

Rare Downtown Los Gatos

Chevron Franchisee NNN Leased Investment

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

INVESTMENT OVERVIEW



OFFERING PRICE: \$6,450,000
CAP RATE: 4%

NUMBER OF PUMPS: 4

BUILDING AREA: ± 831 SF

LEASE START DATE: 1/1/2018

LAND AREA: ± 11,900 SF

LEASE EXPIRATION DATE: 12/31/2032

of Tanks: 3

Type of Tanks: Double Wall

YEAR BUILT: 1969

PARCEL NUMBER (APN): 410-16-012

RARE DOWNTOWN LOS GATOS

CHEVRON NNN LEASED INVESTMENT

- 200 Los Gatos Saratoga Rd, Los Gatos presents a rare opportunity to acquire a single-tenant Chevron Franchisee NNN leased investment in the heart of Downtown Los Gatos.
- Long term lease with 9 years remaining, tenant has one (1) five (5) year option to extend the lease to 2037.
- Excellent exposure & visibility, the property benefits from being the closest gas station to Downtown Los Gatos located on the corner of N Santa Cruz Avenue and Los Gatos Saratoga Road, directly Infront of the entrance to Downtown Los Gatos.
- The property is situated on a 11,900 SF corner lot in front of Walgreens and Christie's International Real Estate Sereno.
- Underground storage tanks are being replaced with double wall tanks.

PRIDE OF OWNERSHIP LOCATION

ENTRY TO DOWNTOWN LOS GATOS

- Located in the Town of Los Gatos which is one of the wealthiest locations in Silicon Valley and ranked the 26th most expensive city in California.
- The property is in one of the highest barrier to entry markets in the Silicon Valley. Extremely strong demographics with household incomes in excess of \$200,000 in a 1-mile radius.
- Convenient access to Highway 17 & Highway 9.

LEASE ABSTRACT

TENANT: Chevron Franchisee

ADDRESS: 200 Los Gatos Saratoga Rd, Los Gatos

LEASE COMMENCEMENT DATE: January 1, 2018

LEASE EXPIRATION DATE: December 31, 2032

LEASE TYPE: NNN

RENEWAL OPTIONS: One (1) Five (5) Year Option

RENTAL INCREASES: 2% Annually

CURRENT RENT: \$21,530/MO + NNN

PROPERTY TAXES: Tenants Responsibility

INSURANCE: Tenants Responsibility

UTILITIES: Tenants Responsibility

REPAIRS & MAINTENANCE: Tenants Responsibility



Chevron		Gasoline	Self Serve
	Regular	509	9/10
	Plus	529	9/10
	Supreme	549	9/10
		Diesel No. 2	519 9/10













Walgreens

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SERENO

N SANTA CRUZ AVE

LOS GATOS SARATOGA RD



**Entrance to
DOWNTOWN LOS GATOS**

N SANTA CRUZ AVE

LOS GATOS SARATOGA RD

DEMOGRAPHICS

2023 SUMMARY	1-MILE	5-MILE	10-MILE
Population	13,106	199,604	947,896
Households	5,712	74,812	340,617
Average Household Size	2.2	2.6	2.7
Owner Occupied Housing Units	3,248	47,589	183,246
Renter Occupied Housing Units	2,382	25,038	148,653
Median Age	46.9	42.8	39.5
Median Household Income	\$193,511	\$166,124	\$138,720
Average Household Income	\$203,163	\$183,788	\$165,730

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