

Downing Center Of Los Gatos

15521 - 15595 UNION AVENUE LOS GATOS, CA 95032



Offering Summary

Building Size:	74,199 SF
Available SF:	1,152 - 4,032 SF
Lot Size:	6.3 Acres
Year Built:	1992
Renovated:	2017
Market:	San Francisco MSA
Submarket:	West Valley

Property Overview

High volume Safeway anchored neighborhood shopping center located in highly desirable Los Gatos.

Property Highlights

- Top Tier Incomes And Education
- Close To Highway 85 Exit
- Abundant Daytime Population In The Area
- Heavily Trafficked Intersection On Both Union Avenue And Los Gatos-Almaden Road
- Alluring Co-Tenancy With A Combination Of Foodservice And Personal Services
- Stable Ownership

Brian Bokman

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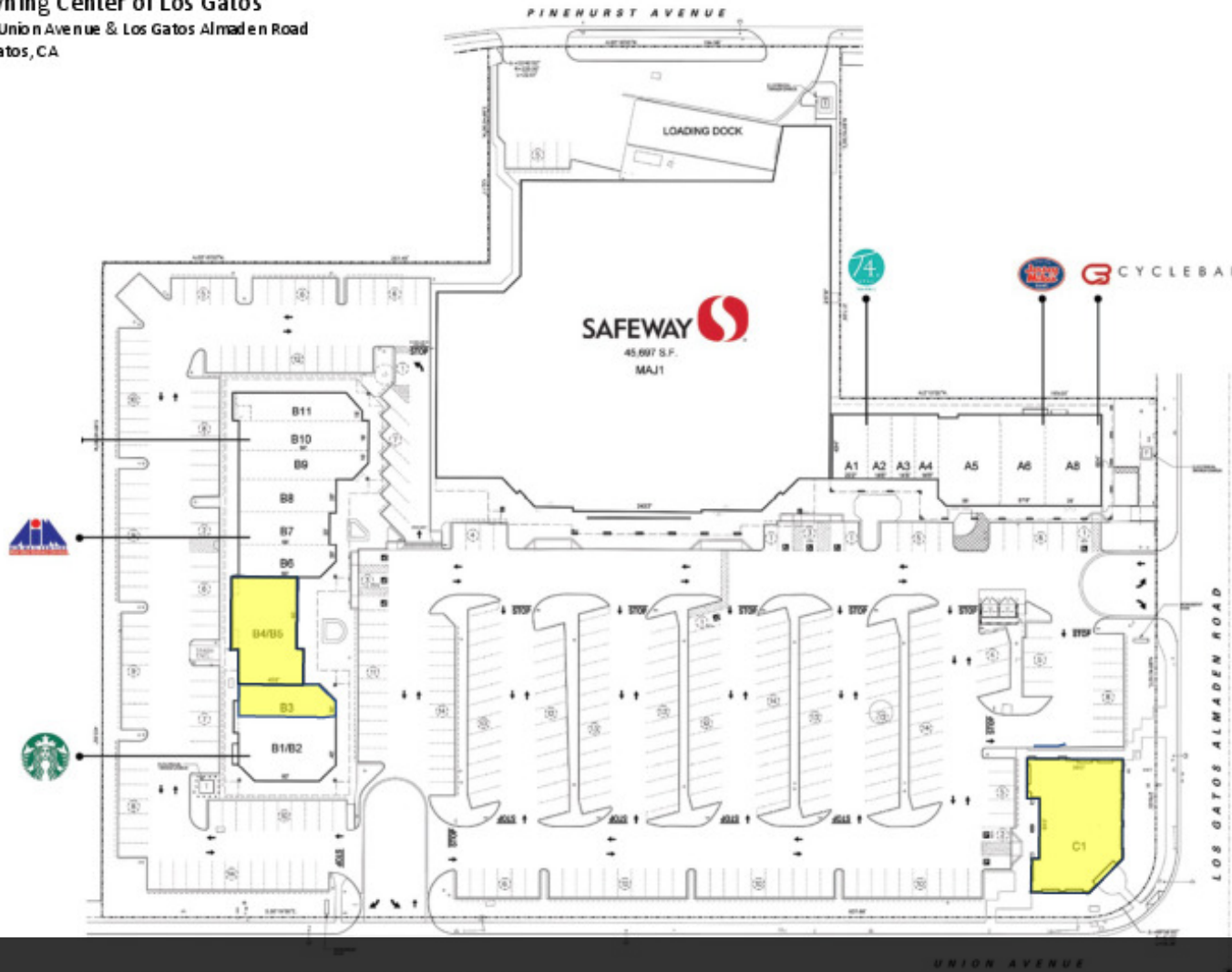
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 SWC Union Avenue & Los Gatos Almaden Road
 Los Gatos, CA



