

Marcus & Millichap

14521-14523 BIG BASIN WAY
SARATOGA, CA 95070

OFFERING MEMORANDUM



PRIME INVESTMENT OPPORTUNITY IN THE HEART OF SARATOGA

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Activity ID: ZAH0010271

Marcus & Millichap

PROPERTY SUMMARY

14521-14523 BIG BASIN WAY

SARATOGA, CA

LISTING PRICE \$7,200,000

ASSESSOR PARCEL NUMBER 503-24-084, 503-24-085

PROPERTY TYPE Mixed-Use

14521 BIG BASIN WAY
BUILDING SIZE ± 2,490 SF

14523 BIG BASIN WAY
BUILDING SIZE ± 5,204 SF

YEAR BUILT 2023



PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- PRIME INVESTMENT / OWNER-USER OPPORTUNITY IN THE HEART OF HISTORIC SARATOGA
- TWO NEWLY CONSTRUCTED MIXED-USE BUILDINGS
- LIVE-WORK OPPORTUNITY
- HIGHLY SOUGHT AFTER LOCATION
- SERENE SETTING
- BEAUTIFUL PATIO OVERLOOKING WILDWOOD PARK
- HIGH WALKSCORE DOWNTOWN
- WEALTHY DEMOGRAPHICS



FINANCIAL ANALYSIS



RENT ROLL

GROVE	SQUARE FOOTAGE	TENANT	LEASE START	LEASE END	MONTHLY RENT	SECURITY DEPOSIT
14521 Big Basin #100	871	Candace Capella	9/1/2025	10/31/2028	\$3,918.00	\$4,160.00
14521 Big Basin Apt 1	1619	Apt Tenant	9/1/2025	6/30/2026	\$4,000.00	\$4,000.00
Total for Grover					\$7,918.00	\$8,160.00

BOTTLE ROCK	SQUARE FOOTAGE	TENANT	LEASE START	LEASE END	MONTHLY RENT	SECURITY DEPOSIT
14523 Big Basin #100	921	Mochinut	2/1/2025	1/31/2030	\$5,295.75	\$10,500.00
14523 Big Basin #200	578	Nathan Tram		Month to Month	\$2,000.00	-
14523 Big Basin Apt 1	2011	Apt Tenant		Month to Month	\$4,000.00	\$4,000.00
14523 Big Basin Apt 2	1694	Vacant		Vacant		
Total for Bottle Rock					\$11,295.75	\$14,500.00

GRAND TOTAL:					\$19,213.75	\$22,660.00
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**SUBJECT
PROPERTY**



PROPERTY PHOTOS



PROPERTY PHOTOS



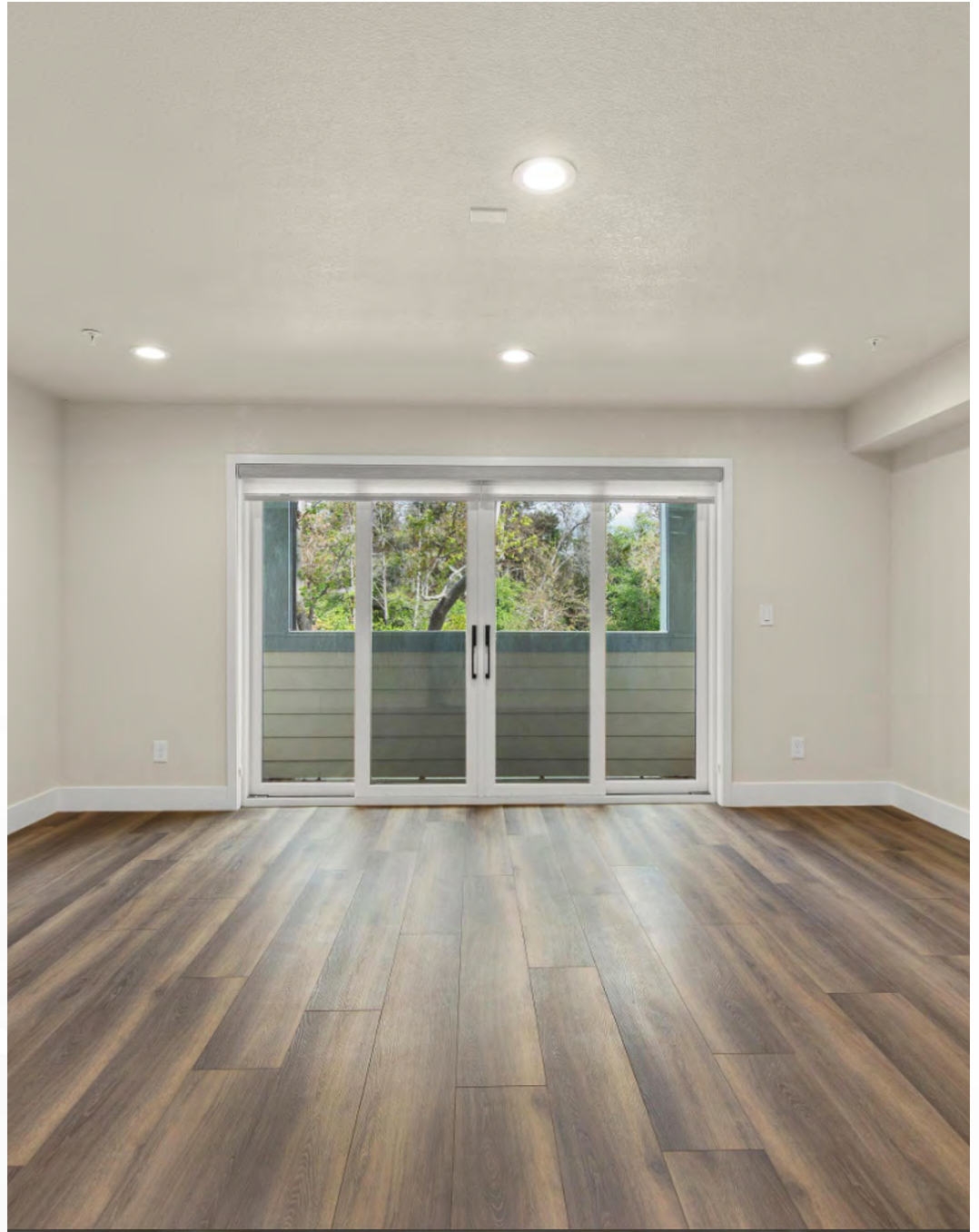
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCAL AERIAL



