

14572 Big Basin Way
Saratoga, California 95070



\$6,500,000



A Rare Saratoga Legacy. A Timeless Address. An Extraordinary Vision.

Wine Tasting

ROUDON SMITH
PROPERTY

For more than 60 years, 14572 Big Basin Way has been held by two longstanding Saratoga families, quietly holding its place along Saratoga's most treasured commercial corridor. Now offered for the first time in more than half a century, this prominent freestanding corner property presents a singular opportunity to own—and reimagine—a defining piece of Saratoga Village.

This property enjoys exceptional exposure within the **Heart of the Village**. Its configuration, established restaurant use and distinctive corner setting create the foundation for something far more ambitious: an intimate luxury destination where architecture, dining, wine, entertainment and residential living may come together.

Saratoga Village has served as the community's commercial and civic center **since approximately 1850**. Unlike the increasingly urbanized downtowns of neighboring Silicon Valley communities, Saratoga has carefully preserved its storybook character, hillside setting and understated elegance. An enclave of refined dining and boutique businesses, framed by the beauty of the surrounding hills.

Executive Summary

A Rare Saratoga Legacy. A Timeless Address. An Extraordinary Vision.

Property Overview

Address	14572 Big Basin Way, Saratoga, CA 95070
Asking Price	\$6,500,000
Property Type	Retail / Restaurant
Units	6 commercial units
Occupancy	100.0% occupied
Monthly Rent + NNN	\$32,295.45
Annualized Rent + NNN	\$387,545.40
Proforma Cap Rate:	4.40%
Building Square Feet	6,583

Investment Positioning

A Saratoga opportunity that cannot be recreated. 14572 Big Basin Way offers a local investor or developer the chance to create something enduring: a sophisticated Village destination, a collection of exceptional residences, or a landmark mixed-use property that becomes a part of Saratoga's identity for generations. Iconic destination in Saratoga Village.



Winery



Rent Roll

Itemized current tenancy as of 07/29/2026

Unit	Tenant	Rentable Square Feet	Base Rent	NNN	Total	Deposit
1	Café	3,013	\$12,145.14	\$2,647.19	\$14,792.33	\$19,960.00
2	Palace	752	\$2,632.00	\$551.77	\$3,183.77	\$6,662.72
3	Bakery	752	\$2,961.00	\$770.24	\$3,731.24	\$5,640.00
4	Winery	736	\$3,130.00	\$735.23	\$3,865.23	\$2,000.00
5	Café	800	\$2,425.50	\$741.90	\$3,167.40	\$2,200.00
6	Salon	762	\$2,804.50	\$750.98	\$3,555.48	\$2,000.00
TOTAL	6 Units / 100.0% Occupied	6,815	\$26,098.14	\$6,197.31	\$32,295.45	\$38,462.72

Note: Outstanding 2025 NNN expense reconciliations are currently in process and have not been fully reflected in the rent roll above. Please contact us with any questions.

\$32,295.45

Monthly Rent + NNN

\$387,545.40

Annualized Rent + NNN

\$38,462.72

Deposits

Rent roll data reflects active units and advertised rent report provided 07/29/2026.

Where the Saratoga Evening Begins.

Saratoga's most memorable evenings begin in the **Village**. Guests arrive before sunset, gather over dinner and wine, and make their way into the hills for an outdoor concert at the **Mountain Winery**. On performance nights, the Village takes on a heightened energy as concertgoers arrive early to dine, meet friends and enjoy the atmosphere before the show - **14572 Big Basin Way** is ideally positioned to become part of that ritual.



The Vision Above the Village.



