

Retail Space For Lease 1,200± SF - 5,842± SF

Near Hwy 17 & at the Corner of Busy Los Gatos Boulevard – High Visibility Location

16203 Los Gatos Blvd, Los Gatos



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Leasing Options:

- **Front Portion Available:**
Approx. 1,200± SF - 1,500±
Rent: \$4.50 PSF Plus NNN charges
 Lease the front section of the building, which is the smallest portion. NC Boardshop will remain in the rear portion containing approximately 4,342± SF - 4,642± SF

- **Rear Portion Available:**
Approx. 4,342± SF - 4,642± SF
Rent: \$4.00 PSF Plus NNN charges
 Lease the remaining rear space of approximately 4,342± SF - 4,642± SF, & NC Boardshop will relocate to the front 1,200± SF - 1,500± SF section

- **Entire Space Available:**
Total 5,842± SF
Rent: \$3.50 PSF plus NNN charges
 Lease the full building (5,842± SF) & NC Boardshop will vacate the premises entirely



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- 1,200± SF - 5,842± SF retail for lease
- Currently occupied by NC Boardshop
- The entire space can be made available or divided into two separate sizes ranging from (1,200± - 4,642± SF)
- Multiple entrances for access inside the space
- Great monument signage opportunity on the corner of Los Gatos Boulevard
- Upstairs mezzanine space included with multiple private offices
- Ample parking in front of the building with a shared parking lot next-door
- Exposure to high daily traffic counts
- Dense population of 15,736 residents within a 1-mile radius
- Strong demographics with average HH incomes of \$353,475 in a 1-mile radius
- Located on the corner of Los gatos boulevard & Roberts road

Interior Photos: 4,342± SF - 4,642± SF

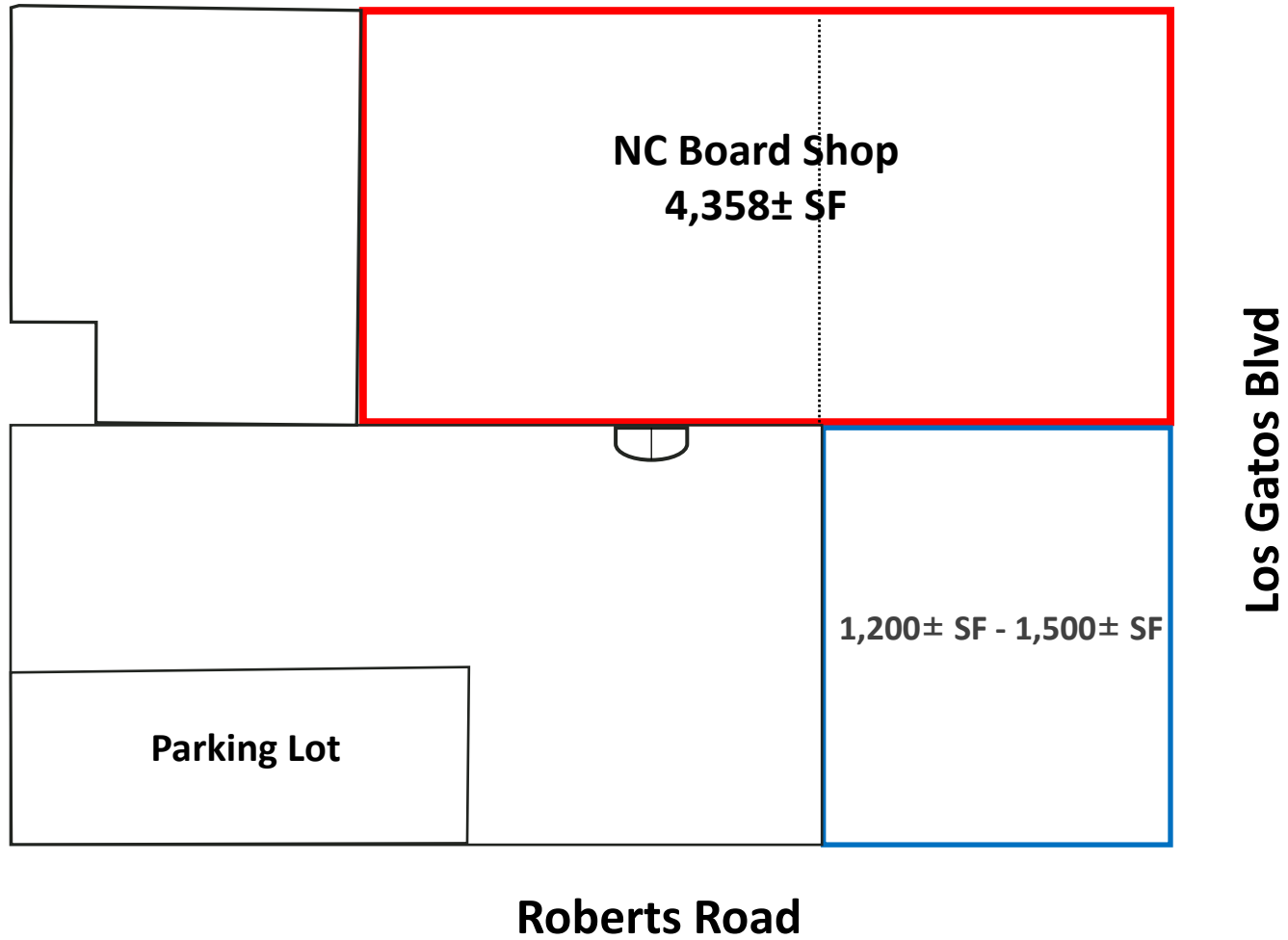


Interior Photos: 1,200± SF - 1,500± SF



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.





Aerial View



Vasona Lake
County Park



Los Gatos Blvd

Blossom Hill Rd

16203 Los Gatos Blvd



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	15,736	84,732	258,094
Households	6,028	31,116	94,489
Average Household Size	2.55	2.69	2.70
Owner Occupied Housing Units	3,738	20,701	59,771
Renter Occupied Housing Units	2,290	10,415	34,718
Median Age	47.0	44.6	43.1
Median Household Income	\$228,964	\$210,951	\$187,600
Average Household Income	\$353,475	\$305,353	\$263,917

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