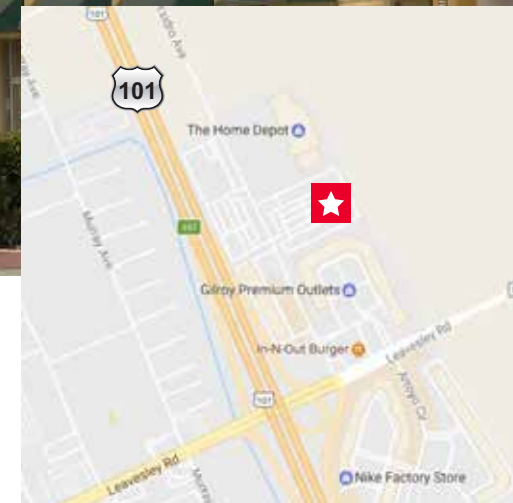




Prime Retail Units For Lease
Retail shop and restaurant spaces available



PROPERTY HIGHLIGHTS

±1,106 - 12,094 SF Units Available

- 6-building center with 35 units and a total of ±99,523 SF
- 4.7/1,000 Parking Ratio
- Adjacent to Gilroy Premium Outlets
- High-profile, