

2 N. SANTA CRUZ AVENUE

The Park Vista Building | Los Gatos, CA



RARE OWNER-USER OR INVESTMENT
OPPORTUNITY IN THE
HEART OF DOWNTOWN





EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the rare opportunity to acquire the fee simple interest in 2 North Santa Cruz Avenue, a mixed-use trophy asset located in the heart of downtown Los Gatos, California. The Park Vista is a retail/office building situated at the prestigious corner of Main and North Santa Cruz Avenue, steps to high-end restaurants, bars, and retail shops, as well as parks, gyms and hotels. The end cap location is marked by beautiful, timeless architecture and offers strong credit national tenants unparalleled exposure with extensive pedestrian traffic. As part of one of the nation's most desirable neighborhoods for Silicon Valley executives, Los Gatos demographics are unmatched. The surrounding Santa Cruz mountains draw health-conscious locals and visitors for both work and play. The month-to-month leases provide the opportunity for an investor to increase in-place below-market rents or a pride of ownership user to occupy the building at closing for unrivaled business recognition.



**2 N. SANTA CRUZ AVE.
LOS GATOS, CA**

LOCATION



±7,900

SQUARE FOOT BUILDING



±3,485

SQUARE FOOT LOT



APN

529-03-046



YEAR BUILT

1932 (Historic)



STORIES

2 + Basement



ELEVATOR

Yes



ZONING

C2



LEASES

Month-to-Month

PROPERTY HIGHLIGHTS



Prominent Location

Rare mixed use building at the signalized intersection of Main Street and N. Santa Cruz Avenue.



Shop/Dine/Work

Steps from the door are diverse high-end local and National retail shops, restaurants, cafes, nightlife, hotels and wellness amenities. Top financial institutions, tech startups and established Fortune 500 companies surround the Property. Walk to the Los Gatos Library and Town Hall.



Parking and Accessibility

The Property has ample street and public parking and access to Highways 17, 9 and 85.



Surrounding Business

Los Gatos is home to Netflix Headquarters and other notable tech companies and has low office and retail vacancy rates.



Exceptional Demographics

The Town of Los Gatos has an average household income of \$217,966, a median home price of \$2,000,000, and top-rated public schools.



Recreational Activities

Locals and employees enjoy a vibrant lifestyle by running along the Los Gatos Creek Trail, biking to Vasona Park, joining Bay Club, Club of Los Gatos or the Jewish Community Center and tasting pinot up the hill at Testarossa Winery.



