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\*\*
(408) 477-2508

(408) 378-5900



MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL

Commercial Brokerage I Investment Sales I Property Management





#### ESTIMATED DEMOGRAPHICS

 1 MI.
 3 MI.
 5 MI.

 Рор.:
 13,078
 59,210
 68,577

 Avg. Income:
 \$65,110
 \$109,640
 \$115,794







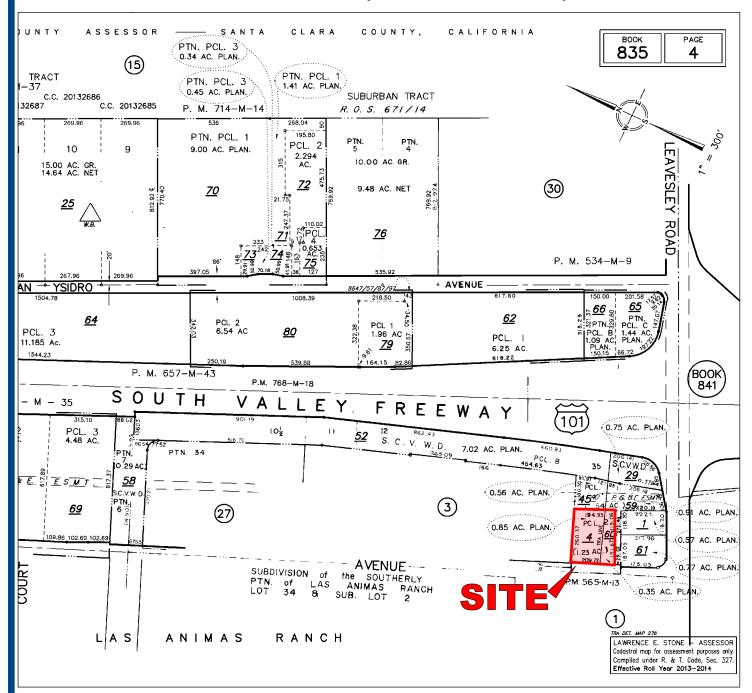


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ARTICLE XVI. HC HIGHWAY COMMERCIAL DISTRICT Excerpted from WWW.CITYOFGILROY-CA.ORG Zoning Ord. Chapter 30 (c)(1) Commercial Use Table.

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

Bed and Breakfast Establishment

Χ

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

Commercial Uses	нс
Boat Sales	
Bowling Alley	
Building Materials Sales and Storage	
Card Room	
Clothing Sales/Service Establishment	
Contractor's Yard	
Dance Venue, Small	Х
Dance Venue, Medium <sup>12</sup>	
Dance Venue, Large <sup>12</sup>	
Desktop Publishing/Copy Shop	
Feed Store	С
Festival	Т
Grocery Store or Deli	
Gymnasium/Health Studio	
Home Occupation <sup>10</sup>	
Hotel, Motel	Х
Laboratory (Research)	
Landscape Nursery	
Liquor Sales with Tasting (Wine and Beer Only) <sup>9</sup>	X <sub>9</sub>
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	нс
Office	
Outdoor Amusement/Recreation <sup>14</sup>	С
Parking Lot	
Pawn Shop	
Personal Services <sup>11</sup>	
Pool and Billiards Establishment	
Printing/Sign Painting Establishment	
Restaurant	Х
Retail Sales Establishments	С
Theater	Х
Therapy Clinic (Licensed Provider)	
Tire Shop	Х
Tow Yard	
Travel Trailer or Camping Facility	С
Light Industrial Uses	
Light Industrial Uses Permitted in M1 <sup>7</sup>	
Plumbing or Sheet Metal Shop	
Pottery and Ceramics Manufacturing	
Truck Stop	С