

FOR SALE - MIXED USE COMMERCIAL & RESIDENTIAL

14598 Big Basin Way, Units 1A, 1B & 2
Saratoga, CA



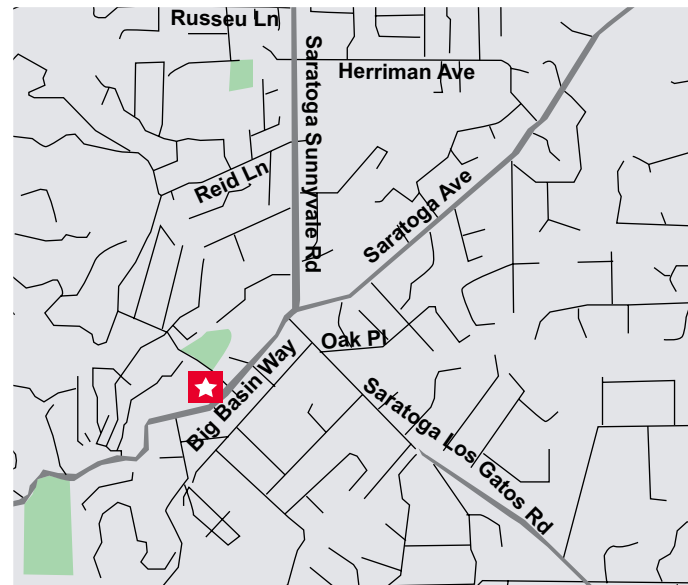
FOR SALE: \$3,695,000

PROPERTY HIGHLIGHTS

- Three Condos:
 - Unit 1A: ±475 SF Retail/Office (\$500,000)
 - Unit 1B: ±537 SF Retail/Office (\$600,000)
 - Unit 2: ±2,700 SF Residential (\$2,585,000)
- Both retail/office spaces built out as wine bars and include a small storage area, shared restroom and an outdoor Patio (perfect for outdoor meetings and gatherings)
- High End Residential Finishes (interior photos available)
- Dedicated Parking
- Strong Traffic and Visibility
- Walk to High End Retail and Restaurants
- Other Downtown Amenities include Banks, Post Office, UPS Store, Spas, Coffee Shops, Grocery, Cleaners, Parks, Gas Station, Gift Shop, and Art Galleries
- Excellent Access to Highways 85, 17 & 280

Contact

MIKI CORREA VIERRA
Director
+1 408 572 4164
miki.correa@cushwake.com



INCOME

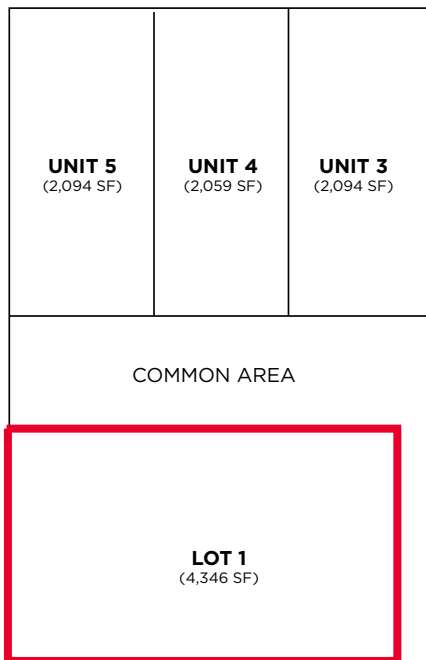
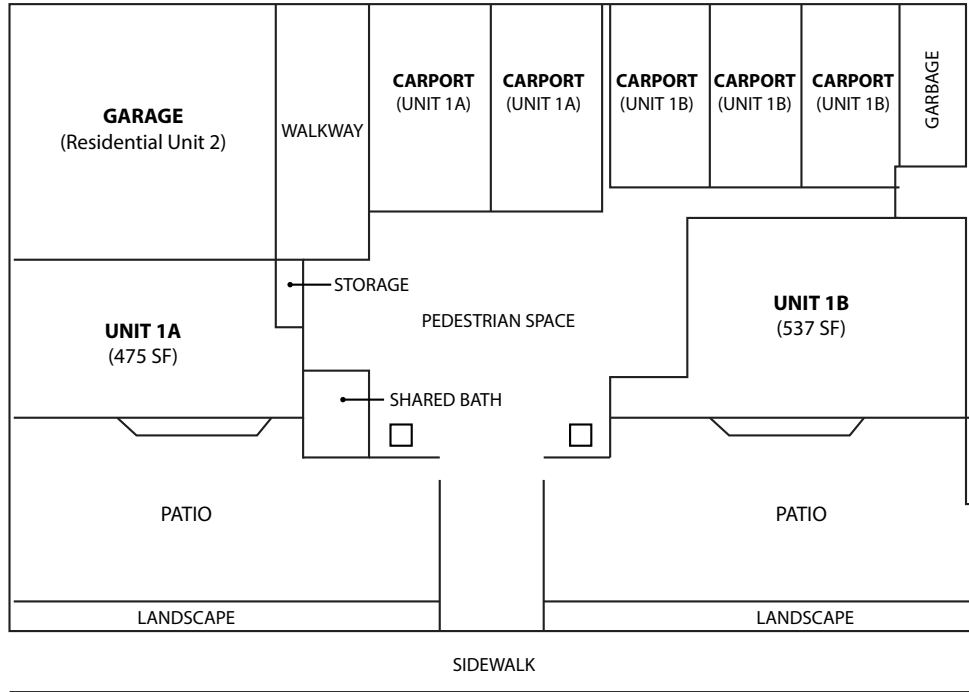
	UNIT 1A	UNIT 1B	UNIT 2
VACANT (asking \$4.25 NNN)		\$2,474.50 NNN	\$7,200 MG