Inspiration image only

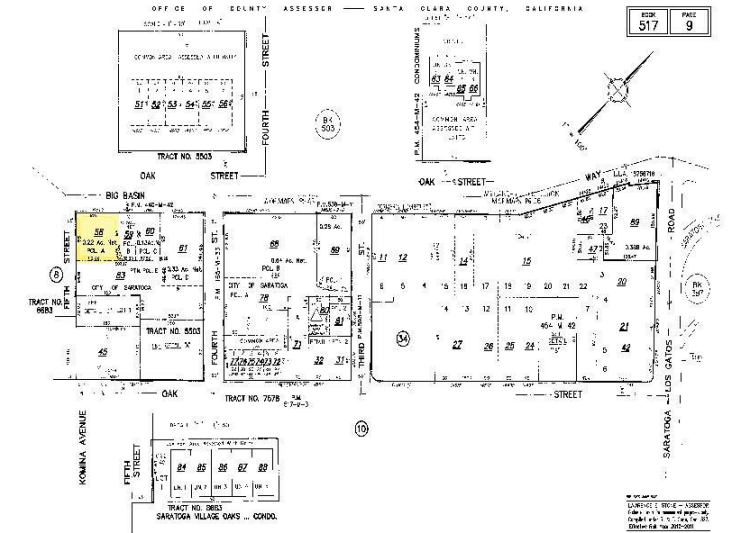
Imagine a signature restaurant opening onto the Village, alive with warm light, elegant interiors and outdoor dining. Above, **envision a rooftop bar or terrace offering cocktails, wine and a sophisticated gathering place** before and after performances. An intimate destination that feels both glamorous and authentically Saratoga. A conceived redevelopment could introduce a distinctive mixed-use destination.

At street level: a destination restaurant or café wine bar with carefully curated retail spaces.

On the upper floors: refined residences designed for those seeking privacy, sophistication and the rare ability to live within the Heart of Saratoga Village.

At the rooftop level: a landscaped terrace or hospitality experience overlooking the Village and foothills, creating one of the most memorable social settings in Saratoga.

Multi-tenant layout with Big Basin Way frontage



- Located in the Madronia Historic Area
- All redevelopment concepts, residential allocations, building heights, rooftop uses, parking treatment, and other entitlements are conceptual and subject to independent investigation and approval by the City of Saratoga, including but not limited review by the Saratoga Heritage Preservation Commission and applicable heritage tree protections.

Photo Gallery | Restaurant & Retail

Dining room, bar, kitchen, and customer-facing improvements



Cafe



Photo Gallery | Retail & Service Suites

Flexible storefront configurations for food, retail, personal service, and specialty uses



Bakery - *digitally altered picture*



Bakery – *digitally altered picture*



Salon



Salon



Palace



Confidentiality & Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pertria and should not be made available to any other person or entity without the written consent of Pertria. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Pertria has not made any investigation, and makes no warranty or representation, with respect to income or expenses, projected financial performance, size and square footage, the presence or absence of contaminating substances, PCBs or asbestos, compliance with State and Federal regulations, physical condition of the improvements, zoning, development potential, or the financial condition, business prospects, intentions, or continued occupancy of any tenant. The information herein has been obtained from sources including seller-provided records, third-party reports, and publicly available data believed to be reliable; however, Pertria has not verified, and will not verify, any of it, nor has Pertria conducted any investigation regarding these matters. This document may not be relied upon as a representation of fact or as the basis for a purchase decision. All prospective purchasers must take appropriate measures to independently verify the information set forth herein.

All materials contained in this Offering Memorandum must be returned or destroyed upon request. Pertria reserves the right to modify, supplement, withdraw, or discontinue the offering at any time without notice. This Offering Memorandum shall be governed by the laws of the State of California.

Listed By

For tours, investment details, and property information, please contact the listing team.

14572 Big Basin Way
Saratoga, CA 95070

Asking Price: \$6,500,000
6 Suites | 100.0% Occupied
± 6,297 Rentable Square Feet



Helen Pastorino

Broker | DRE 00612357
hpastorino@pertria.com
408.357.7770



Chris Crego

VP of Sales | DRE 02074134
ccrego@pertria.com
408.882.7220

720 University Avenue, Suite 100
Los Gatos, CA 95032

Presented by



PERTRIA
Commercial Real Estate

This Offering Memorandum was prepared from information deemed reliable but not guaranteed. Prospective purchasers should independently verify all information, measurements, zoning, tenancy, financials, and permitted uses.