Strong Community

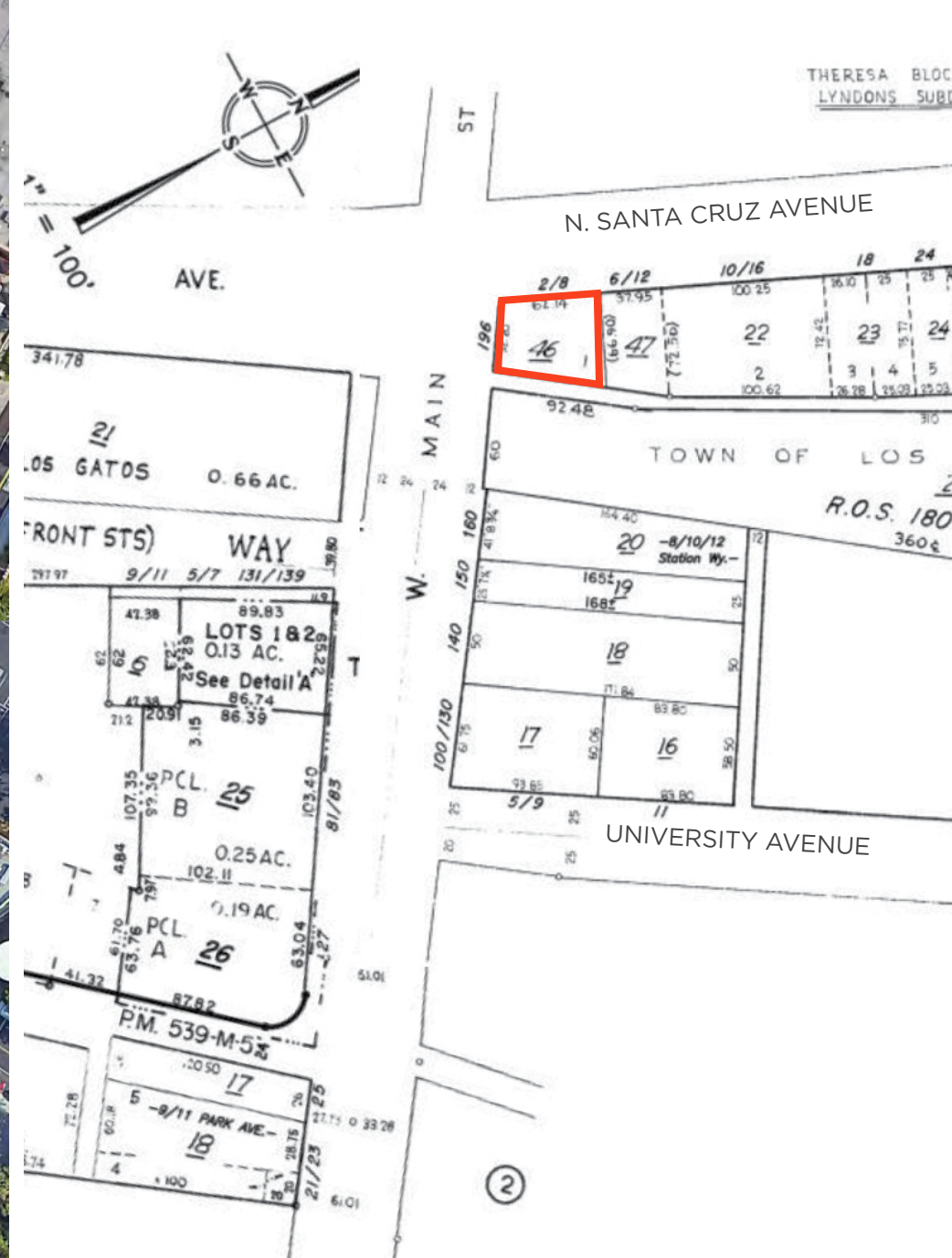
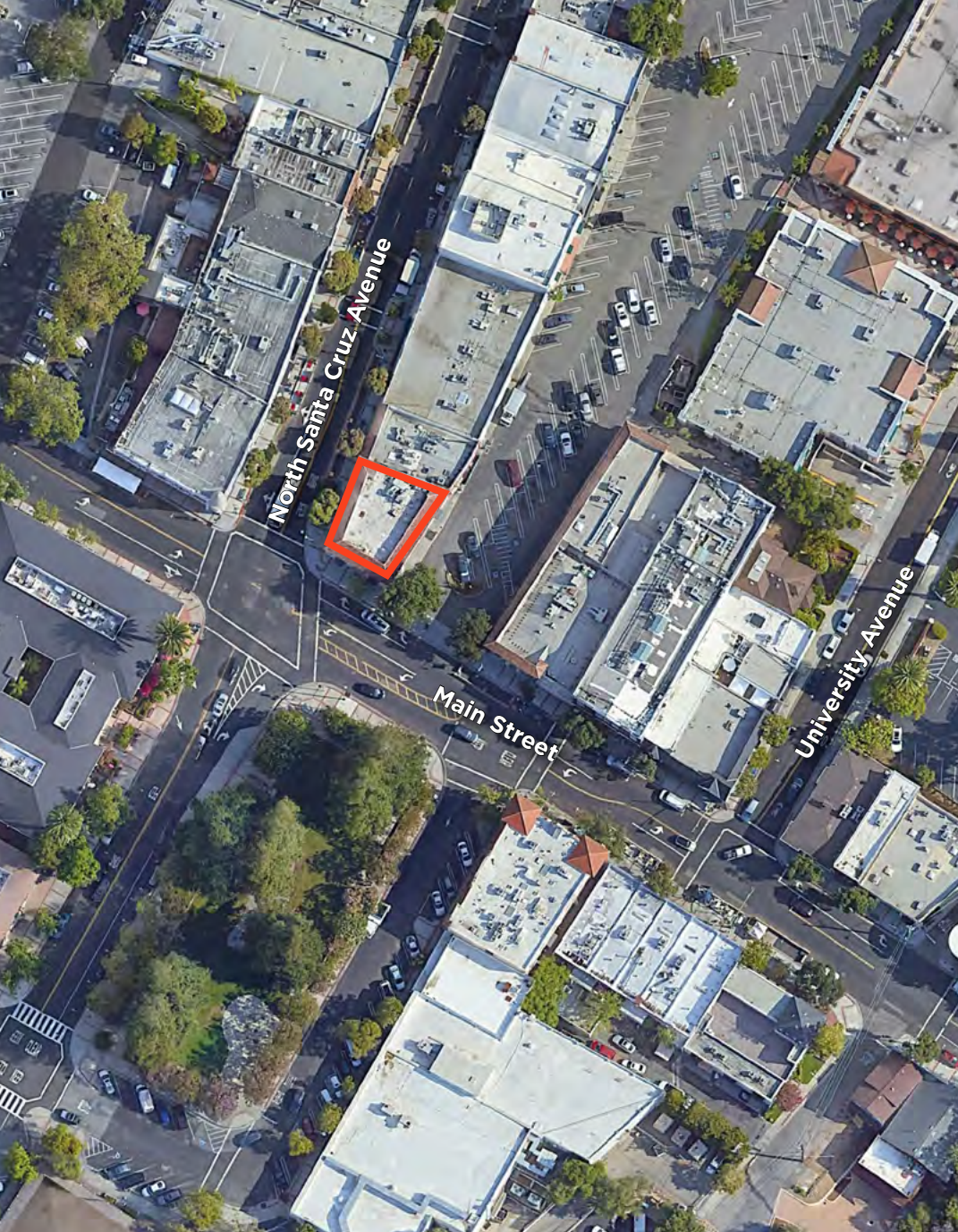
Town residents and guests gather for events across the street at Town Plaza Park, including Jazz on The Plazz, the Farmers' Market, Christmas Tree Lighting and numerous other community and family activities.



