

THE JUNCTION

±491 SF - 23,700 SF
FOR LEASE

RECENTLY SIGNED!

MANRESA
BREAD

MENTONE



14975 Los Gatos Boulevard
Intersection of Los Gatos Boulevard and South Turner Street
Los Gatos, CA 95032



IMAGINE POSSIBILITY

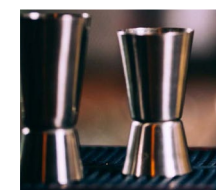
The Junction takes its name from Los Gatos' railroad heritage—a nod to the rail hub that once connected the Santa Clara Valley to the Santa Cruz Mountains and Coast, bringing a steady flow of goods, people, and ideas through town.

Today, the modern-day junction continues that tradition, curating a thoughtful collection of products, makers, and experiences for the community.

It's built for the way Los Gatos residents live, with nearly 70,000 square feet of curated retail and dining that will bring the district to life. Imagine a bakery that becomes a morning ritual; the boutique that offers a weekly surprise; the corner green where neighbors convene.

The Junction will transform Los Gatos—drawing neighbors, families, professionals, and visitors into a vibrant gathering place rooted in craft and community. Located at 14975 Los Gatos Blvd., this new mixed-use community serves an underserved market in the north end of Los Gatos and features approximately 300 residential units in addition to its commercial offerings—all near a major hospital, recreational facilities, and other key services.

We are seeking restaurant and retail partners who are passionate about their craft and eager to help realize our vision. Inaugural tenants include Mentone, the Riviera-inspired Italian restaurant from Michelin Star chef David Kinch, and Manresa Bread, the renowned working bakery from two-time James Beard Foundation Award nominee and head baker Avery Ruzicka.





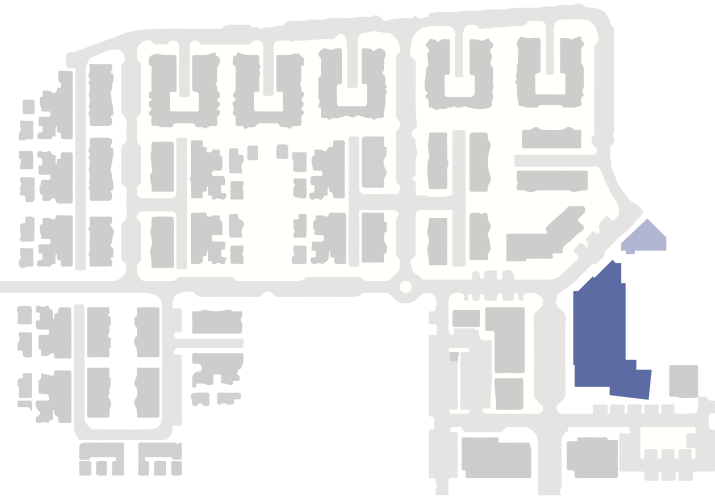
- Station Building (B1)**
 ±23,700 square feet total w/ private loading area of ±1,519 SF, divisible
 ±17,912 ground floor
 ±4,200 with terrace second floor
- Signal Building (B2)**
 ±5,185 square feet
- Brakeman Building (A2)**
 ±7,673 square feet, divisible
- Spur Building (C)**
 ±6,947 square feet, divisible
- Boiler Building (A1 Major)**
 ±5,607 square feet, divisible
- Highball Building (A1 Minor)**
 ±2,316 square feet (est)
- Gianandrea House (Basement)**
 ±977 square feet retail
 313 square feet entry court

RESIDENTIAL UNITS
 320 total new homes approved with over 95% completed and occupied.

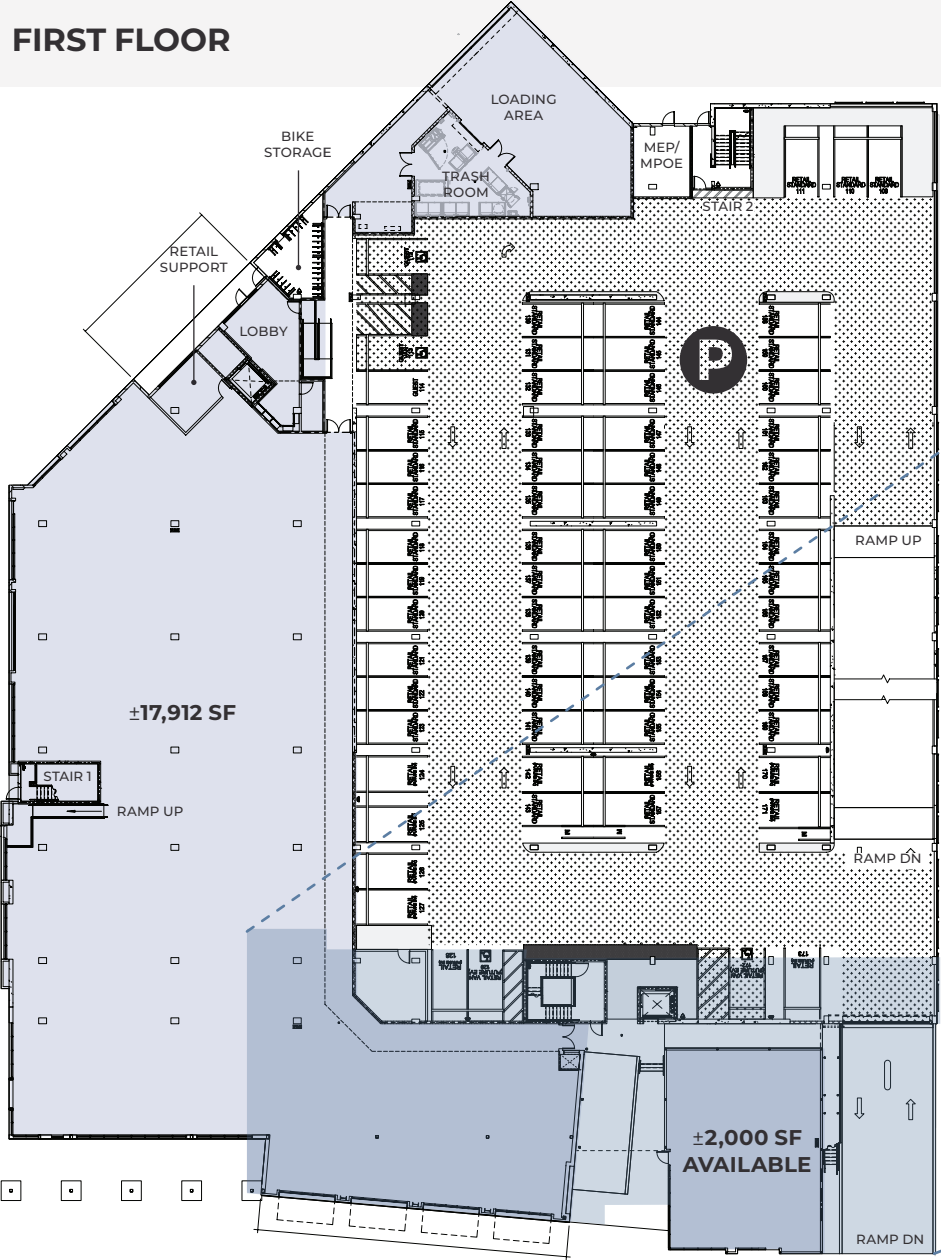
Disclaimer: These plans are not to scale and illustrative in nature, therefore the dimensions and square footages are approximate and subject to modifications.

STATION BUILDING

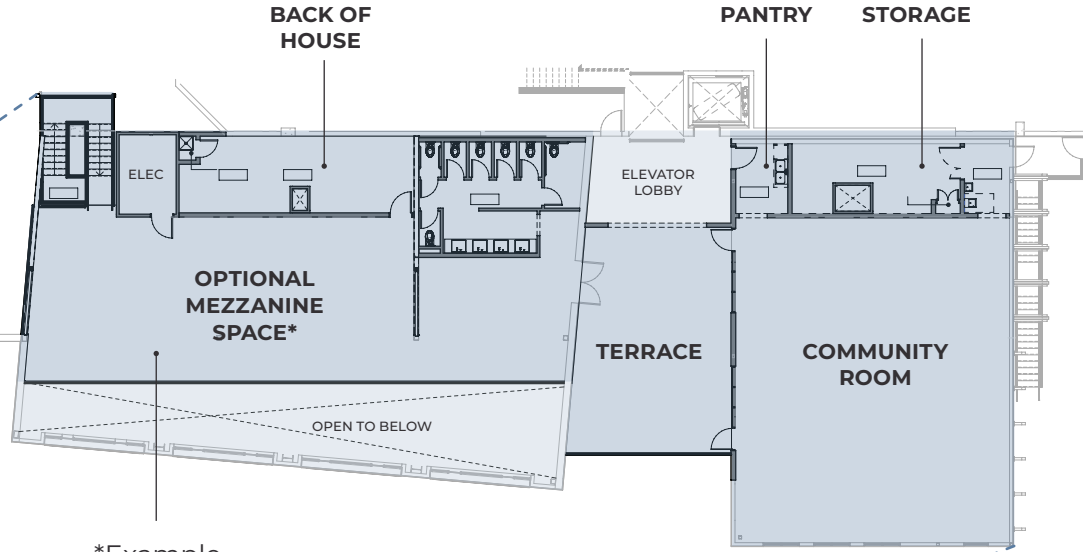
±17,912 SF Ground Floor Divisible With ±1,519 SF Loading
±4,200 SF 2nd Floor With ±700 SF Terrace
Available Now



FIRST FLOOR



SECOND FLOOR



*Example of potential mezzanine.



BUILDING B1 (1ST FLOOR)

Ground Floor Market	±17,912 SF
Loading	±1,519 SF
Freestanding	±2,000 SF

BUILDING B1 (2ND FLOOR)

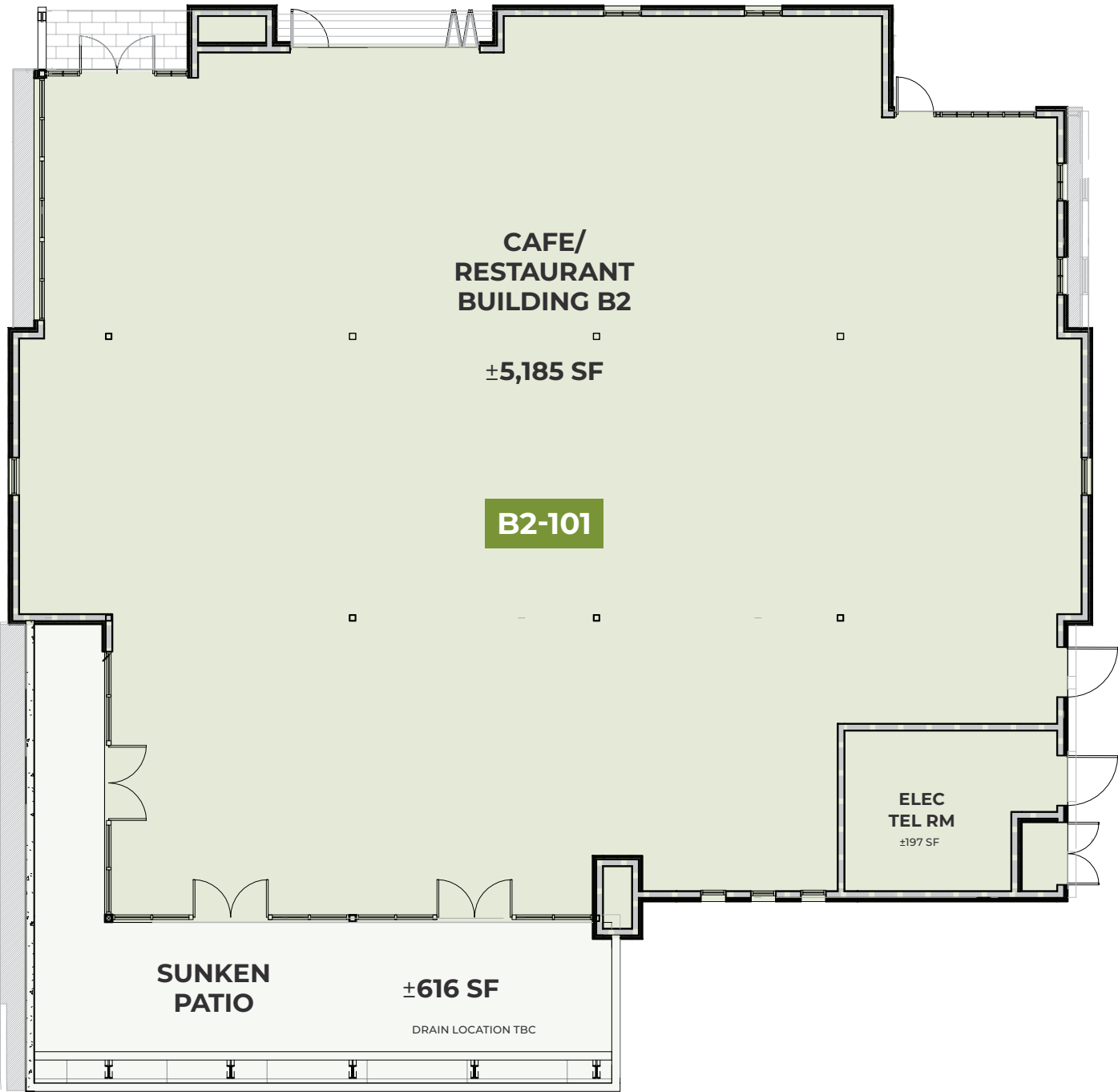
Optional Mezzanine Space*	±2,100 SF
Community Room	±2,100 SF
Terrace**	±700 SF
2nd Floor	±4,200 SF w/ Terrace

*Example of potential mezzanine.
**Terrace does not count towards total square footage.

