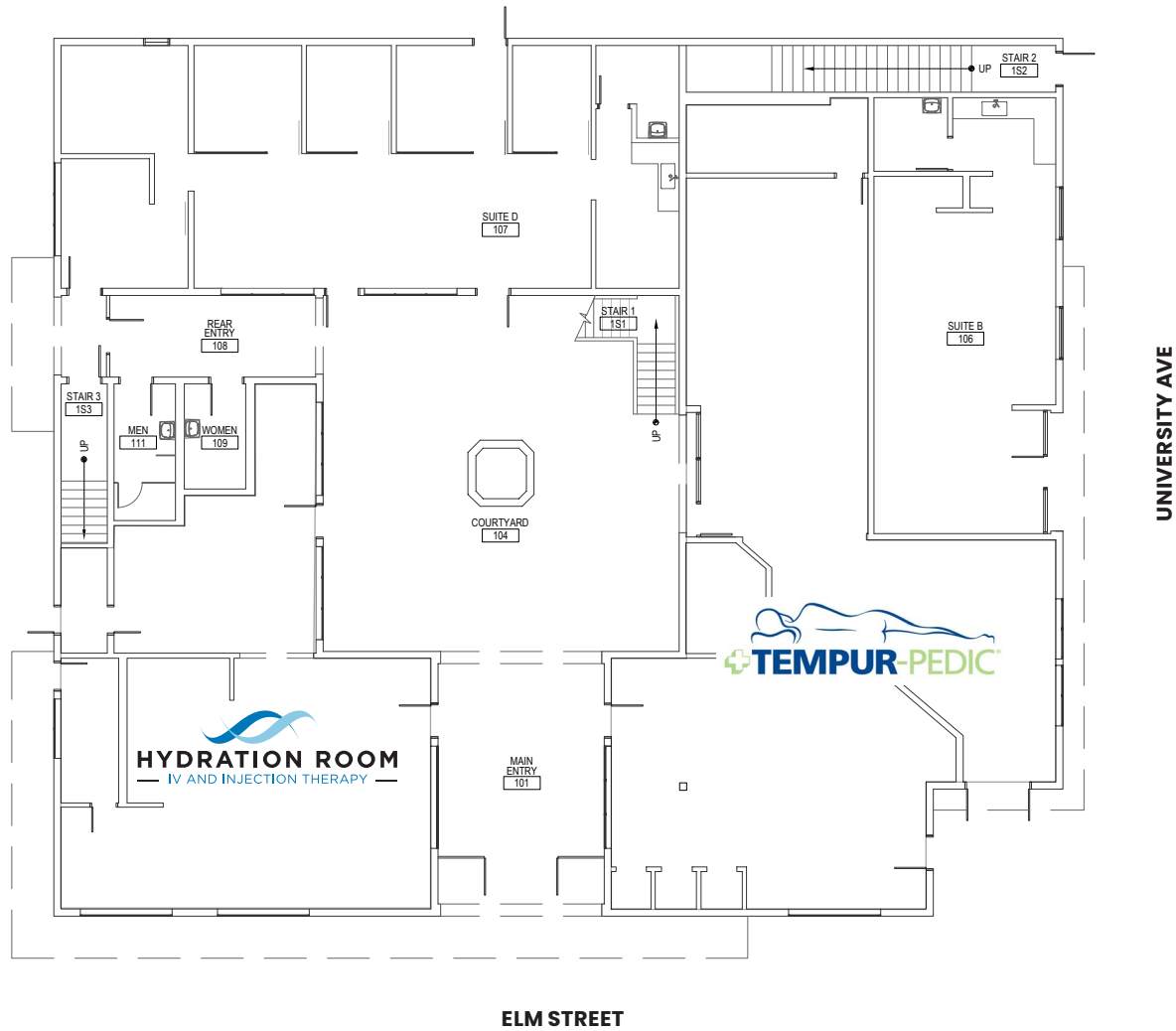


World class  
shopping &  
top wine/food  
destination in  
California

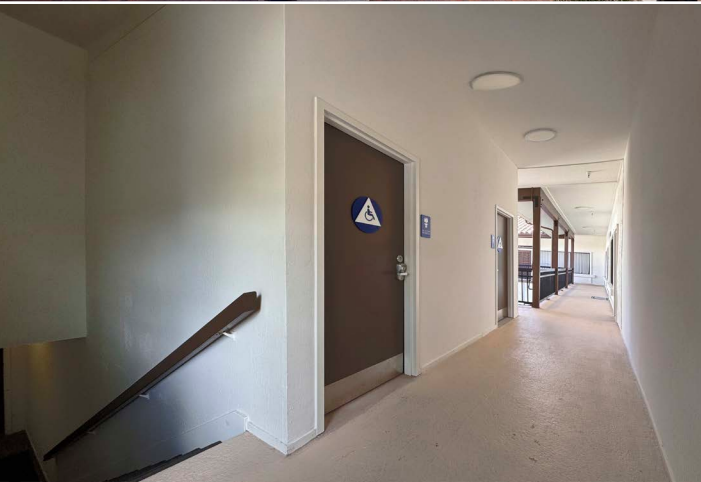
**& 177,000**  
residents within 5 miles