TENANT ROSTER

SPACE	TENANT	SQ FT
Maj1	SAFeway	45,697
A1	T4 BOBA TEA	880
A2	DOWNING CENTER BARBER	587
A3	UNION NAILS	587
A4	DEUX CRANES CHOCOLATES	594
A5	LA PESCA BLUE	2,107
A6	JERSEY MIKE'S SUBS	1,553
A7	CYCLE BAR	1,972
B1/B2	STARBUCKS	2,300
B3	AVAILABLE	1,152
B4/B5	AVAILABLE -11/23	2,609
B6	ERNIE REYES MARTIAL ARTS	1,150
B7	AIM MAIL CENTER	1,120
B8/B9	RESTORE HYPER WELLNESS	2,510
B10	DEUX CRANES	1,440
B11	DEUX CRANES	1,281
C1	AVAILABLE	4,032
	Divisible to 1,802 SF	
TOTAL GLA		71,820

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Downing Center Market Aerial

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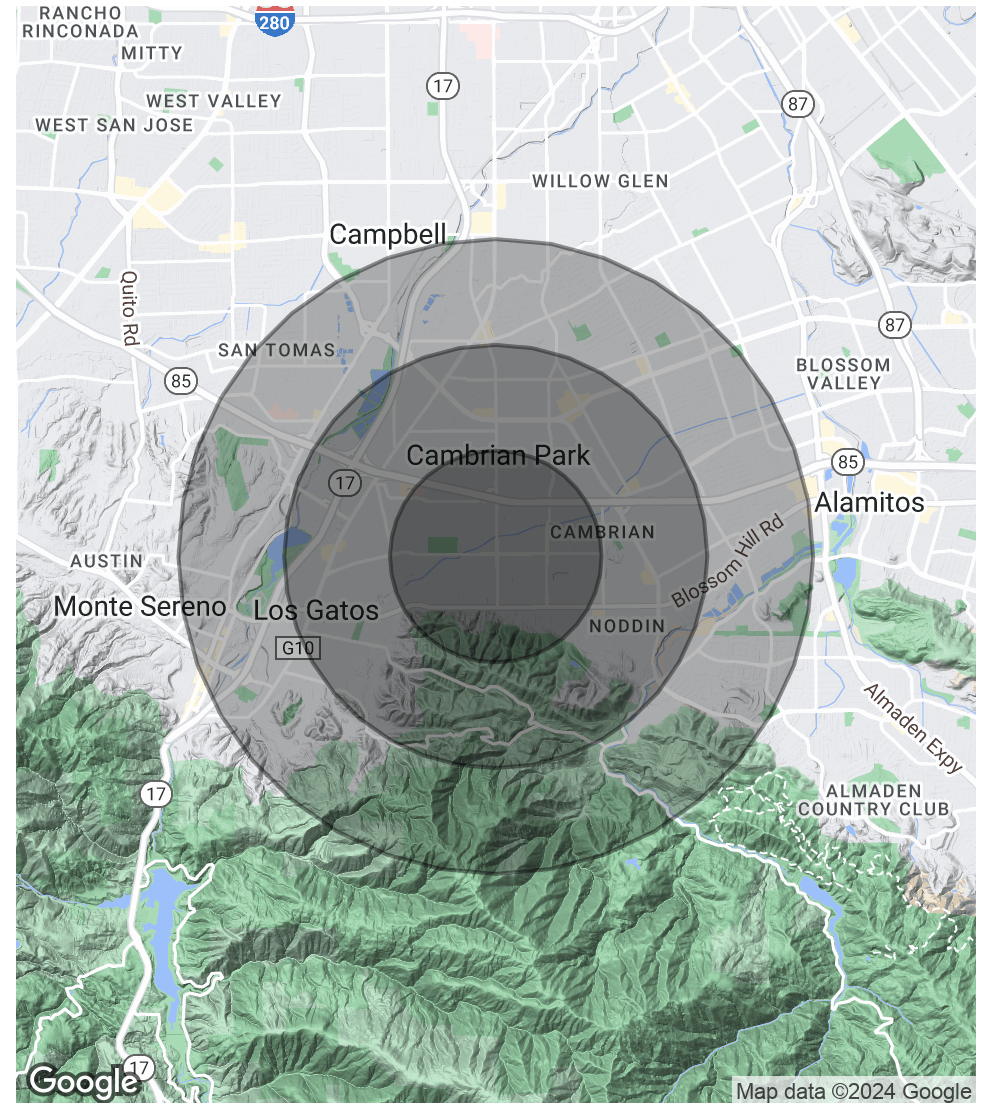
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Population	1 Mile	2 Miles	3 Miles
2023 Total Population	16,055	60,037	132,261
Median Age	43.8	42	41.9
Bachelor Degree or Higher	59%	56%	56%

Households & Income

2023 Households	5,811	21,593	49,227
Average HH Size	2.7	2.7	2.6
Median HH Income	\$183,323	\$170,718	\$160,971
Median Home Value	\$1,132,487	\$1,123,138	\$1,123,609

Source: Costar Group



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