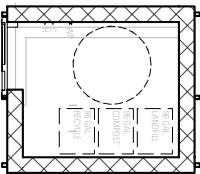


SIGNAL BUILDING

B2 | ±5,185 SF
Anticipated 2027



GAS METER(S)



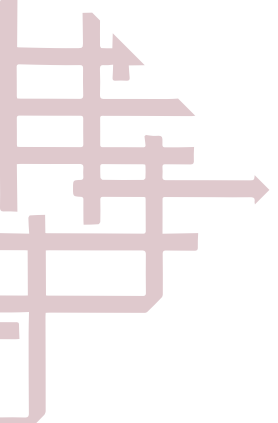
VINEYARD



SQUARE FOOTAGE

Cafe/Restaurant	±5,185 SF
Patio*	±616 SF

*Patio does not count towards total square footage.



BRAKEMAN BUILDING

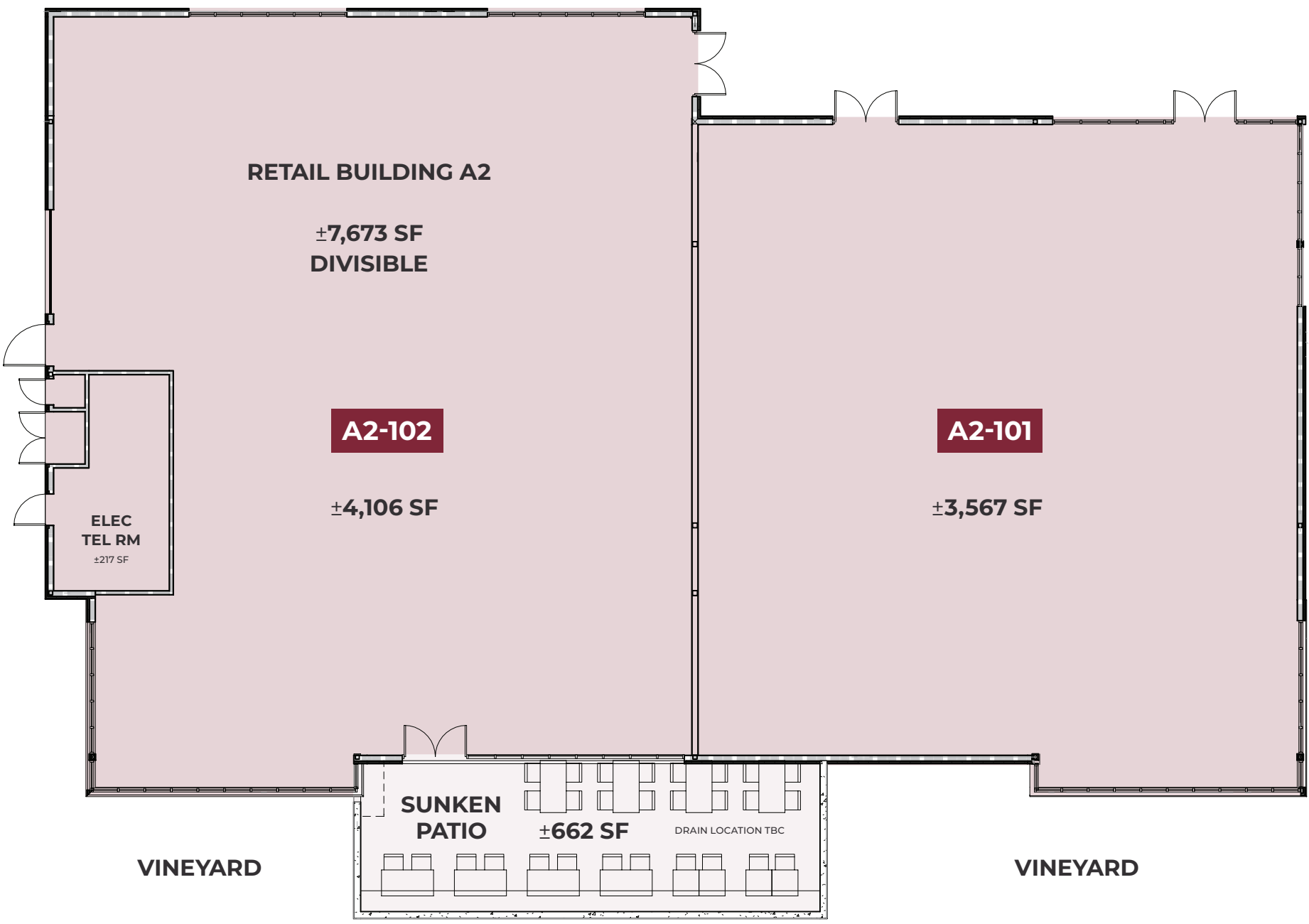
A2 | ±7,673 SF, Divisible
±3,000 SF Mezzanine Storage Available
Anticipated 2027