EXPENSES

	UNIT 1A	UNIT 1B	UNIT 2
HOA	\$185	\$194	\$325.50
Water	\$31	\$31	\$65
Electric		\$120	
AT&T	\$33	\$33	\$33
Emergency Warning System (EWAS)	\$23	\$23	\$23

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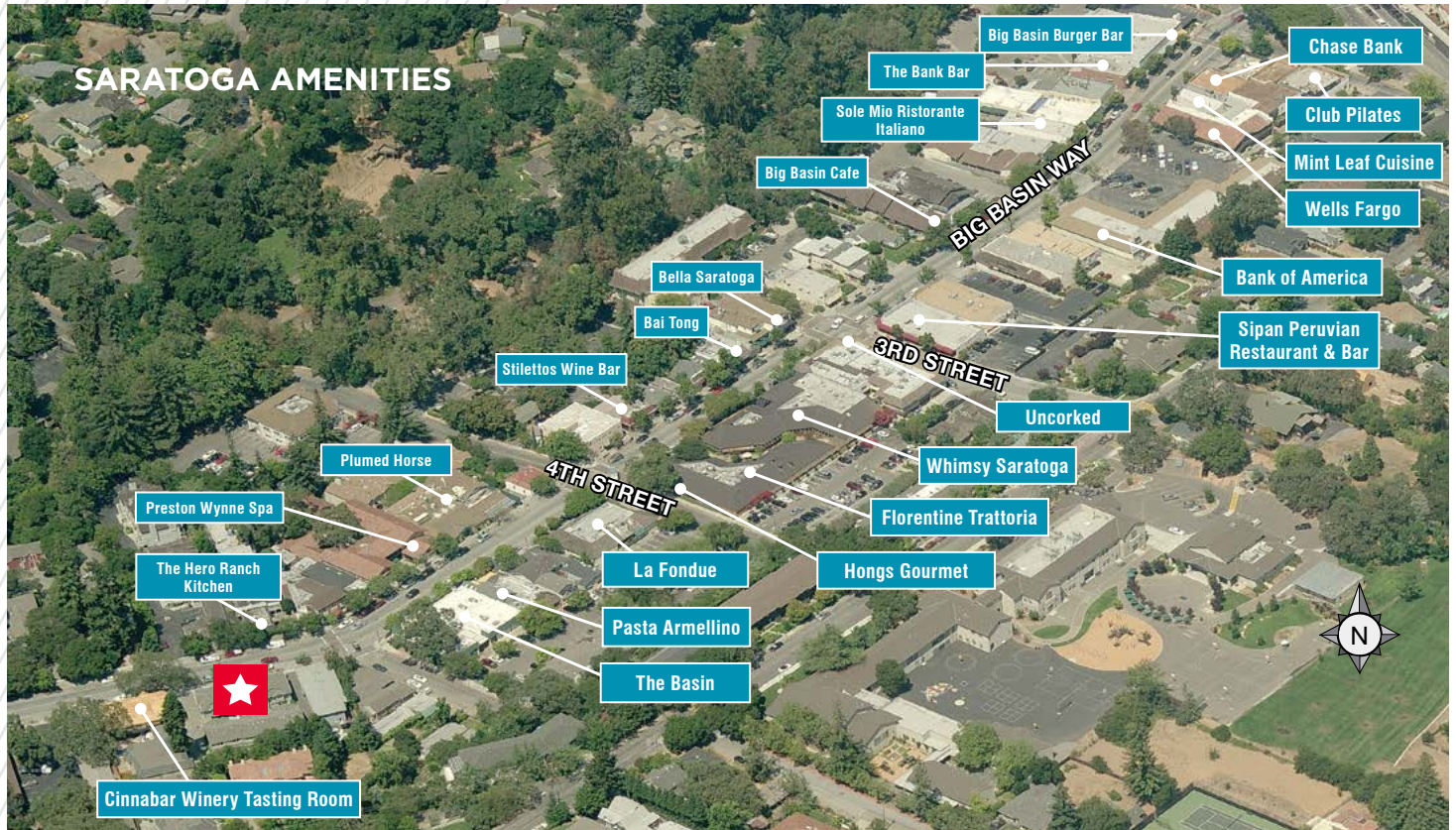


BIG BASIN WAY



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SARATOGA DEMOGRAPHICS

Population	30,311
Avg Household Income	\$238,041
Median Age	49.4
Median House Value	\$2 Million

TRAFFIC COUNTS

Big Basin Way	12,410 ADT
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[View Site Specific COVID-19 Prevention Plan](#)

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