Rent Roll

Available upon request.



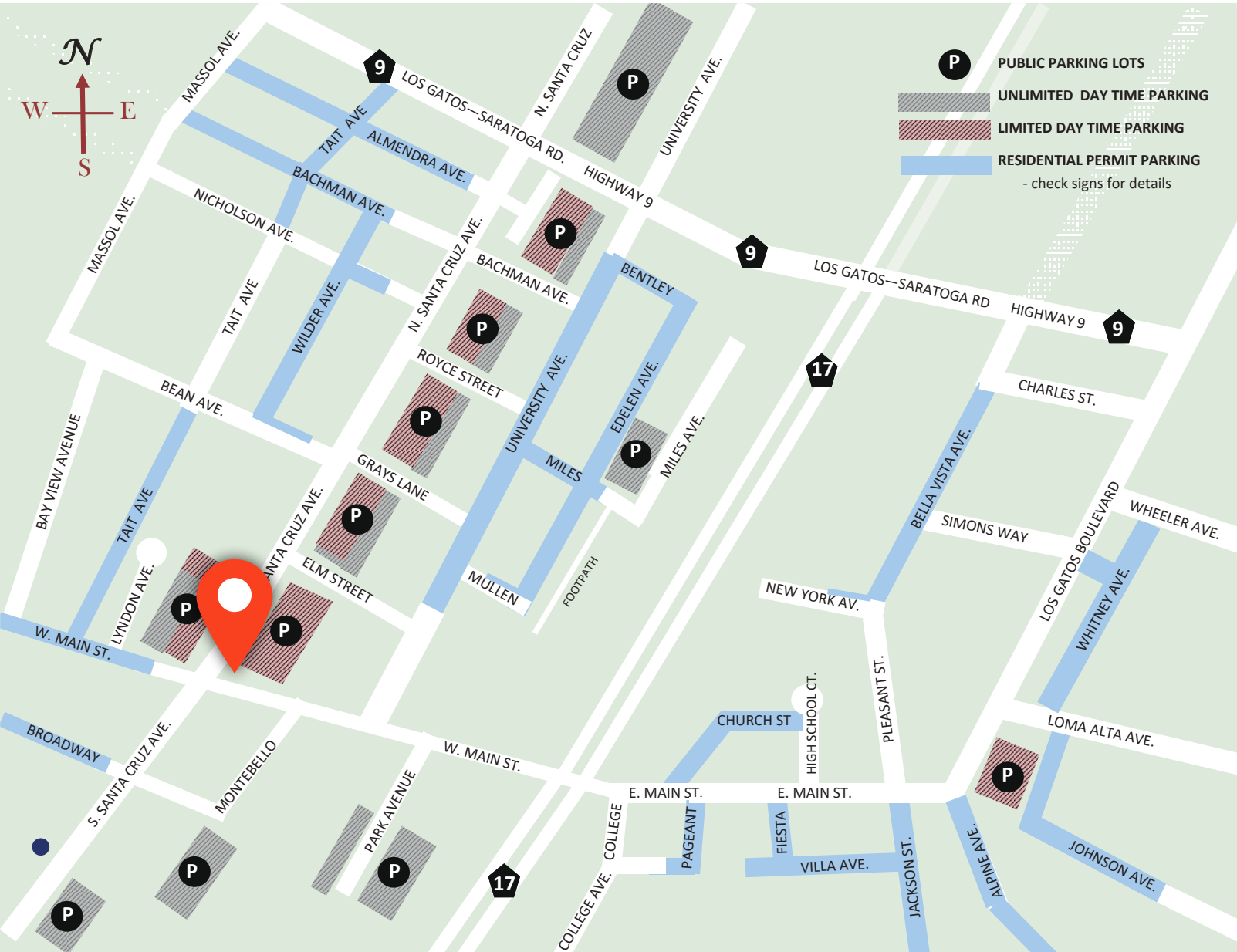


AERIAL SITE PLAN & PARCEL MAP

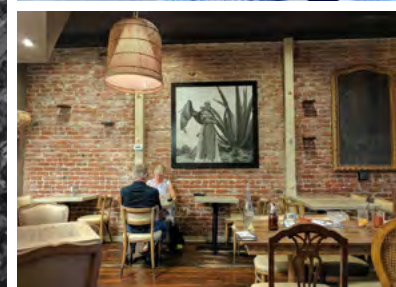
MIX OF NATIONAL, REGIONAL & LOCAL BUSINESSES SURROUND THE PROPERTY



AMPLE PARKING

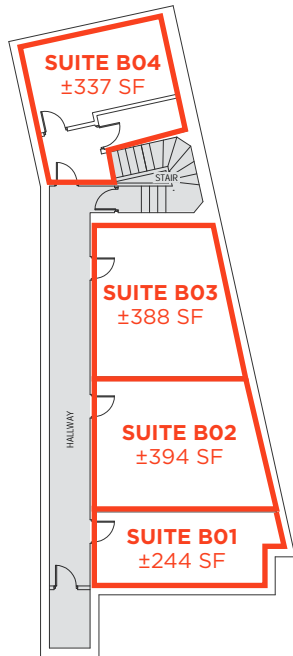