BUILDING A2	
Retail/Restaurant	±7,673 SF
Possible Patio*	±662 SF

BUILDING B1 (2ND FLOOR)	
Storage**	±3,000 SF

*Patio does not count towards total square footage.
**Optional, additional cost.



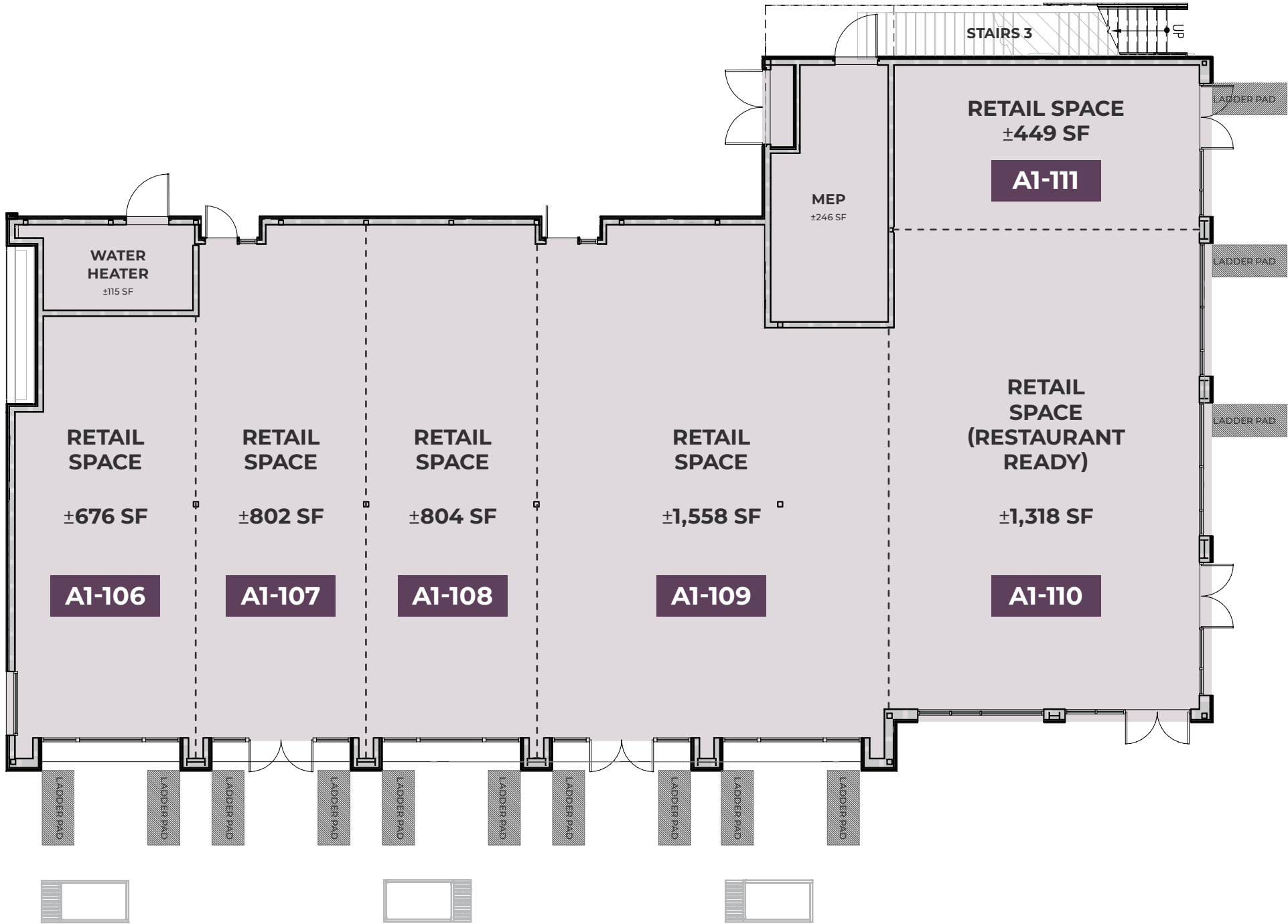
SPUR BUILDING

C | ±6,947 SF, Divisible



BOILER BUILDING

C | ±5,607 SF, Divisible
Anticipated 2027



BUILDING A1 MAJOR

A1-106	±676 SF
A1-107	±802 SF
A1-108	±804 SF
A1-109	±1,558 SF
A1-110	±1,318 SF
A1-111	±449 SF

HIGHBALL BUILDING

A1 MINOR | ±2,316 SF
Anticipated 2027



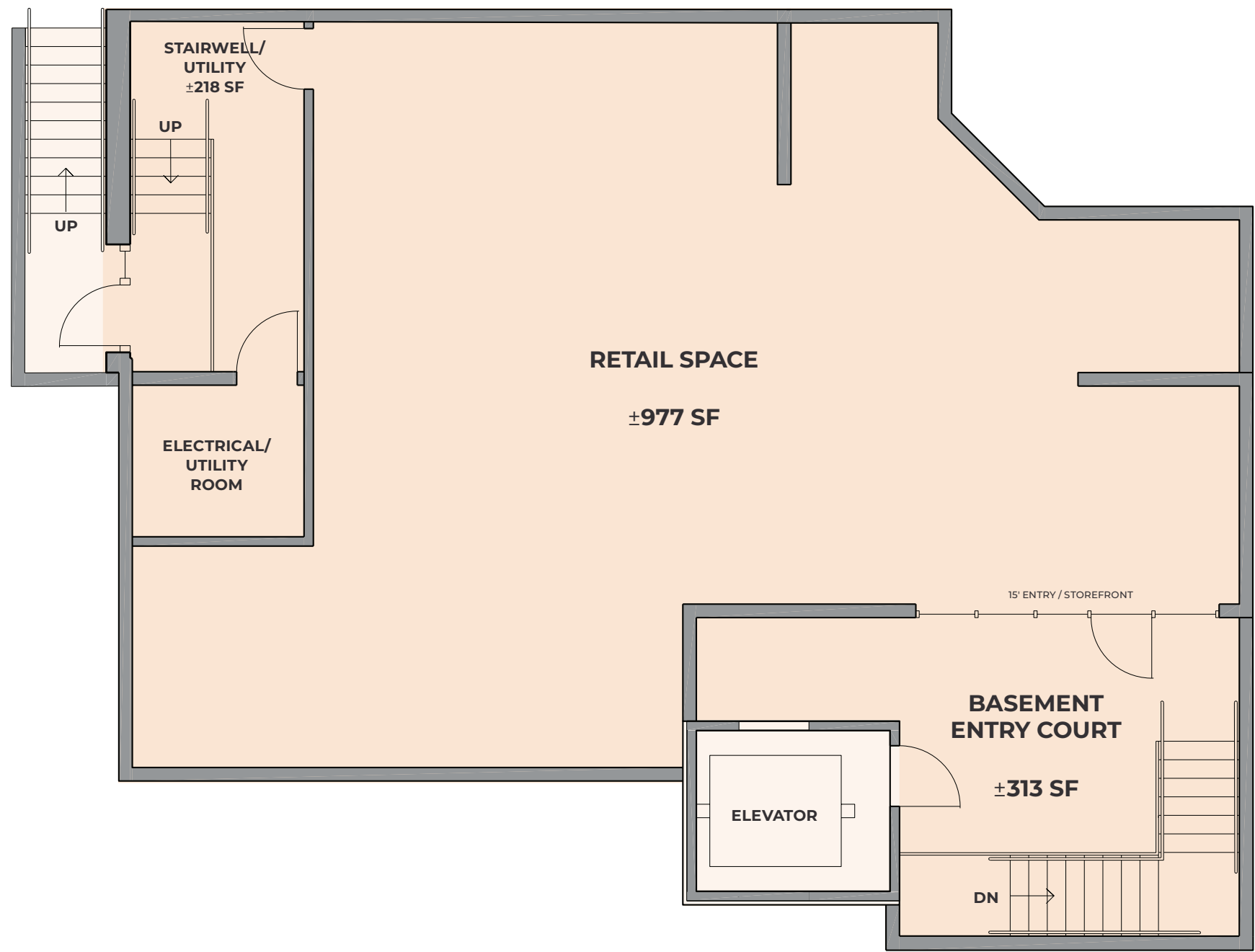
BUILDING A1 MINOR

A1-101	±1,266 SF
A1-102	±1,050 SF



GIANANDREA HOUSE

BASEMENT | $\pm 1,508$ SF
Available Now



GIANANDREA HOUSE BASEMENT

Retail Space	± 977 SF
Stairwell/Utility	± 281 SF
Basement Entry Court	± 313 SF



GROCERY OUTLET
DOLLAR TREE

WESTGATE CENTER

TARGET, Rack, OLD NAVY, TJ-maxx, ROSS, 49ERSFIT, Michaels, FAMOUS footwear

