



±6,566 sf prime retail space
divisible to ±3,494 & ±3,072 sf

8697 San Ysidro Avenue, Gilroy

- Adjacent to Gilroy Outlet
- Freeway visibility on Hwy 101
- Food uses acceptable
- Parking ratio: 5.8/1000 sf bldg.
- Patio seating
- 5 EV charging stations being installed
- Existing project tenants include: AT&T, Ginger Cafe, Manpower
- Allowed uses include: Art studio, bank, bakery, dance venue, clothing sales, copy and printing shop, medical or dental office or clinic, laboratory, restaurant, retail sales, theatre or health studio
- Do not disturb existing tenant
- Call for touring Instructions



Brian McCarthy

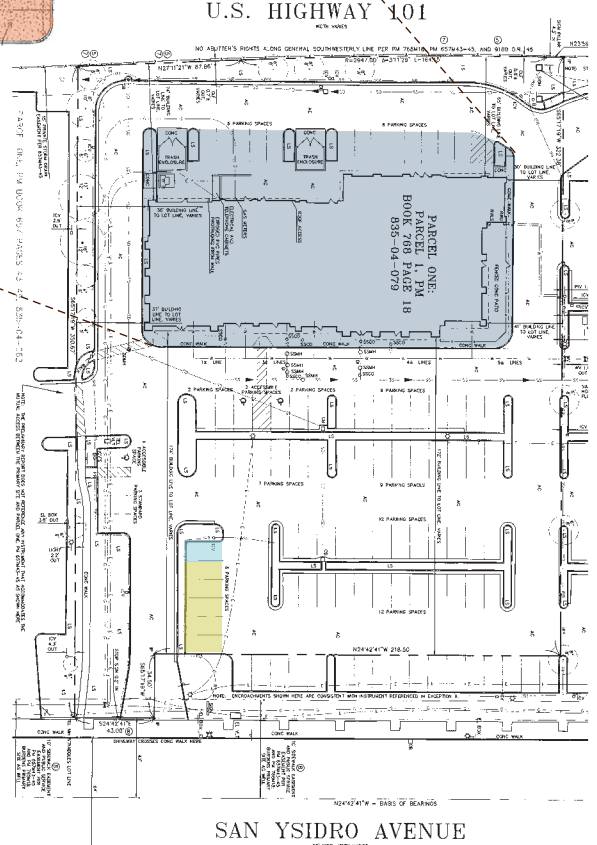
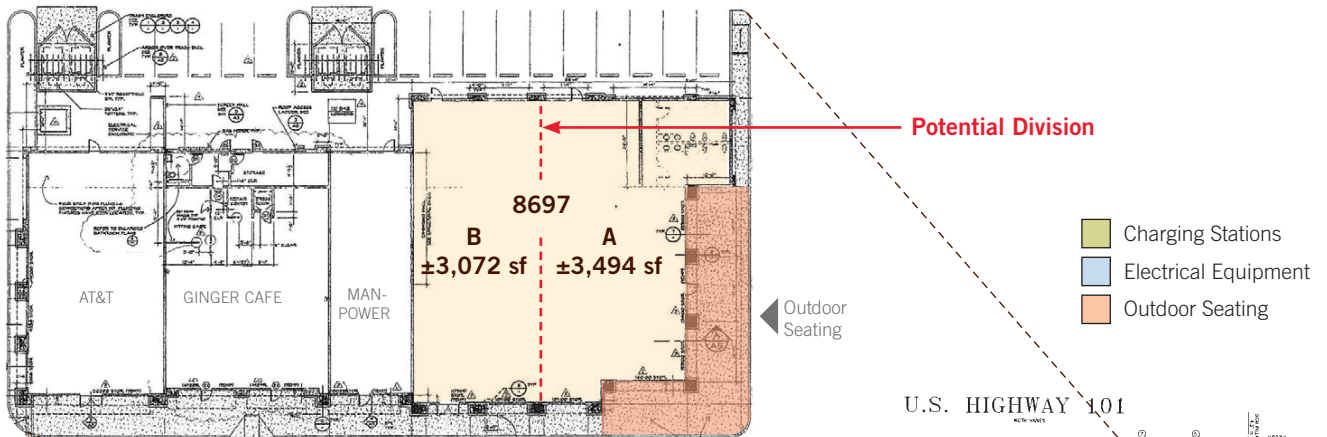
650.461.2209

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Lic. 00766816

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PROPERTY PROFILE:

Space Available: ±6,566 sf \$1.75 NNN

Divisible as Shown:

Space A: ±3,494 sf \$2.00 NNN

Space B: ±3,072 sf \$2.00 NNN

2019 DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	9,201	59,530	68,441
Median HH Income	\$59,777	\$87,548	\$92,519

2008 TRAFFIC COUNTS:

Leavesley Rd. at Hwy 101	38,000 ADT
Avg. HH Income	\$109,000

Floor plans may not be to scale. The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease.

