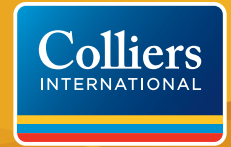


FOR LEASE | RETAIL SPACE IN LOS GATOS



# Downing Center of Los Gatos

CORNER OF UNION AVENUE AND LOS GATOS ALMADEN ROAD, LOS GATOS, CA



## The Property

- > Located at the Corner of Union Avenue and Los Gatos Almaden Road, Los Gatos, California
- > A centrally located 71,861 sf grocery anchored neighborhood shopping center
- > The Safeway store has above average unit sales
- > Union Avenue is a commuter corridor linking Blossom Hill Road to Highway 85 and Central San Jose
- > The community surrounding the center has strong demographics characterized by higher income and education levels
- > Leigh High School and Union Middle School are within 1/4 mile of center, with over 3,000 students
- > Ideal opportunities for medical uses, day spas, fashion boutiques, financial services, children's store, bike shop, frozen yogurt, and more
- > Salon ready space available
- > 4.6 spaces for 1,000 parking
- > Projected residential growth of 1.5% by 2013



*Fantastic Sams*



## Demographics

(2008 Estimate)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	16,351	136,948	348,318
Avg. HH Income	\$101,711	\$95,026	\$88,736

## Traffic Counts

Union Avenue 17,000 ADT  
 Los Gatos Almaden Road 7,000 ADT

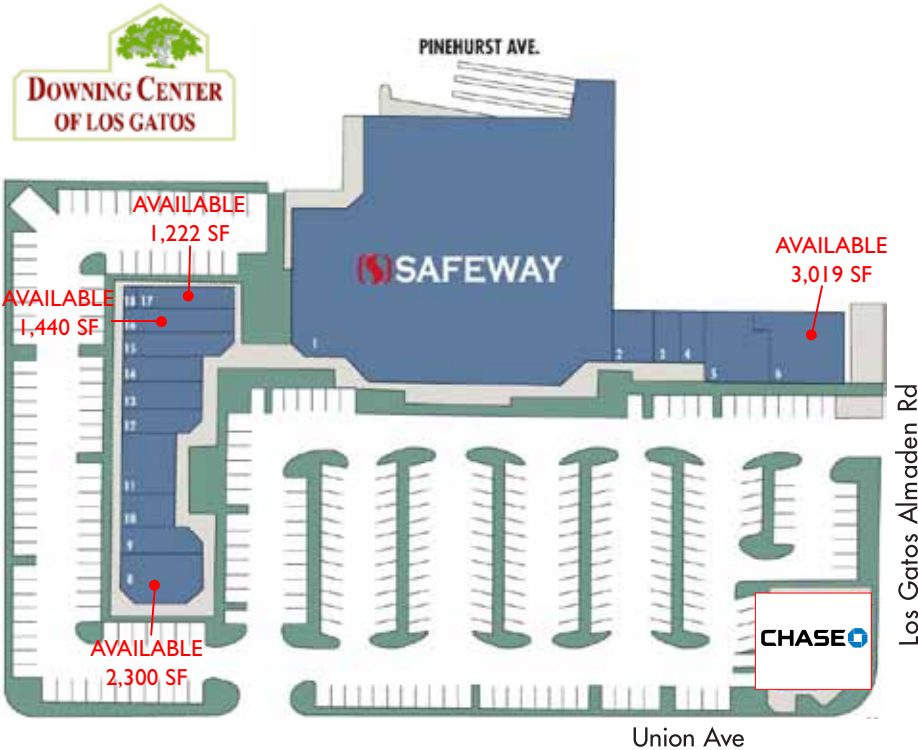
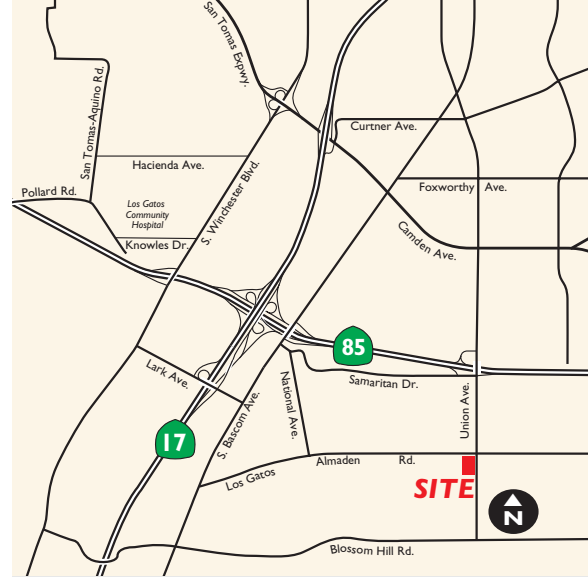
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# Downing Center of Los Gatos > Site Plan

