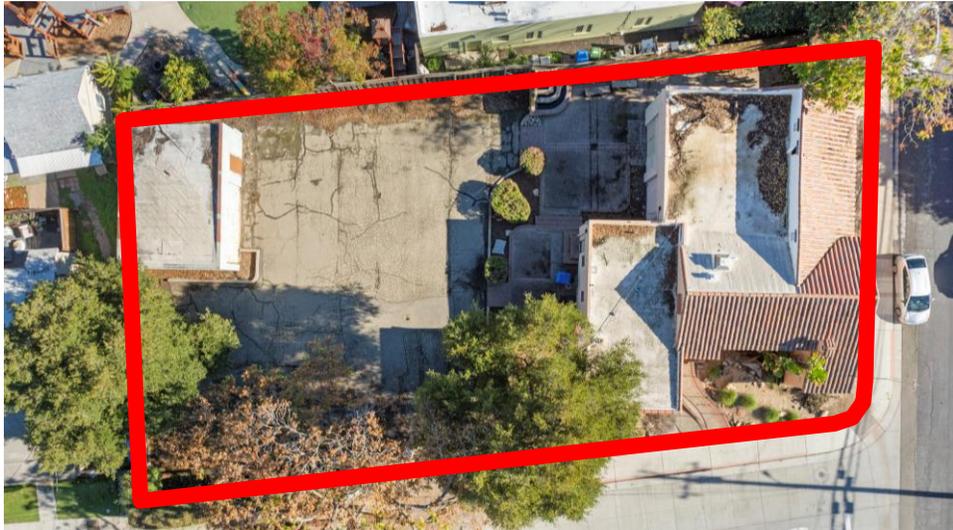


AVAILABLE FOR SALE
HISTORIC PROPERTY
DOWNTOWN LOS GATOS OPPORTUNITY

4 Tait Avenue (APN: 510-44-054)
Los Gatos, CA 95030





PREMIER DEVELOPMENT OPPORTUNITY IN THE TOWN OF LOS GATOS

Kosmont Real Estate Services, dba Kosmont Realty ("KR"), is pleased to offer for sale a property located at 4 Tait Avenue (APN: 510-44-054) ("Property"), which provides a unique opportunity to acquire a historic, corner property in the heart of downtown Los Gatos.

This property, located at the corner of Tait Ave & W. Main St, is walkable to the Town's quaint and thriving central business district. The Property is ~0.28 acres of land that is currently home to a vacant ~2,500 SF historic building, originally constructed in the early 1900s as the Town's firehouse. The Property is surrounded by strong trade area demographics and local amenities, with excellent access to major freeways and close proximity to Downtown San Jose.

The Property was previously zoned C-2/LHP - Central Business District / Landmark & Historic Preservation. The Town recently approved a rezoning of the Property to R-1D/LHP Single-Family Residential Downtown / Landmark & Historic Preservation to allow for residential uses consistent with the character of the nearby neighborhoods. The rezoning is expected to go into effect on March 4, 2026.

All questions, inquiries, and requests for additional due diligence information regarding the Property should be directed to the representatives identified in this offering memorandum.

All information contained herein has been obtained from sources believed to be reliable, but Kosmont Realty and the Town make no warranties or representations as to its accuracy or completeness. Prospective purchasers must conduct their own independent due diligence, including confirming building area, permitted uses, and historic requirements.

ADDRESS	4 Tait Ave, Los Gatos
APN	510-44-054
ASKING PRICE	\$3,500,000
LAND AREA*	~0.28 AC (~12,234 SF) (Assessor)
BUILDING AREA*	~2,525 SF (Appraisal)
CURRENT ZONING	C-2/LHP: Central Business District / Landmark & Historic Preservation
APPROVED ZONING**	R-1D/LHP: Single-Family Residential Downtown / Landmark & Historic Preservation

* Buyer to verify via field measurement

** The Town recently approved rezoning the Property to single-family residential downtown; Buyer should verify planning / zoning / development standards and status of zoning and use processes with Town.



\$ 3.5 M
Asking Price

~0.28 AC
Gross Land Area

ADDRESS

4 Tait Ave

CURRENT USE

Vacant Historic Building

SALE TYPE

As-is

APN

510-44-054

ZONING**

Current: C-2/LHP - Central Business District / Landmark & Historic Preservation
Approved Rezone: R-1D/LHP Single-Family Residential Downtown / Landmark & Historic Preservation

NOTES: Improvements / alterations to the building and the land will be subject to a Historic Preservation Covenant, which will run with the land. Owner has prepared a covenant for Buyer's review.