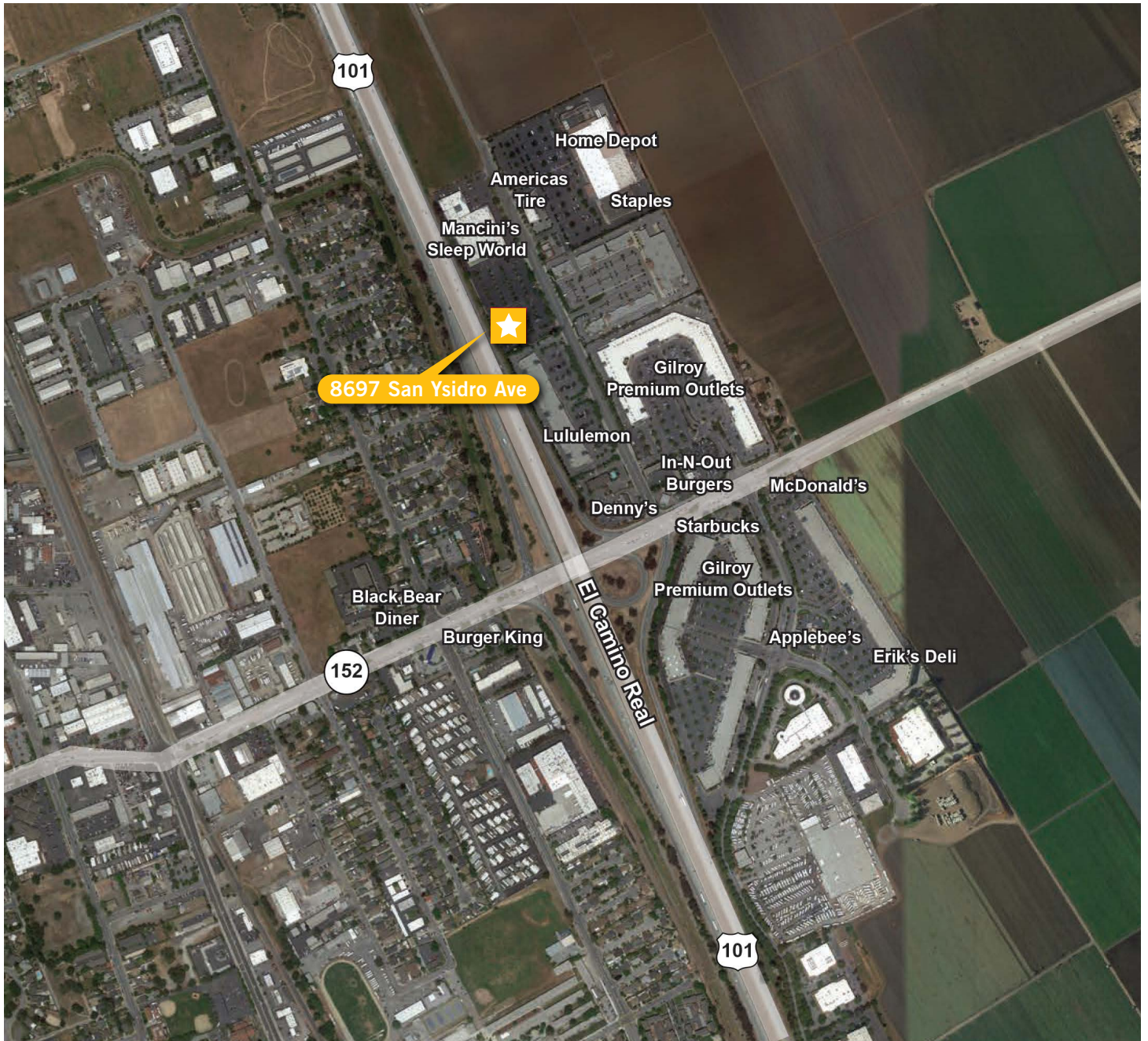
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Aerial



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