ADDITIONAL NEARBY RETAIL & RESTAURANTS

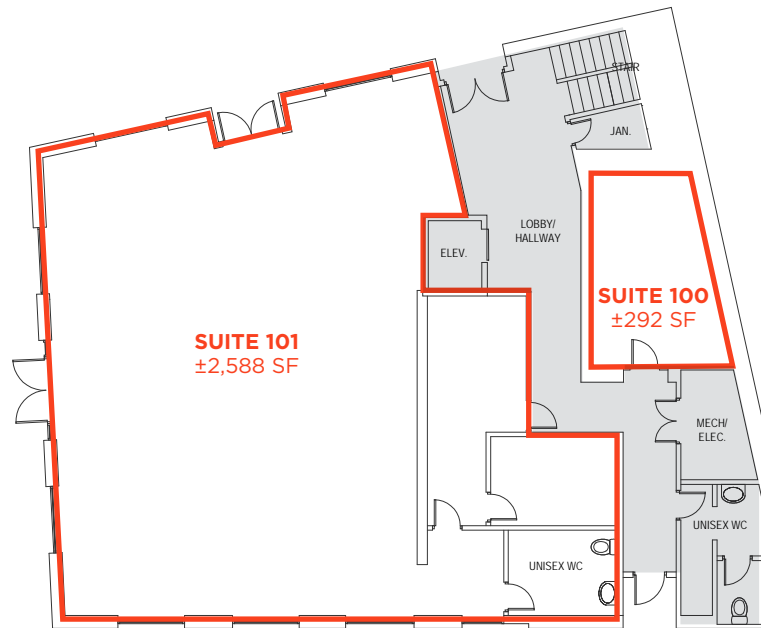


FLOOR PLANS

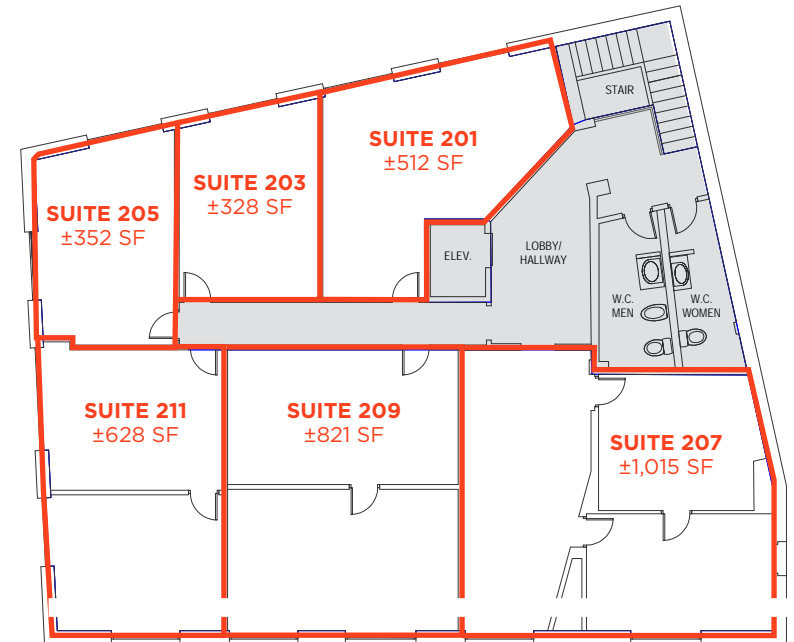
BASEMENT / $\pm 1,363$ SF



FIRST FLOOR / $\pm 2,881$ SF

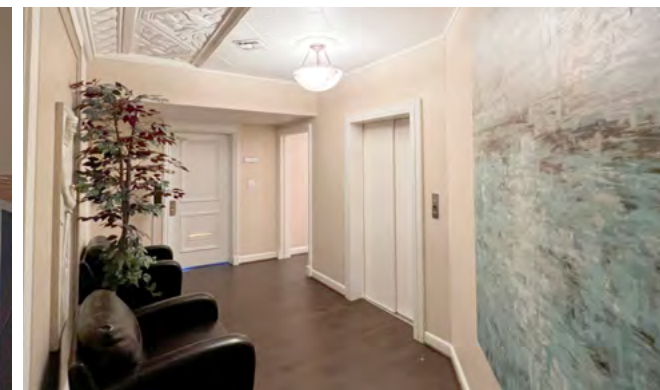
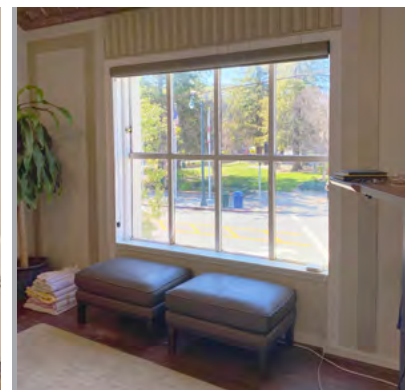
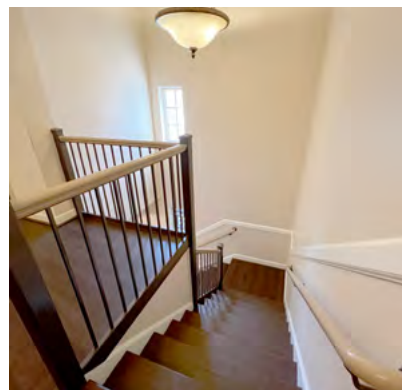