CITY

Town of Los Gatos

**The Town recently approved rezoning the Property to a single-family residential downtown. Buyer should verify planning, zoning, development, and use standards and status of processes with Town.

COUNTY

Santa Clara

LAND AREA

(Buyer to verify via field measurement)

~0.28 AC (Assessor)
(~12,234 SF)

BLDG AREA

(Buyer to verify via field measurement)

~2,525 SF (Appraisal)

GENERAL PLAN (2020)**

Current: Central Business District
Approved Change: Medium Density Residential



STREET VIEW



View from Tait Ave



View from Main St



Silicon Valley Location. Walkable District. Top Schools.

The Town of Los Gatos, situated in Santa Clara County, is located at the southwest edge of Silicon Valley, ~10 miles southwest of Downtown San Jose. The Town is a highly desirable community known for its highly regarded school system, historic downtown, small-town character, and high-quality neighborhoods.

4 Tait Avenue (APN: 510-44-054) sits in the Broadway Historic District, just off West Main Street – a quiet, tree-lined, residential setting that is a short walk to cafes, restaurants, wine bars, boutique shops, civic / cultural facilities, and other amenities. The property also benefits from Los Gatos’ high-performing public schools (Los Gatos Union SD for K-8 and Los Gatos-Saratoga Joint Union HSD for 9-12), which is a major driver of residential demand in the area. The Town has excellent regional access via SR-17, SR-85, and I-280 to connect to other Silicon Valley communities and job centers.

There are many outdoor open-space options in the surrounding area, such as Oak Meadow Park, Vasona Lake County Park, Los Gatos Creek Trail, and the El Sereno Open Space Preserve. Los Gatos is a wonderful place to live and raise a family.



Property Profile

A rare small, standalone historic building with adjacent parking lot area, steps from downtown Los Gatos.

The Los Gatos Town Council recently approved a rezoning of the Property to R-1D/LHP (Single-Family Residential Downtown/Landmark & Historic Preservation Overlay with a Medium Density Residential Land Use Designation) to allow a residential use consistent with the character of the nearby neighborhoods. The rezoning is expected to go into effect on March 4, 2026. Buyer should verify planning, zoning, development, and use standards and status of processes with Town.



Historic Preservation

This historic structure was built in the early 1900s as the Town's first firehouse and was later converted into the Los Gatos Art Museum in the 1960s. The property is listed on the California Register of Historic Resources as "Los Gatos First Firehouse" and is located within the Town's Broadway Historic District. The property has been vacant for several years.

The Town is seeking to preserve the historic building's street-facing façades to protect the unique character of the building along public-facing roadways, while also aiming to maintain sufficient flexibility to allow for certain alterations of the building for new uses and potential improvements elsewhere on the site.

Improvements / alterations to the building and the land will be subject to a Historic Preservation Covenant, which will run with the land. Owner has prepared a covenant for Buyer's review.

Property Land Use Profile

The Property was zoned as a commercial site (C-2/LHP - Central Business District / Landmark & Historic Preservation) for downtown-oriented commercial uses.

The Town recently approved rezoning the Property to single-family residential downtown, which will not allow commercial uses on the Property. The rezoning is expected to go into effect on March 4, 2026. Since this zone change is not finalized and still subject to the public rezoning process, buyer should verify planning, zoning, development, and use standards and status of processes with the Town.

Potential residential development concepts may include repurposing the historic building into a residential dwelling; demolishing ancillary garage on northeast corner of Property; subdividing the Property into two lots for residential reuse (*firehouse site*) and construction (*parking lot site*). Development concepts and approval subject to verification with Town Planning Department, historic covenant / regulations, and entitlement processes approved by the Town of Los Gatos.

Disposition Process

The Town intends to sell the Property as-is, where-is, with all faults, without representation or warranty of any kind. Buyer is solely responsible for all investigations and any costs associated with environmental conditions, historic-preservation compliance (including façade requirements), code/seismic upgrades, or other matters identified during due diligence. Purchase and Sale Agreement, Historic Covenant, and other relevant sale documentation is subject to negotiation.

