

Brand New
Façade Upgrades!

Retail Spaces Available

±949 - 2,325 SF



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**

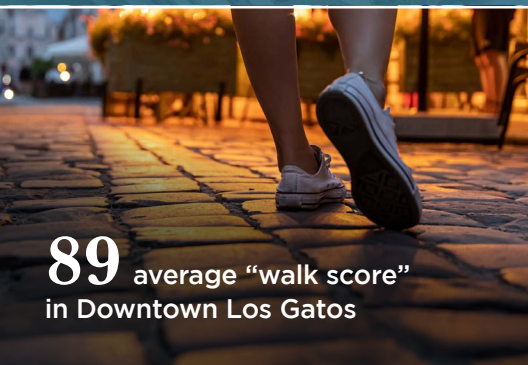
330

average sunny
days per year



89

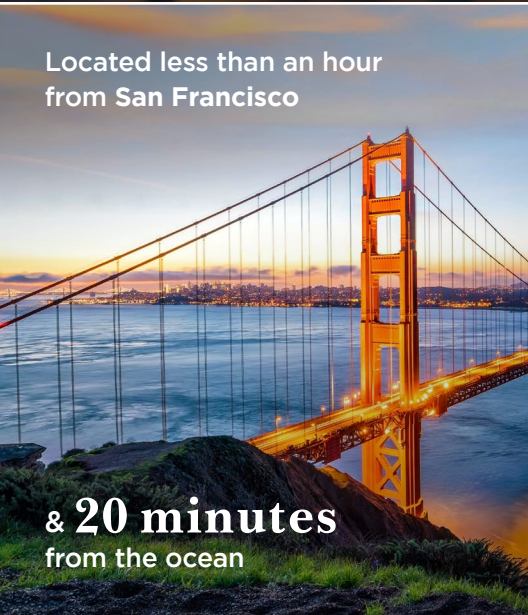
average "walk score"
in Downtown Los Gatos



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

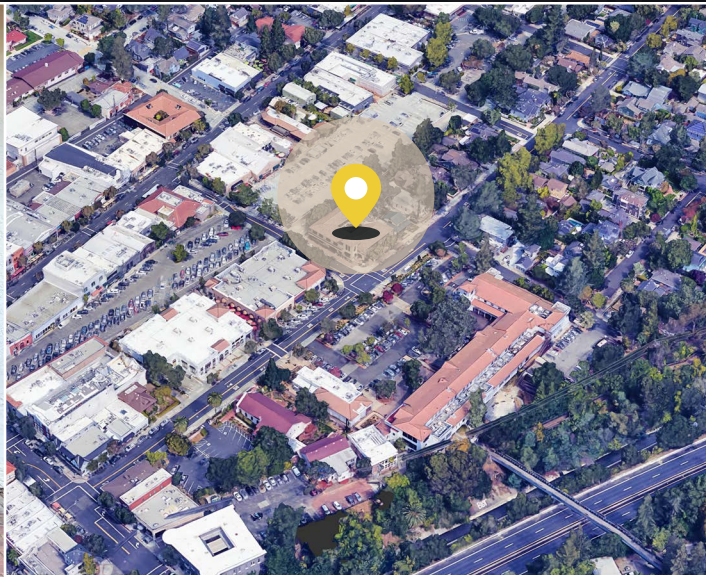
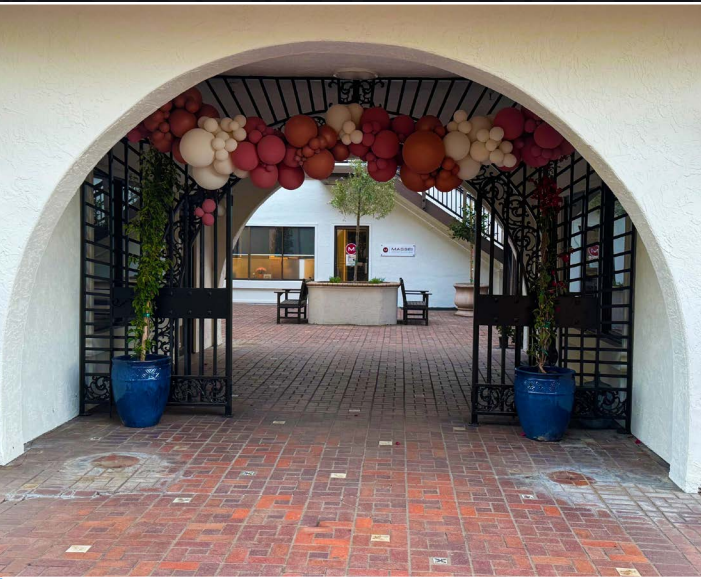