SECOND FLOOR / $\pm 3,656$ SF



COMMON AREA

IDEAL SUITE SIZES POSITIONED TO CAPTURE TENANT DEMAND



DEMOGRAPHICS

POPULATION

	1 Mile	5 Miles	10 Miles
2010 Total Population	9,172	163,585	858,657
2020 Total Population	9,944	174,144	912,967
2020 Group Quarters	63	1,418	16,861
2022 Total Population	9,864	174,506	918,980
2022 Group Quarters	63	1,418	16,861
2027 Total Population	9,462	169,291	901,389
2022-2027 Annual Rate	-0.83%	-0.60%	-0.39%
2022 Total Daytime Population	14,189	167,122	877,612
Workers	9,603	83,106	436,290
Residents	4,586	84,016	441,322

HOUSEHOLD SUMMARY

	1 Mile	5 Miles	10 Miles
2010 Households	4,135	62,052	309,907
2010 Average Household Size	2.19	2.62	2.72
2020 Total Households	4,248	63,245	324,607
2020 Average Household Size	2.33	2.73	2.76
2022 Households	4,196	63,075	327,069
2022 Average Household Size	2.34	2.74	2.76
2027 Households	4,067	61,788	324,458
2027 Average Household Size	2.31	2.72	2.73
2022-2027 Annual Rate	-0.62%	-0.41%	-0.16%
2010 Families	2,631	43,611	212,779
2010 Average Family Size	2.88	3.11	3.23
2022 Families	2,397	44,297	222,967
2022 Average Family Size	3.08	3.27	3.29
2027 Families	2,329	43,470	220,804
2027 Average Family Size	3.04	3.23	3.26
2022-2027 Annual Rate	-0.55%	-0.38%	-0.19%