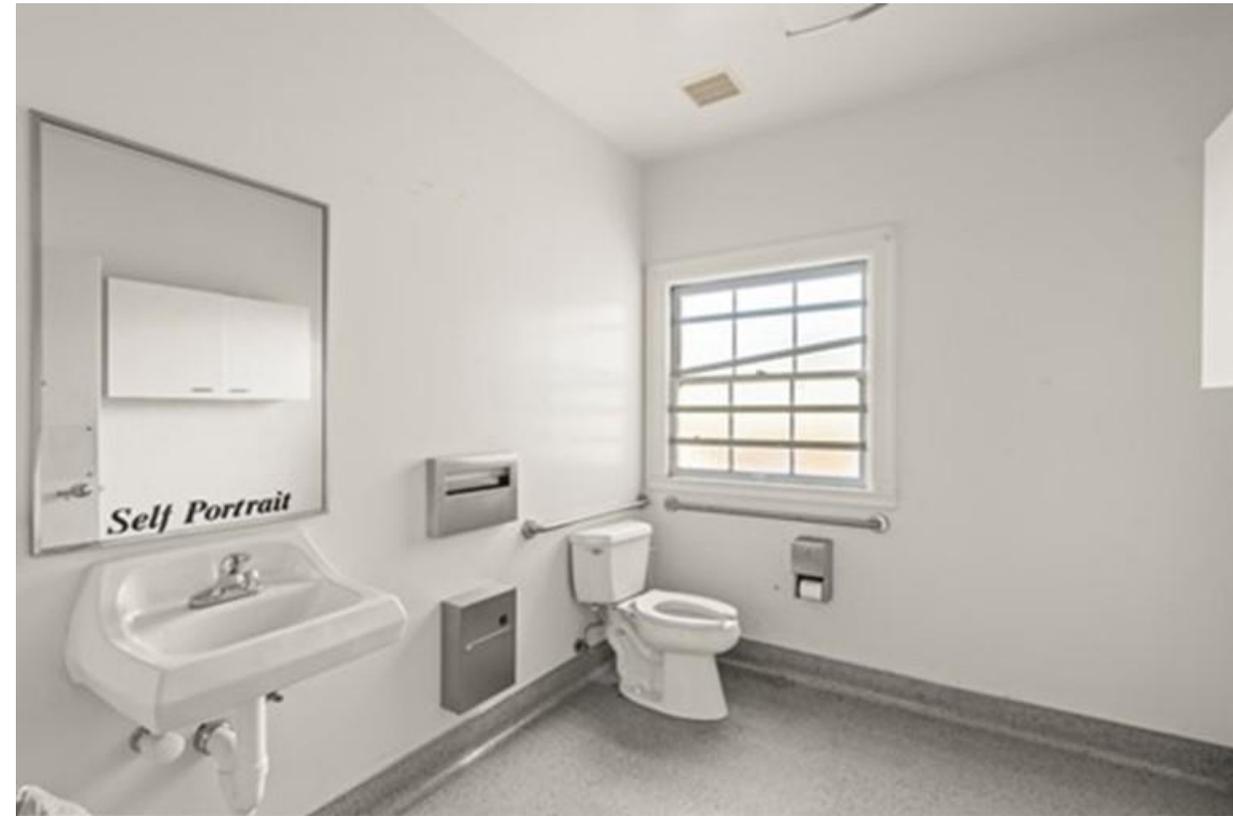
The Town reserves the right to modify, suspend, or terminate the offering at any time, to negotiate with one or more parties, and to reject any and all offers in its sole discretion. Any sale is subject to approval by the Town Council.

<i>Illustrative Summary</i>	Approved Zoning <i>(Est. in effect March 4, 2026)</i>
Designation	R-1D / LHP Single-Family Residential Downtown / Landmark & Historic Preservation
Height (max)	30 feet
Setbacks	Front: 15 feet Side: 5 feet Street Side: 10 feet <i>(if applicable)</i> Rear: 20 feet
Min Lot Area	Single-family: 5,000 SF Two-family: 8,000 SF
Summary of Permitted Uses	Single-family dwelling, two-family dwelling, small family day care home, Residential care facility, small family home
<i>Summary provided for marketing purposes only; Buyer must confirm all development standards, historic requirements, and processes with the Town.</i>	

