

PRIME LOS GATOS BOULEVARD PROPERTY AVAILABLE FOR LEASE

# ±12,000 SF Divisible Retail/Medical/Dental Building

15600 LOS GATOS BOULEVARD, LOS GATOS, CA



RENDERING ONLY. MAY NOT REFLECT FINAL APPROVED BUILDING DESIGN



## Highlights

- > Adjacent to proposed CVS/Pharmacy
- > Proposed ±12,000SF Retail/Medical/Dental Building, Divisible to ±2,000 SF
- > Ideal Location for Quick Service Restaurants, Financial Services, "High End" Medical/Dental Offices or Day Spa Users
- > Prime site with access to both Los Gatos Boulevard & Los Gatos Almaden Road
- > Estimated Delivery Date of Late 2013 (subject to receipt of required approvals from the Town of Los Gatos)
- > Call Listing Agents for Pricing

> Average daily traffic counts:

Los Gatos Boulevard	29,855
Los Gatos Almaden Road	10,253



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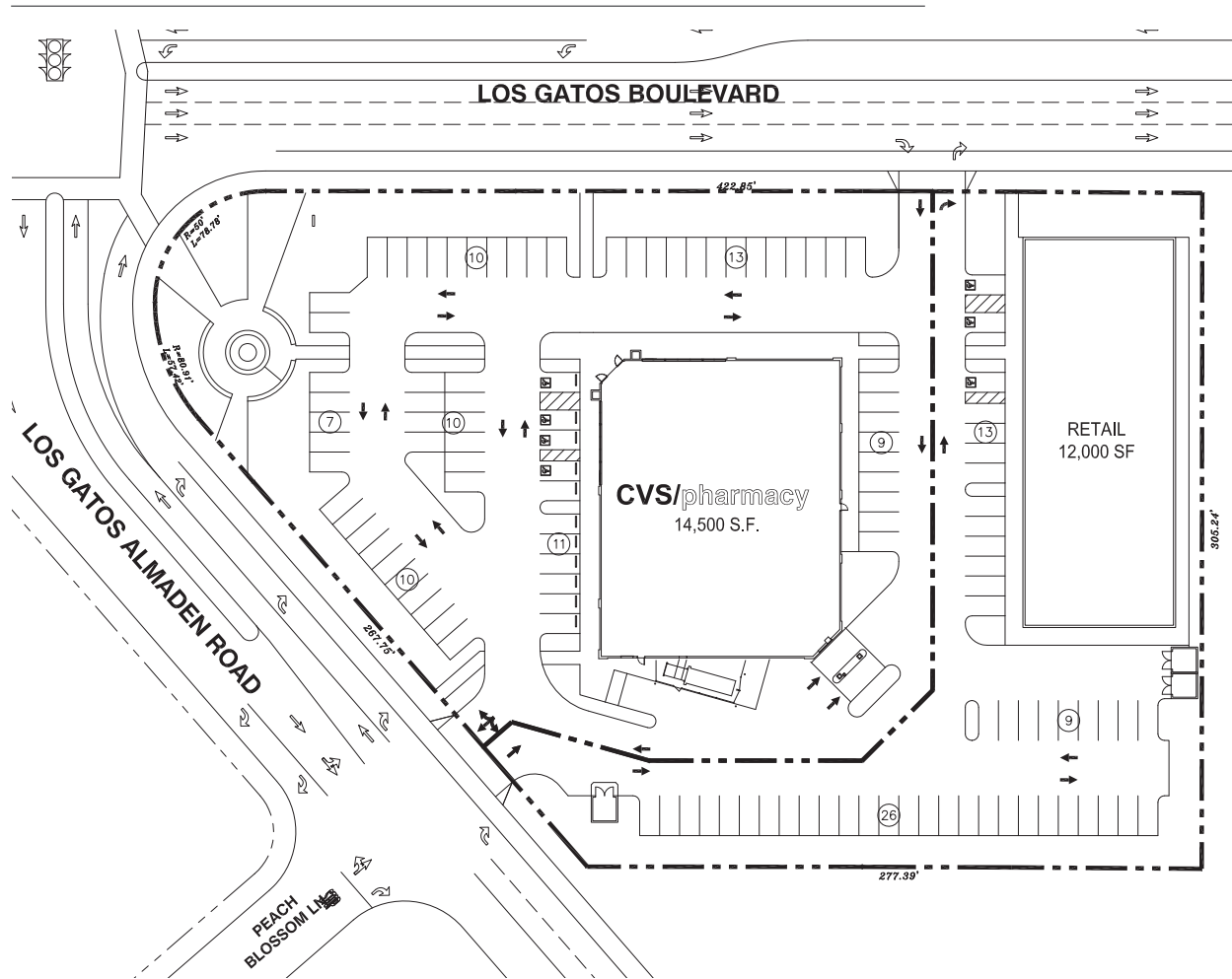
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**(TENTATIVE SITE PLAN FOR DISCUSSION PURPOSES ONLY)**

Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2012 Colliers International



### Demographics:

2011 Est.	1 Mile	2 Miles	3 Miles
Population	13,864	52,357	120,741
Daytime Population	19,702	59,323	103,280
Median HH Income	\$137,150	\$131,746	\$125,785

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