SAFeway, DOLLAR TREE

PRUNEYARD

Marshalls, Peet's COFFEE, PRUNEYARD CINEMAS, Sports Basement, TRADER JOE'S

OAKRIDGE MALL

macy's, TARGET, OLD NAVY, CENTURY THEATRES, LIVING SPACES, FAMOUS footwear, Nordstrom rack, CHAMPS SPORTS, UNITED STATES POSTAL SERVICE, H&M, Starbucks, Apple, TOKYO Japanese Lifestyle, claire's, BOX LUNCH, SCANDINAVIAN DESIGNS, LUSH, DAISO JAPAN, GameStop, Bath & Body Works, MAC, COLD STONE CREAMERY, VICTORIA'S SECRET, TORRID, VANS, T-Mobile, SEVEN, THE CHILDREN'S PLACE, HOT TOPIC, Hallmark, HOLLISTER, YANKEE CANDLE, FOREVER 21, Lids, KAY JEWELERS, verizon

EL PASEO DE SARATOGA

amc THEATRES, WHOLE FOODS MARKET, petco, crumbl cookies, ULTA BEAUTY, REI

El Camino Health

NETFLIX

GOOD SAMARITAN HOSPITAL EXPANDING BY 750,000 SF

AMD, XILINX

TJ-maxx, THE HOME DEPOT, HomeGoods, 24 FITNESS, TARGET

BEST BUY, Walmart

