

# QUITO VILLAGE

18770 - 18860 Cox Avenue, Saratoga, CA



**Former Sushi Restaurant Available**



**18770 - 18860 Cox Avenue, Saratoga, CA 95070**



## LOCKEHOUSE

477 9th Avenue, Suite 100  
San Mateo, CA 94402  
License #01784084

**Kyle Goni**  
RETAIL SPECIALIST  
(650) 548-2674  
kyle@lockehouse.com  
License #01971162

**Adria Giacomelli**  
SENIOR VICE PRESIDENT  
(925) 997-2307  
adria@lockehouse.com  
License #01498795

# QUITO VILLAGE - DEMOGRAPHICS

18770 - 18860 Cox Avenue, Saratoga, CA



## PROPERTY PROFILE

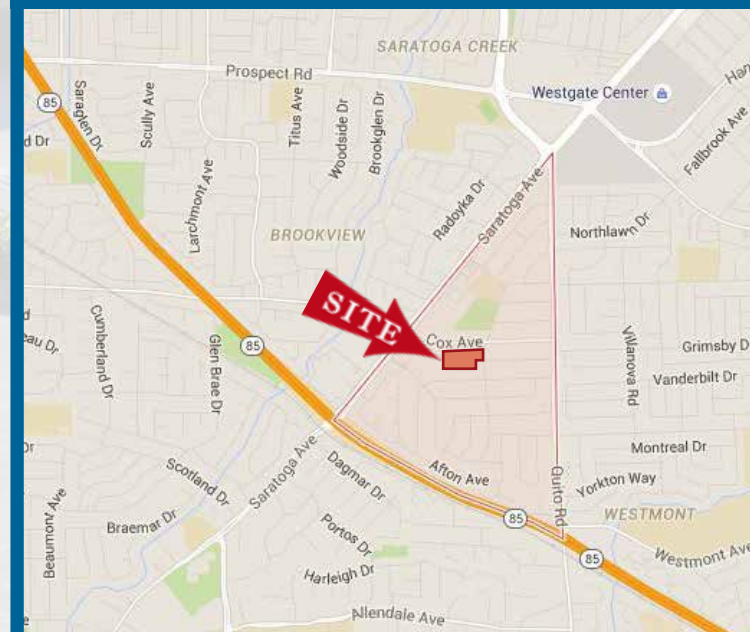
- AVAILABLE SPACE** ±1,804 SF - 4,072 SF
- CROSS STREET** Paseo Presada and Saratoga Avenue
- TRAFFIC COUNTS** 26,000 ADT on Saratoga Avenue  
119,000 ADT on Highway 85
- PROPERTY HIGHLIGHTS**
  - Can be combined with next door space to create ±4,072 SF
  - Proven Neighborhood Center in Affluent Saratoga Community
  - Easy access to Highway 85 and Lawrence Expressway
  - One mile away from the Retail Nucleus of Santa Clara County
  - Pharmacy, Fitness and Demising Opportunities considered

Quito Village is a Premier Neighborhood Center nestled in an affluent Saratoga neighborhood, surrounded by homes with easily accessibility to and from Hwy 85, Lawrence Expressway, and just one mile from the retail nucleus at Saratoga Ave and W Campbell Ave/Prospect. For the first time in 50 years, the grocery anchor position can be made available at ±33,937 SF.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	16,044	164,898	411,440
<b>AVERAGE HHI</b>	\$233,714	\$190,039	\$178,534