1. Safeway	45,697 SF	9. Barefoot Coffee	1,150 SF
2. Sweet Retreat	880 SF	10. Pure Water	953 SF
3. Barber	587 SF	11. Eye Care	1,656 SF
4. Nail Salon	587 SF	12. Dry Cleaners	1,656 SF
5. Live Oak Kitchen	3,133 SF	13. Aim Mail Center	1,120 SF
6. Available	3,019 SF	14. Wix Candles & Soaps	1,200 SF
(Do Not Disturb Tenant)		15. Fantastic Sams	1,390 SF
7. Chase Bank	4,200 SF	16. Available	1,440 SF
8. Available	2,300 SF	17. Available	1,222 SF
(Do Not Disturb Tenant)		18. DC Office	177 SF



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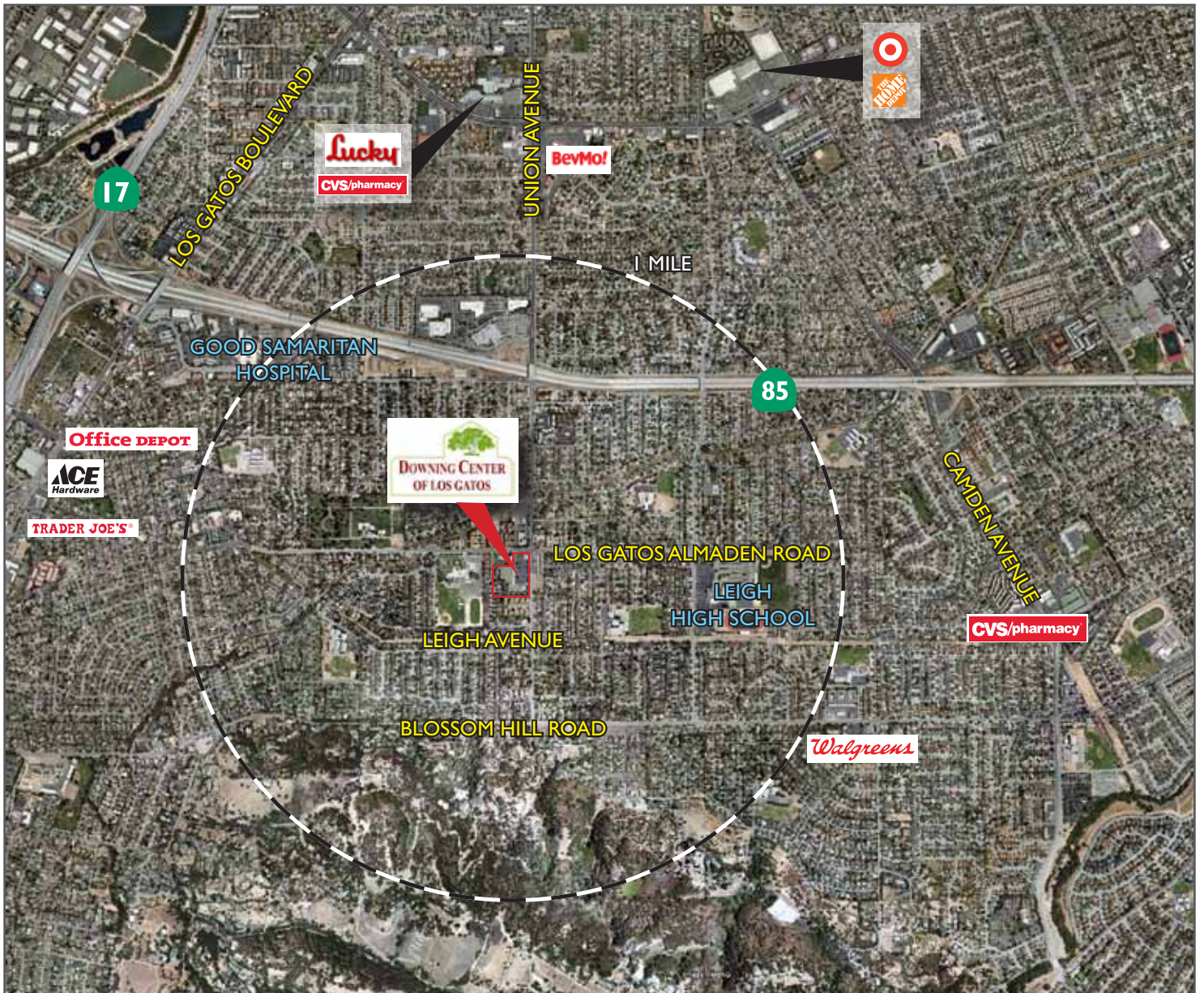
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# Downing Center of Los Gatos > Aerial



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