DOWNTOWN LOS GATOS

OREN'S HUMMUS, pure barre, Apple, PIZZA HEART, lululemon, CINELUX, RH, ATHLETA, MANRESA BREAD, Round Table PIZZA, Fleur de Cocoa PATISSERIE CHOCOLATERIE, ARHAUS, Chez Philippe, SEPHORA, the Pink Bagel

LOS GATOS LUXURY CARS

Lamborghini, ROLLS ROYCE, BENTLEY

THE JUNCTION

CORNERSTONE OF LOS GATOS

WHOLE FOODS MARKET, SKIN & SPIRIT, Hanna, SHEPHERD SIMS, NOAH'S NY BAGELS, Great Clips

PRINCETON PLAZA MALL

Michaels, OUTDOOR SUPPLY HARDWARE, Bon Chon, planet fitness, Walgreens

COSTCO WHOLESALE

Lucky

KOHL'S

SAFeway

KINGS COURT SHOPPING CENTER

Lunardi's MARKETS, Peet's COFFEE, Bank of America, The Wooden Horse TOYS FOR GROWING, WELLS FARGO, CVS pharmacy

Lucky

SAFeway

DEVELOPMENT

PHASE I

All of the 320 unit Residential portion of Lark District and portions of the Transition District (Phase I) have been completed by SummerHill Homes.