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



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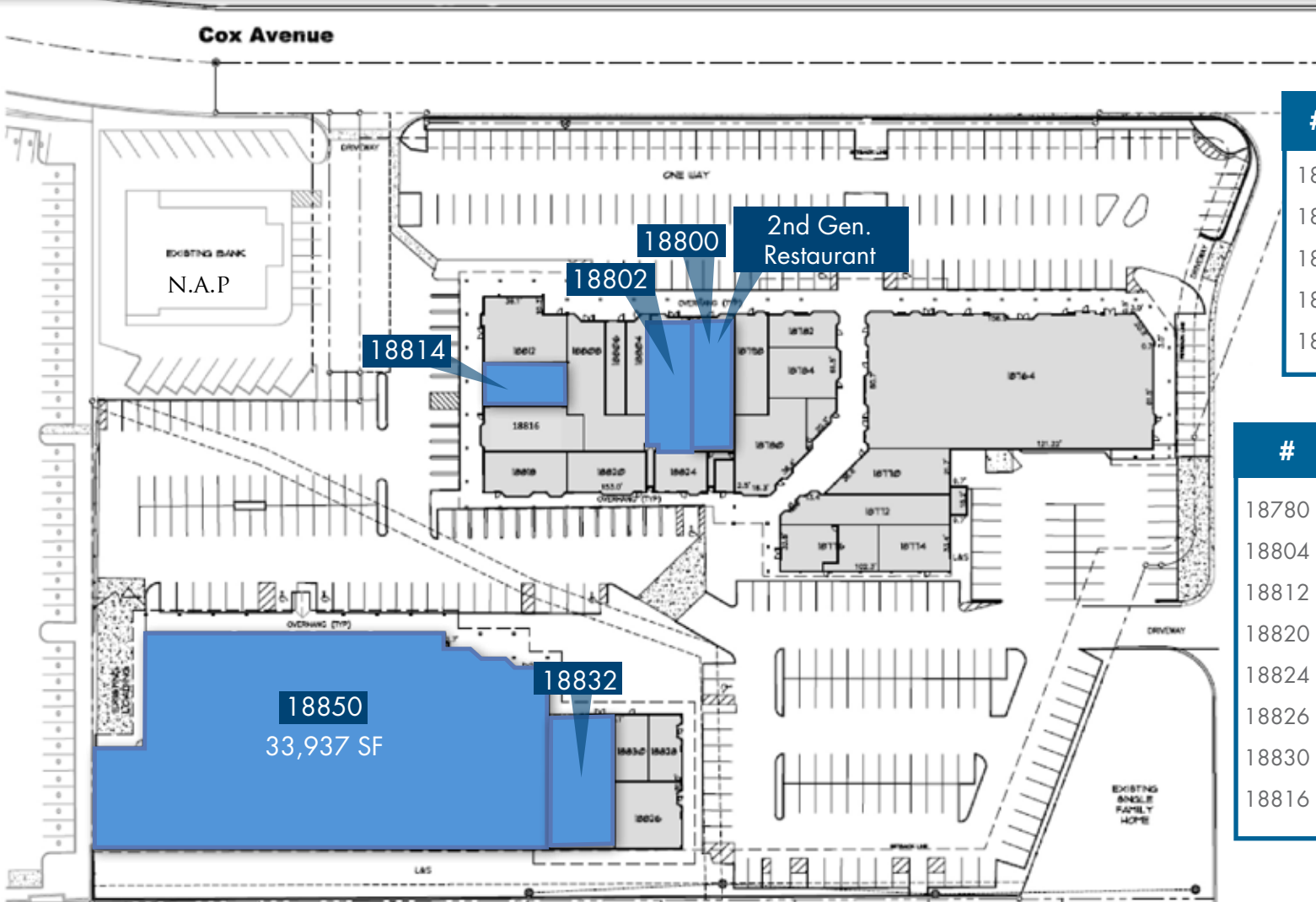
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# QUITO VILLAGE - SITE PLAN

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#	AVAILABLE SPACE
18814	Available ±1,240 SF
18802	Available ±1,804 SF
18832	Available ±2,518 SF
18800	Available ±2,268 SF
18850	Available ±33,937 SF

#	TENANT DIRECTORY
18780	OTPM ±5,486 SF
18804	Magdalena Banuelos ±950 SF
18812	Starbucks ±1,500 SF
18820	The Reading Clinic ±1,320
18824	Quito Nails ±736
18826	Gallagher Learning Center ±1,281
18830	Lynn Sally ± 1,020
18816	Saratoga Vision Center ± 1,725

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# QUITO VILLAGE - MARKET AERIAL

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# QUITO VILLAGE - CLOSE-UP AERIAL

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