& 177,000
residents within 5 miles

PROPERTY FLOOR PLAN



PROPERTY GALLERY



- *New façade*
- *Upgraded landscaping*
- *New bathrooms*

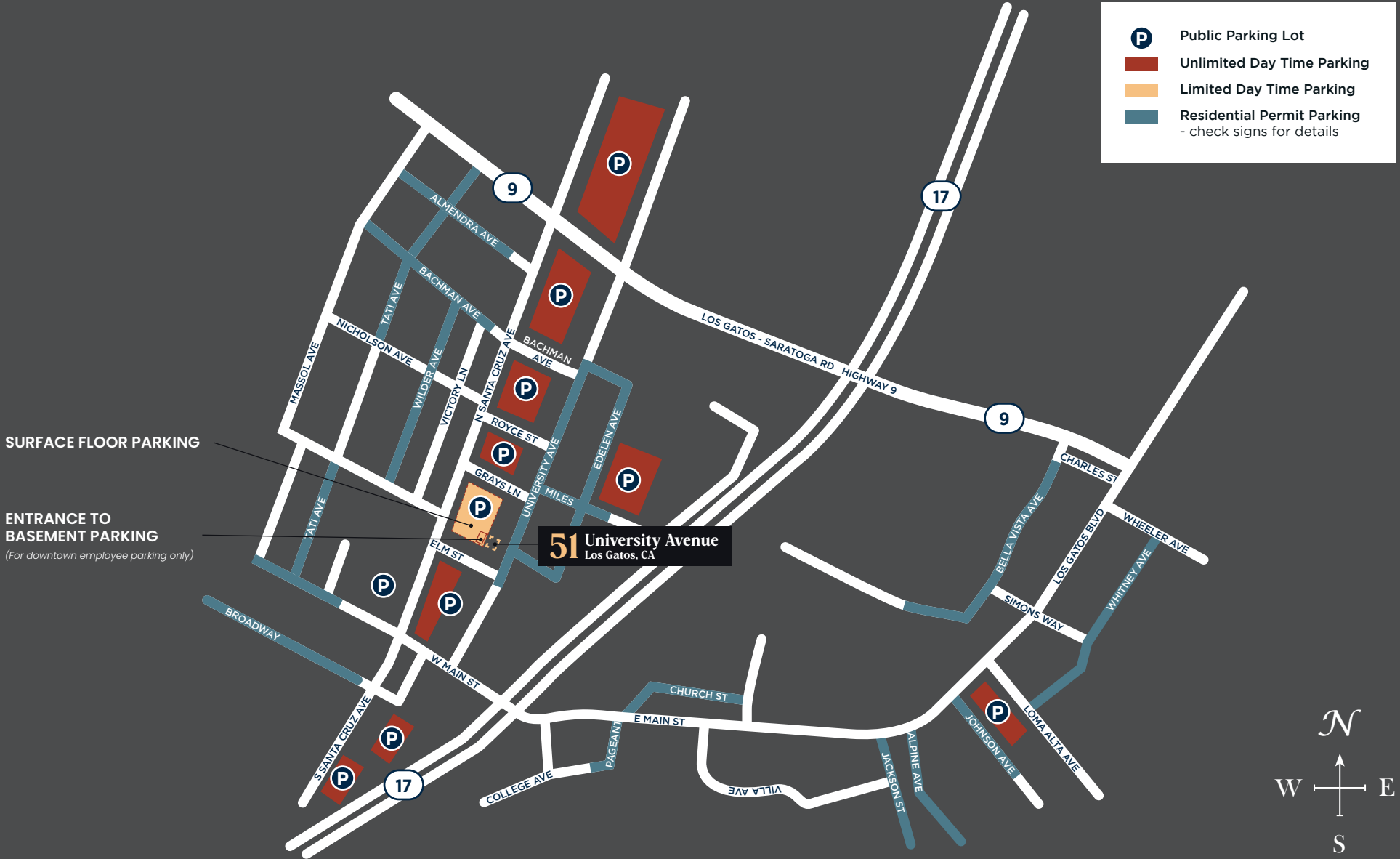




NEARBY RETAIL

- | | | | | |
|-------------------------|--------------------------|------------------|------------------|------------------------|
| 1 Apple | 6 The Lexington House | 11 Manresa Bread | 16 Arhaus | 21 Salt & Straw |
| 2 The Pastaria & Market | 7 Loma Brewing Co. | 12 Lululemon | 17 Blue Bottle | 22 Sephora |
| 3 Restoration Hardware | 8 Forbes Mill Steakhouse | 13 Athleta | 18 Gap | 23 Teleferic Barcelona |
| 4 Los Gatos Theatre | 9 Title Nine | 14 Chez Philippe | 19 Anthropologie | 24 Chico's |
| 5 Pharmaca | 10 Round Table Pizza | 15 Oak & Rye | 20 Warby Parker | 25 Wine Cellar |

PARKING MAP





TRADE AREA

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



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