MEDIAN HOUSEHOLD INCOME

	1 Mile	5 Miles	10 Miles
2022	\$200,001	\$178,990	\$149,087
2027	\$200,001	\$200,001	\$172,262

MEDIAN HOME VALUE

	1 Mile	5 Miles	10 Miles
2022	\$2,000,001	\$1,529,304	\$1,328,764
2027	\$2,000,001	\$1,573,684	\$1,365,017

PER CAPITA INCOME

	1 Mile	5 Miles	10 Miles
2022	\$114,085	\$84,568	\$70,173
2027	\$129,687	\$98,543	\$82,446

MEDIAN AGE

	1 Mile	5 Miles	10 Miles
2010	45.2	41.9	37.3
2022	47.7	44.3	39.3
2027	47.5	44.5	39.9



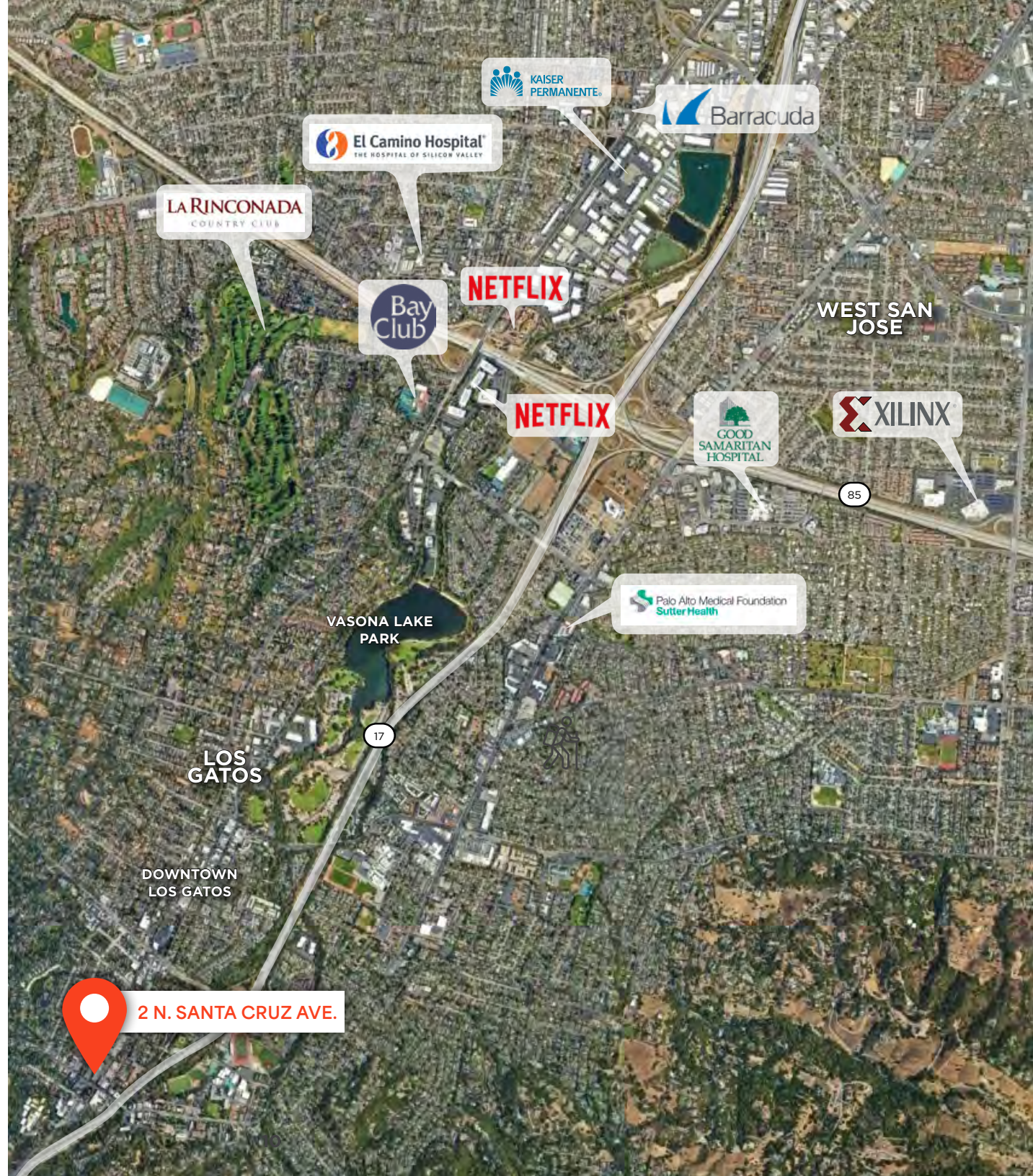
THE TOWN OF LOS GATOS

ABOUT LOS GATOS

The Town of Los Gatos is nestled at the base of the Santa Cruz Mountains, and is located approximately 60 miles south of San Francisco, in the southwestern portion of Silicon Valley. It is primarily a bedroom community of the affluent who's who of Silicon Valley executives. They are attracted to Los Gatos because of its small town vibe, walkable amenities, top retail and restaurants, combined with fantastic access to the outdoors. Los Gatos provides a quaint feel while remaining in the middle of the Silicon Valley economic engine.

Los Gatos prides itself as a self contained community. Over 3,000 businesses serve the residents and act as a destination point for visitors who are attracted to its restaurants, hotels and variety of shops within a pedestrian oriented downtown setting. Los Gatos has many parks and greenbelt areas, as well as a vibrant downtown area. Downtown Los Gatos is listed on the National Register of Historic Places and is the model of what communities strive to achieve in a downtown.

SOURCE: [Http://www.losgatosca.gov](http://www.losgatosca.gov)

