

# 16185 LOS GATOS BLVD

Los Gatos, CA



±10,594 SF (DIVISIBLE) FOR LEASE  
**CENTRAL LOS GATOS LOCATION**



**CUSHMAN &  
WAKEFIELD**

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# HIGHLIGHTS

- Rare 1st Floor Retail/Office/Medical
- High Visibility Location
- Excellent Signage on Los Gatos Boulevard
- Ample On-Site Parking
- Parking Ratio: 4.50/1,000 SF
- Central Los Gatos Location
- Walk to Retail: Peet's Coffee, Chipotle, CVS Pharmacy, and Much More!
- Immediate Access to Hwy's 17 & 9
- Several Demising Options



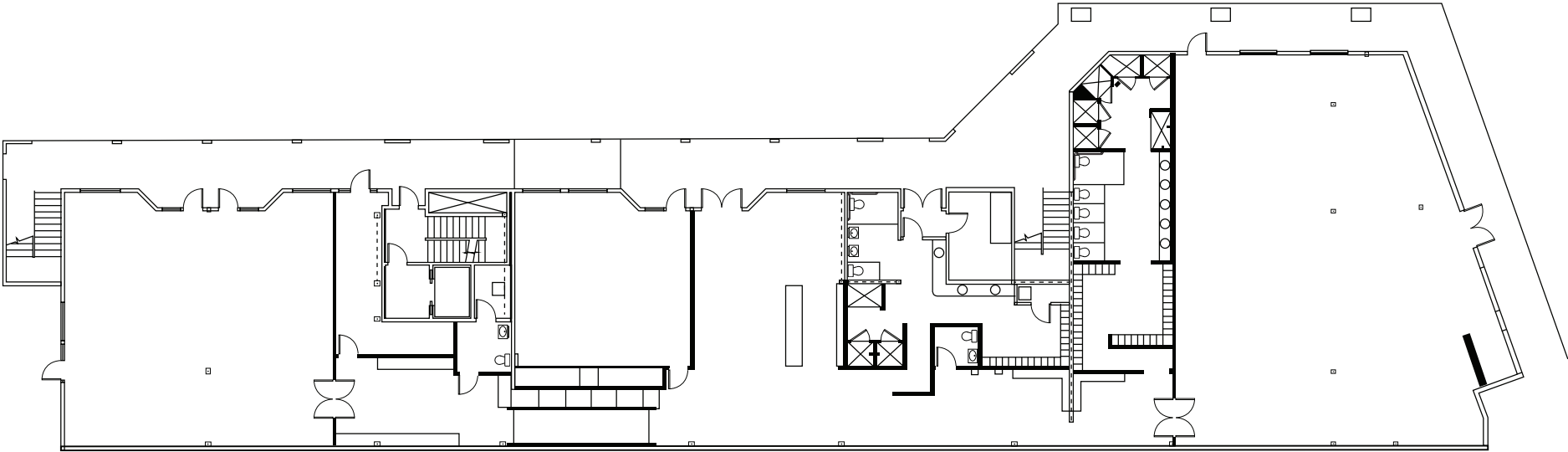
Located on bustling Los Gatos Blvd, this new listing benefits from prime visibility in one of Silicon Valley's most affluent and vibrant communities.

Los Gatos is home to over 2,500 businesses and nearly 35,000 residents, with a walkable, high-income population (average HH income of \$254,777, projected to reach \$281,706 by 2028). The town's thriving downtown and strong retail presence — over 15% of local businesses — make it a destination for upscale dining, shopping, and services.

With a highly educated workforce and strong employment in professional services, manufacturing, and health care, Los Gatos continues to offer exceptional market fundamentals for long-term commercial success.

# FLOORPLAN

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