

FOR LEASE

±1,550 SF DOWNTOWN OFFICE WITH GATED OUTDOOR PATIO

140 Victory Lane

Los Gatos, CA



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HIGHLIGHTS

- ±1,550 SF Office w/ Beautiful Gated/Private Outdoor Patio
- Two Large Offices, Open Space, Kitchenette, and Interior Restroom
- High Ceilings
- Two (2) Reserved Parking Spaces & Ample Public Parking
- Zoning: C-2 (Central Business District)
- Walk to Downtown and the Los Gatos Creek Trail
- Easy Access to Highway 17 & 9
- Traffic Counts: N. Santa Cruz Blvd. - 16,402 ADT
E. Main St./Los Gatos Blvd. - 15,787 ADT
Saratoga - Los Gatos Rd/Hwy 9 - 21,883 ADT
Hwy 17 - 71,400 ADT
- Call for Pricing



MIX OF NATIONAL & LOCAL BUSINESSES NEARBY



NEARBY LANDMARKS



140 Victory Lane



Lyndon Plaza



Toll House Hotel



Old Town Los Gatos



University Avenue

Los Gatos Creek Trail

Los Gatos High School

9

To San Jose

17



W Main Street

E Main Street

Los Gatos Blvd.



To Santa Cruz / Monterey

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