LYNBROOK
HIGH SCHOOL

SPROUTS
FARMERS MARKET
TRADER JOE'S
ACE
Hardware

PETSMART
SAFWAY

CAMPBELL SCHOOL
OF INNOVATION

BLUE HILLS
ELEMENTARY

KREI
COOP
amc
THEATRES
petco
ULTA
BEAUTY
WELLS
FARGO
RED
ROBIN

WESTGATE
CENTER
T.J. MAXX
OLD NAVY
target
ROSS
DRESS FOR LESS
NORDSTROM
rack
Starbucks
Party City
CVS
pharmacy

SAFWAY
DOLLAR TREE

SAFWAY

SARATOGA
HIGH SCHOOL

WEST VALLEY
COLLEGE

WESTMONT
HIGH SCHOOL

NETFLIX

GOOD SAMARITAN
HOSPITAL

MARSHALL LANE
ELEMENTARY

ROLLING HILLS
MIDDLE SCHOOL



SUBJECT
PROPERTY

LOCAL AERIAL



SARATOGA
ELEMENTARY

PISCO BAR



3RD STREET

DIAMOND MUSIC

MANDALA INDIAN
CUISINE

FLORENTINE
TRATTORIA

MASU JAPANESE
BISTRO

Bella Saratoga

BIG BASIN WAY

14521 BIG
BASIN WAY

14523 BIG
BASIN WAY

LOCAL AERIAL



SUBJECT
PROPERTY

FINE VINES

PLUMED HORSE

MASU JAPANESE
BISTRO

FLORENTINE
TRATTORIA

DARLA CAFE

BIG BASIN WAY



EMPLOYER MAP



LOCATION OVERVIEW

SARATOGA

Nestled in the heart of Silicon Valley, Downtown Saratoga boasts prime real estate that's always in demand. With easy access to major tech hubs and prestigious schools, this locale attracts affluent tenants and investors alike.



KEY FEATURES & CHARACTERISTICS

THRIVING BUSINESS HUB



Experience the pulse of commerce in Downtown Saratoga, home to a vibrant mix of boutique shops, gourmet restaurants, and trendy cafes. From bustling main streets to charming alleyways, every corner offers an opportunity for investment growth.

SCENIC BEAUTY & COMMUNITY CHARM



Surrounded by lush parks and scenic vistas, Downtown Saratoga exudes a tranquil ambiance that's perfect for both work and leisure. Enjoy the balance of urban convenience and small-town charm, making it an irresistible destination for tenants and investors seeking quality of life.

INVESTMENT POTENTIAL



Whether you're looking to acquire commercial spaces, retail storefronts, or office buildings, Downtown Saratoga presents a diverse range of investment opportunities. With steady appreciation and a strong rental market, your investment is poised for long-term success.

UNLOCK YOUR INVESTMENT SUCCESS



Don't miss out on the chance to be part of Downtown Saratoga's dynamic growth story. Seize the opportunity to invest in one of Silicon Valley's most coveted locales and secure your foothold in the thriving commercial real estate market.



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**EXCLUSIVELY
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