

# 14669-14675 BIG BASIN WAY SARATOGA, CA

The properties are located in the heart of downtown Saratoga, California. They are currently improved with two older homes. The offering consists of 2 adjacent parcels totaling approximately ±2.01 acres. Both parcels have frontage along Big Basin Way.

The City of Saratoga General Plan shows the property as being in the CH and CH2 zoning which allows for a variety of mixed uses. With a portion of the property being developed as office or retail, the balance may be developed into single or multifamily residential units.

The opportunity is one of best infill sites in the very affluent downtown Saratoga submarket.

## CONTACT

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# ±2.01 AC LAND FOR SALE

RESIDENTIAL/RE DEVELOPMENT SITE



PARCEL A  
0.81 AC  
35,284 SF  
503-25-016

PARCEL B  
1.2 AC  
52,272 SF  
503-25-029

**BIG BASIN WAY**



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## POTENTIAL SITE PLAN



**LOT SIZE** - 2.01 ACRES  
- 87,557 SF

**ZONING** - CH-2

**APN** - 503-25-016 & 503-25-029

**SETBACKS**

FRONT 15 FT PROPOSED 15 FT ALLOWED  
SIDE 10 FT PROPOSED 0 FT ALLOWED  
REAR 36 FT - CREEK PROTECTION SETBACK  
36 FT PROPOSED

\* ALL LIVING SPACE LOCATED MIN 10 FT ABOVE GRADE

**COVERAGE**

PROPOSED BUILDING COVERAGE 26,270 SF - 30%  
ALLOWED BUILDING COVERAGE 52,534 SF - 60%  
PROPOSED PEDESTRIAN OPEN SPACE 34,750 SF - 40%  
REQ'D MIN. PEDESTRIAN OPEN SPACE 17,511 SF - 20%

**COMMERCIAL**

RETAIL FLOOR AREA - 5,200 SF

**RESIDENTIAL**

20 - CONDOMINIUMS - UNIT A - 1,000 SF  
8 - CONDOMINIUMS - UNIT B - 1,375 SF  
6 - CONDOMINIUMS - UNIT C - 1,000 SF  
3 - CONDOMINIUMS - UNIT D - 1,750 SF  
1 - CONDOMINIUMS - UNIT E - 1,500 SF  
2 - CONDOMINIUMS - UNIT F - 1,250 SF

TOTAL RESIDENTIAL FLOOR AREA - 46,250 SF

CONDOMINIUM DWELLINGS FOR SALE - 40 DU  
TOTAL RESIDENTIAL UNITS - 40 DU  
ALLOWABLE DENSITY - 40 DU

**PARKING**

COVERED PARKING - STANDARD STALLS - 54  
COVERED PARKING - ACCESSIBLE STALLS - 2  
SURFACE PARKING - STANDARD STALLS - 17  
SURFACE PARKING - COMPACT STALLS - 25  
SURFACE PARKING - ACCESSIBLE STALLS - 2

