

# Former Chevy's-For Sale, Lease or Ground Lease Opportunity

## 1.23 Acre Site in Gilroy - Just Off 101



**8440 Murray Avenue  
Gilroy, California 95020**

- Existing Building of 5,200± SF With Large Patio Dining Area
- Lot Size is 53,578± SF—1.23 Acres
- Large Parking Lot
- Highly Visible Pylon Signage
- Down The Street From Gilroy Premium Outlets
- Excellent Hotel Location, Adjacent to Quality Inn & Suites
- Zoned Highway Commercial
- Just Off Leavesley Road and 101
- Rent \$2.50 PSF, NNN—Sale \$2,950,000

Exclusively Offered By:

**David Taxin**

Lic. # 00983163

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

(408) 477-2508

(408) 378-5900



MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL  
Commercial Brokerage | Investment Sales | Property Management



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# 8440 Murray Avenue Gilroy California 95020



## ESTIMATED DEMOGRAPHICS

	<u>1 MI.</u>	<u>3 MI.</u>	<u>5 MI.</u>
POP.:	13,078	59,210	68,577
AVG. INCOME:	\$65,110	\$109,640	\$115,794

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## ARTICLE XVI. HC HIGHWAY COMMERCIAL DISTRICT Excerpted from WWW.CITYOFGILROY-CA.ORG Zoning Ord. Chapter 30 (c)(1) Commercial Use Table.

X = Unconditionally permitted.  
T = Temporary use—See Article XLVII.  
C = Permitted only with conditional use permit granted by planning commission.

Commercial Uses	HC
Adult Businesses <sup>1</sup>	
Animal Boarding	
Animal Grooming or Training	
Animal Hospital/Veterinary Office	
Antique Shop	X
Appliance Repair	
Arcade	
Art Studio or Gallery	
Auction House	
Auto Body Repair and Painting	
Automobile Parts Sales	X
Automobile Repair	
Automobile Sales (Indoor or Outdoor)	
Automobile Sales, Temporary <sup>6</sup>	C
Car Wash	
Gasoline Station	X
Tire Shop	X
Bank	
Bakery	C
Bars: On-Site Liquor Consumption (Except as Ancillary to a Restaurant Use)	X <sup>9</sup>
Bed and Breakfast Establishment	X

Commercial Uses	HC
Boat Sales	
Bowling Alley	
Building Materials Sales and Storage	
Card Room	
Clothing Sales/Service Establishment	
Contractor's Yard	
Dance Venue, Small	X
Dance Venue, Medium <sup>12</sup>	
Dance Venue, Large <sup>12</sup>	
Desktop Publishing/Copy Shop	
Feed Store	C
Festival	T
Grocery Store or Deli	
Gymnasium/Health Studio	
Home Occupation <sup>10</sup>	
Hotel, Motel	X
Laboratory (Research)	
Landscape Nursery	
Liquor Sales with Tasting (Wine and Beer Only) <sup>9</sup>	X <sup>9</sup>
Liquor Sales (Off-Site Consumption) <sup>9</sup>	X <sup>9</sup>
Medical or Dental Office/Clinic	
Mortuary or Crematory	
Newspaper Printing Facility	

Commercial Uses	HC
Office	
Outdoor Amusement/Recreation <sup>14</sup>	C
Parking Lot	
Pawn Shop	
Personal Services <sup>11</sup>	
Pool and Billiards Establishment	
Printing/Sign Painting Establishment	
Restaurant	X
Retail Sales Establishments	C
Theater	X
Therapy Clinic (Licensed Provider)	
Tire Shop	X
Tow Yard	
Travel Trailer or Camping Facility	C
<b>Light Industrial Uses</b>	
Light Industrial Uses Permitted in M1 <sup>7</sup>	
Plumbing or Sheet Metal Shop	
Pottery and Ceramics Manufacturing	
Truck Stop	C

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