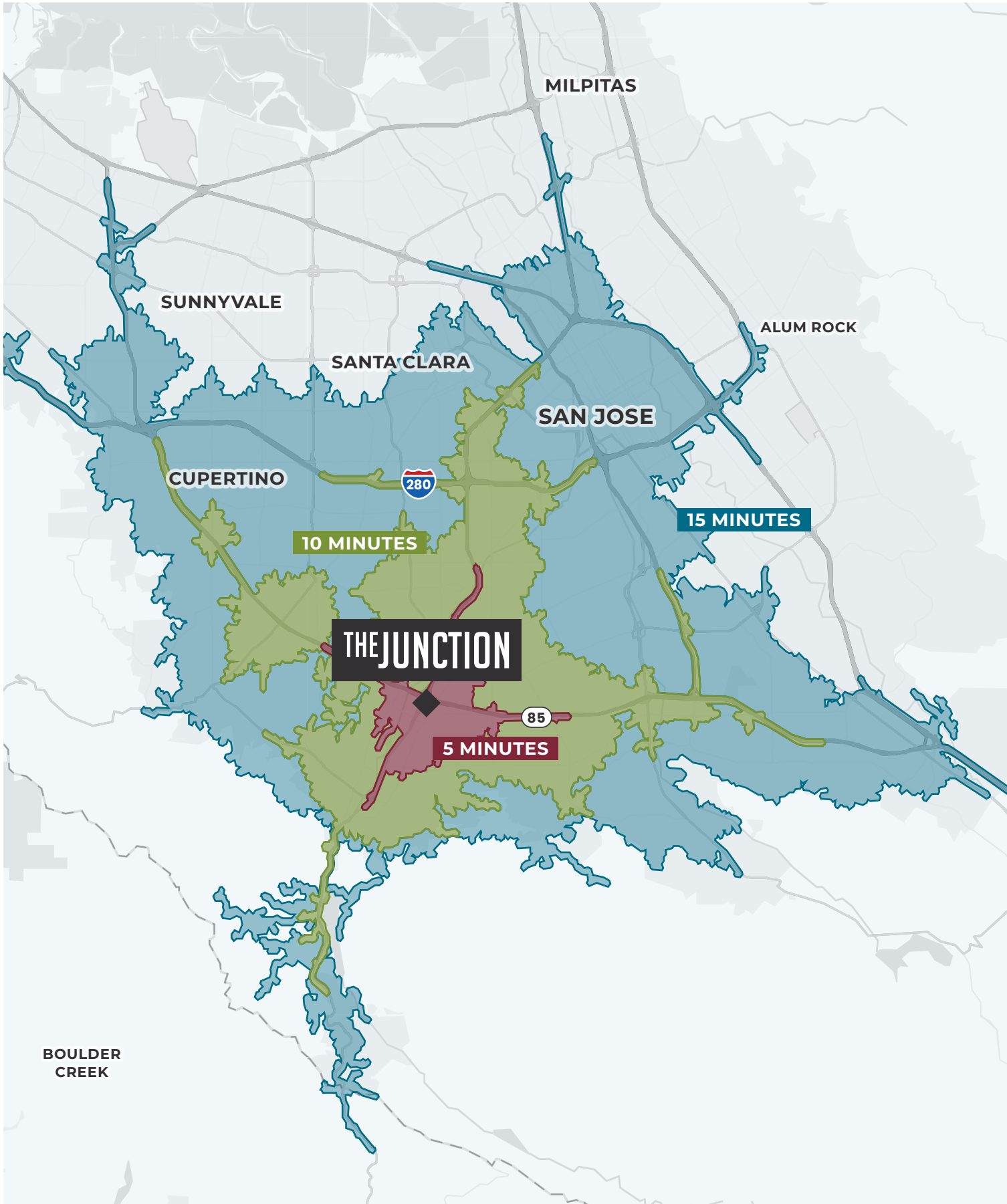
PHASE II

Fully Entitled for a mix of multi-family and town Homes, totaling 451 units.



DRIVE TIME RADIUS

DEMOGRAPHICS (2026)	5 MIN	10 MIN	15 MIN
Total Population	27,856	274,422	867,221
Total Households	9,923	101,415	312,696
Median Age	43.5	41.6	40.0
Total Occupied Housing Units	10,483	107,752	333,587
Total Owner Occupied Housing Units	65.9%	55.4%	52.0%
Total Renter Occupied Housing Units	34.1%	44.6%	48.0%
Average Household Income	\$301,854	\$257,820	\$248,123
Median Household Income	\$217,075	\$182,560	\$175,396
Per Capita Income	\$108,115	\$95,570	\$89,783
Population 25 yrs	15,423	160,633	583,687
% Population 25 yrs + Bachelor's Degree	37.2%	33.6%	32.4%
% White Collar Occupations	83.6%	77.1%	76.4%
% Blue Collar Occupations	6.2%	9.6%	9.7%



DEMOGRAPHIC RADIUS

DEMOGRAPHICS (2026)	1 MILE	5 MILES	10 MILES
Total Population	17,191	362,849	1,220,283
Total Households	6,399	133,878	422,997
Median Age	43.5	42.2	39.4
Total Occupied Housing Units	6,679	142,483	452,346
Total Owner Occupied Housing Units	64.1%	57.5%	51.4%
Total Renter Occupied Housing Units	35.9%	42.5%	48.6%
Average Household Income	\$299,747	\$265,242	\$241,332
Median Household Income	\$215,370	\$190,452	\$171,585
Per Capita Income	\$110,917	\$98,046	\$83,811
Population 25 yrs	11,882	259,138	869,059
% Population 25 yrs + Bachelor's Degree	36.1%	34.1%	30.7%
% White Collar Occupations	85.0%	78.5%	73.5%
% Blue Collar Occupations	5.6%	8.8%	11.6%



THE JUNCTION



JOSH SHUMSKY

Executive Director

jshumsky@theeconiccompany.com

(408) 863-1445

MATT SWEENEY

Executive Director

msweeney@theeconiccompany.com

(408) 863-1444



PRIME COMMERCIAL
INCORPORATED

DIXIE DIVINE

CEO, Founding Principal, Broker

ddivine@primecommercialinc.com

(408) 879-4001

DOUG FERRARI

Founding Principal

dferrari@primecommercialinc.com

(408) 879-4002

harmonie
PARK