TOTAL ON-SITE PARKING STALLS - 100  
PARKING STRUCTURE AREA 19,000 SF

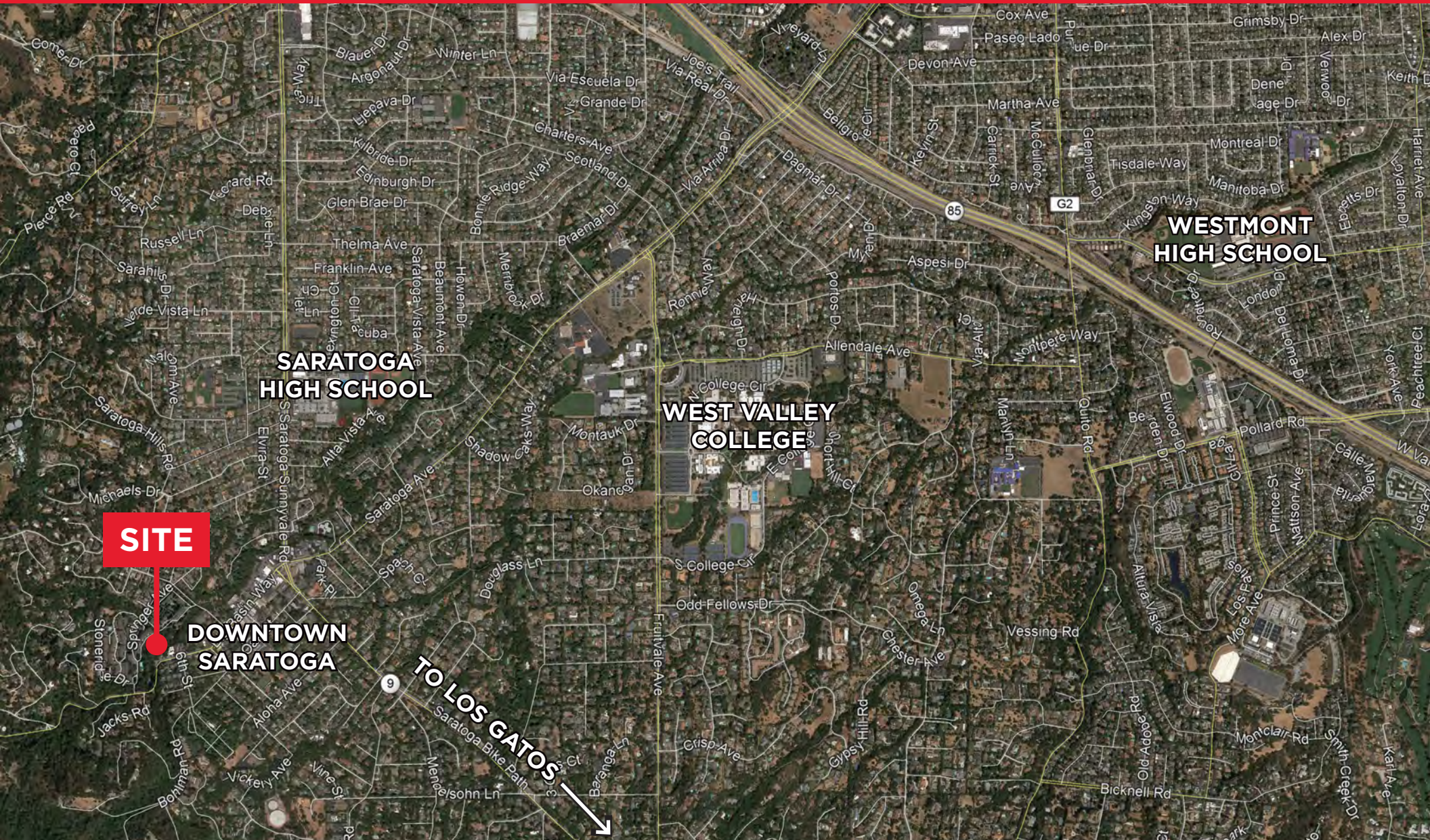
**PARKING REQUIREMENTS**

INTENSIVE RETAIL - 1 PARKING SPACE PER 250 SF  
SERVICE ESTABLISHMENT - 1 PARKING SPACE PER 200 SF  
PROFESSIONAL OFFICE - 1 PARKING SPACE PER 200 SF

REQUIRED PARKING - 5,200 / 250 = 21 PARKING SPACES  
TOTAL BEDROOMS = 52 x 1.5 SPACES = 78 PARKING SPACES  
TOTAL REQUIRED PARKING = 99 PARKING SPACES



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,720	37,665	174,030
2019 Population	5,973	39,257	182,147
2024 Population	6,098	40,072	186,329
2010-2017 Annual Rate	0.47%	0.45%	0.49%
2017-2022 Annual Rate	0.42%	0.41%	0.46%
2019 Male Population	49.8%	48.9%	49.1%
2019 Female Population	50.2%	51.1%	50.9%
2019 Median Age	51.7	51.0	45.1
<b>Households</b>			
2010 Households	2,064	13,628	63,529
2019 Total Households	2,124	13,994	65,423
2024 Total Households	2,160	14,222	66,630
2010-2017 Annual Rate	0.31%	0.29%	0.32%
2017-2022 Annual Rate	0.34%	0.32%	0.37%
2019 Average Household Size	2.78	2.79	2.77
<b>Median Household Income</b>			
2019 Median Household Income	\$200,001	\$200,001	\$166,808
2024 Median Household Income	\$200,001	\$200,001	\$180,412
2017-2022 Annual Rate	0.00%	0.00%	1.58%
<b>Average Household Income</b>			
2019 Average Household Income	\$295,550	\$276,185	\$214,910
2024 Average Household Income	\$311,424	\$294,122	\$236,186
2017-2022 Annual Rate	1.05%	1.27%	1.91%
<b>Median Home Value</b>			
2019	\$1,967,130	\$1,891,784	\$1,481,888
2024	\$1,968,693	\$1,890,785	\$1,472,986
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	383	1,155	7,662
Total Employees:	2,265	8,216	72,194
Total Residential Population:	5,973	39,257	182,147
Employee/Residential Population Ratio:	0.38:1	0.21:1	0.4:1
<b>Population Summary</b>			
2019 Total Daytime Population	5,758	30,875	173,973
Workers	2,705	9,319	81,244
Residents	3,053	21,556	92,729