# PROPERTY FLOOR PLAN



# PROPERTY GALLERY

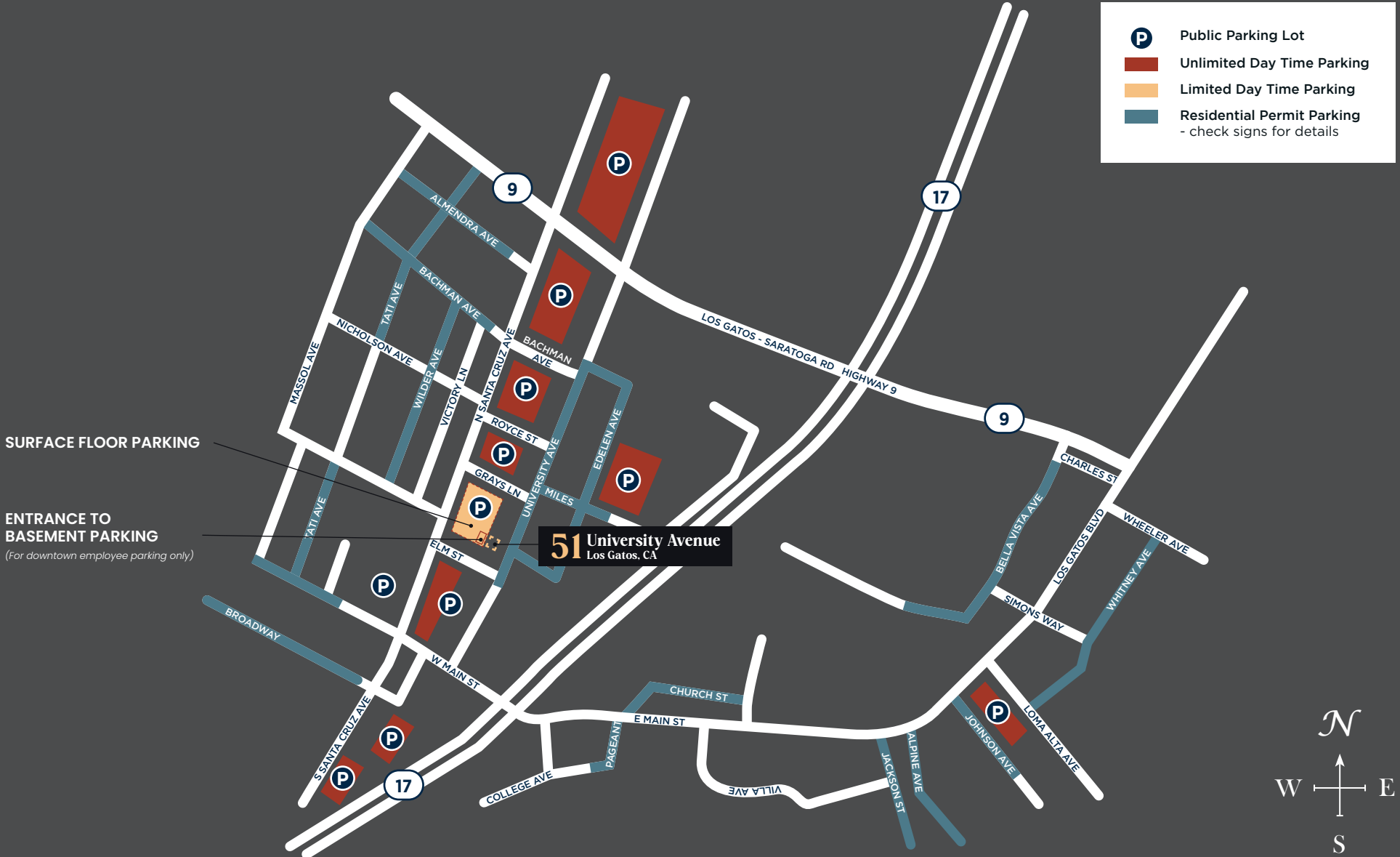




## NEARBY RETAIL

- |                         |                          |                 |                 |                       |
|-------------------------|--------------------------|-----------------|-----------------|-----------------------|
| ① Apple                 | ⑥ The Lexington House    | ⑪ Manresa Bread | ⑬ Arhaus        | ⑳ Salt & Straw        |
| ② The Pastaria & Market | ⑦ Loma Brewing Co.       | ⑫ Lululemon     | ⑭ Blue Bottle   | ㉑ Sephora             |
| ③ Restoration Hardware  | ⑧ Forbes Mill Steakhouse | ⑬ Athleta       | ⑮ Gap           | ㉒ Teleferic Barcelona |
| ④ Los Gatos Theatre     | ⑨ Title Nine             | ⑭ Chez Philippe | ⑯ Anthropologie | ㉓ Chico's             |
| ⑤ Pharmaca              | ⑩ Round Table Pizza      | ⑮ Oak & Rye     | ㉐ Warby Parker  | ㉔ Wine Cellar         |

# PARKING MAP





## TRADE AREA

|                                                                                       |                                                 |                                                                                      |
|---------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>POPULATION</b><br><b>822,073</b>                                                   | <b>DAYTIME POPULATION</b><br><b>824,126</b>     |   |
|    | <b>MEDIAN AGE</b><br><b>39.9</b>                | <b>307,624</b><br>HOUSEHOLDS                                                         |
| <b>HH INCOME RANGE</b><br><b>% \$200,000+ 21.9%</b>                                   | <b>AVG HOUSEHOLD INCOME</b><br><b>\$147,226</b> |  |
|  | <b>% WHITE COLLAR</b><br><b>78.1%</b>           | <b>403,310</b><br>EMPLOYEES                                                          |



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