INTERIOR



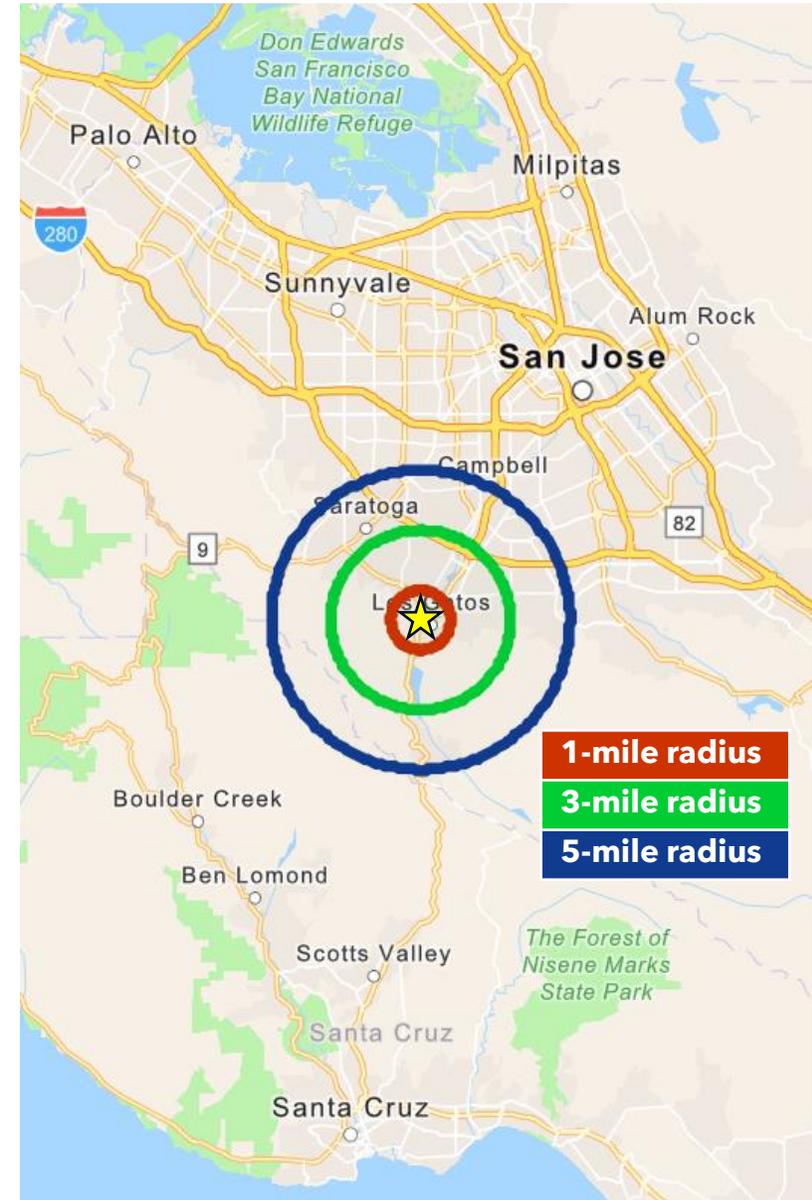
INTERIOR



BACK OF BUILDING / PARKING LOT



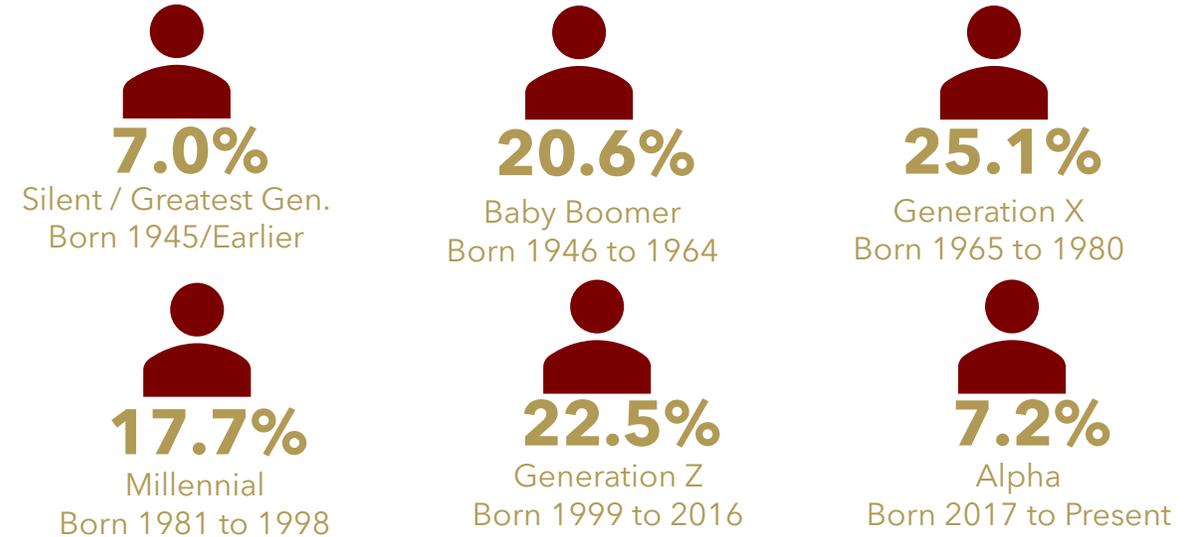
AREA OVERVIEW



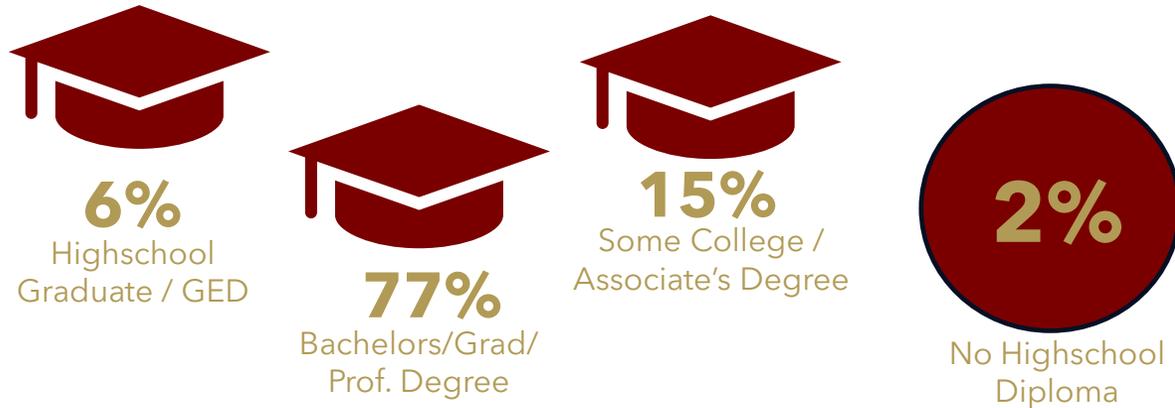
DEMOGRAPHICS

	TOWN	1 MILE	3 MILES	5 MILES
Population	33,700	8,400	45,100	170,100
Households	13,200	3,700	17,400	62,500
Median Age	46.9	46.7	47.9	44.1
Income and Home Values				
Avg. HH Income	\$326,000	\$316,900	\$344,300	\$284,800
Med. Home Value	\$2.00m	\$2.00m	\$2.00m	\$1.91m

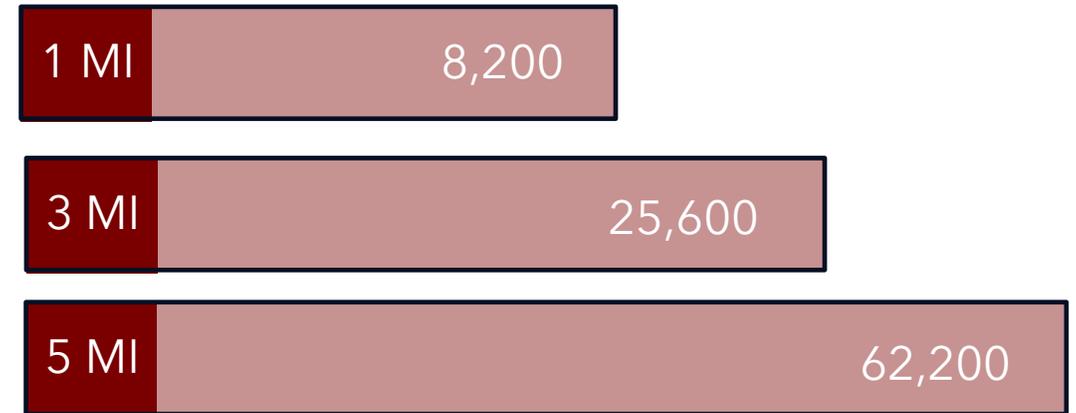
POPULATION BY GENERATION (TOWN)



EDUCATION (TOWN)



EMPLOYEES



Source: ESRI Business Analyst (2025); Radius centered on Tait Ave and Main St

For more information, please contact:



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This is a confidential Leasing Brochure and is provided solely for your limited use and benefit in evaluating this opportunity.

DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs.

This offering is subject to change. The Town expressly reserves the right, in its sole and absolute discretion, to (i) modify, suspend, or terminate the marketing and disposition process; (ii) amend or supplement any offering materials; (iii) negotiate simultaneously or sequentially with one or more prospective purchasers; (iv) accept or reject any proposal, including the highest-priced proposal; (v) request additional information or revised terms; and (vi) exclude certain items / fixtures located on the Property from the transaction, as disclosed during the property negotiations. Any transaction shall be as-is, where-is, with all faults, without any representation or warranty, and subject to Town Council approval. Buyer shall be solely responsible for its due diligence and for any and all costs related to environmental conditions, historic-preservation obligations, code or seismic upgrades, and other property matters.