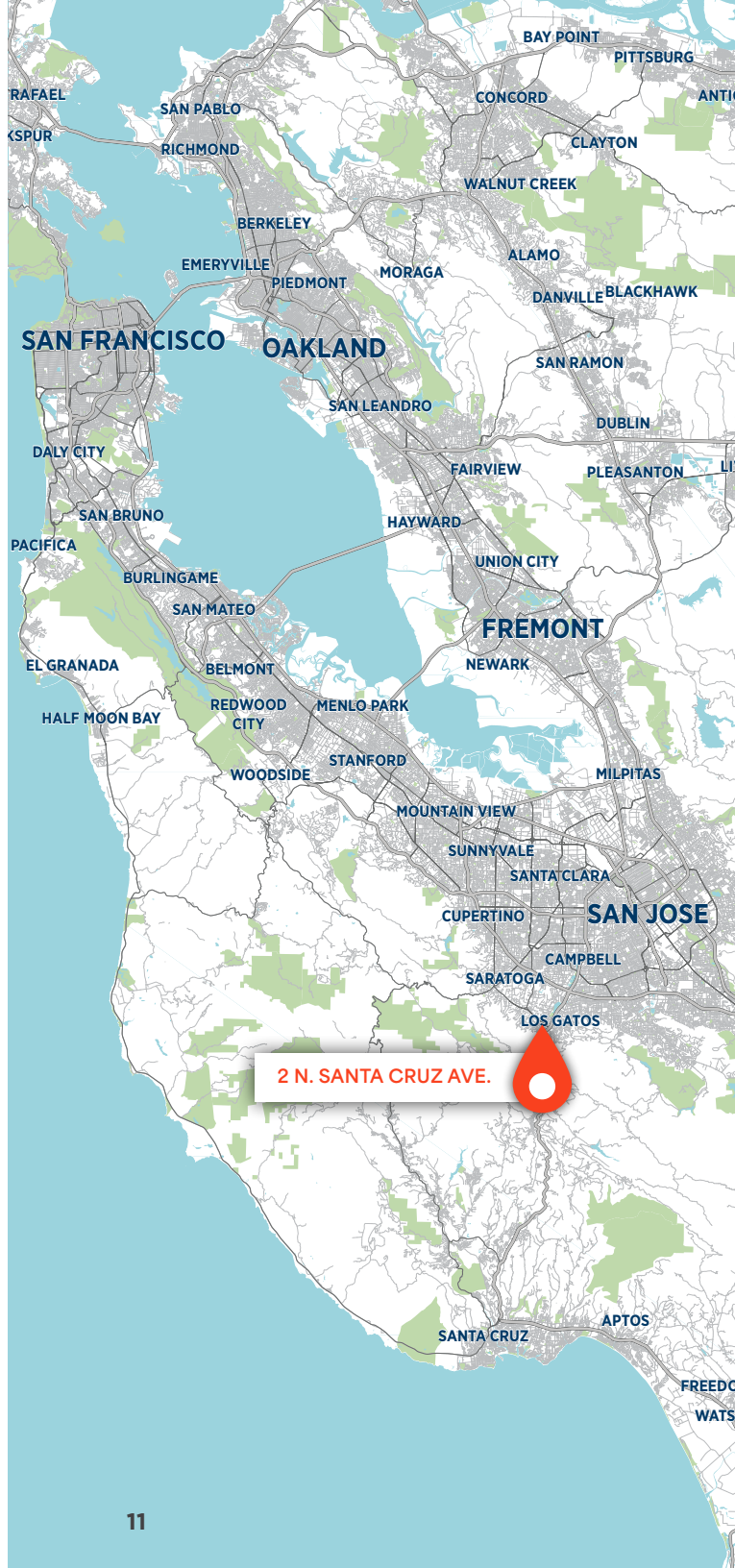


THE SILICON VALLEY MARKET

Silicon Valley is the largest metropolitan area in the Bay Area and lies to the south of San Francisco, encompassing Santa Clara County and portions of Alameda County. Major cities within the Valley include Los Gatos, Cupertino, Fremont, Milpitas, Mountain View, Palo Alto, San Jose, Campbell, Santa Clara and Sunnyvale.

THE MARKET

- The growth of technology companies has created extremely tight market conditions throughout the West Valley
- The submarket is home to a number of tech campuses & headquarters, including Apple, Netflix, eBay, and Seagate
- Silicon Valley is home to the largest concentration of technology expertise in the world with more than 6,600 technology companies, employing more than 350,000 people. These companies include:



SILICON VALLEY BY THE NUMBERS:

1,854

SQUARE MILE AREA

3.07

MILLION PEOPLE

1.63

MILLION JOBS

\$169,894

AVERAGE ANNUAL EARNINGS

+2,997

NET FOREIGN IMMIGRATION

SOURCE: JOINTVENTURE.ORG



Miki Correa

(408) 642-0826

miki.correa@cushwake.com

Lic. #01718959

Erik Hallgrimson

(408) 615-3435

erik.hallgrimson@cushwake.com

Lic. #01274540



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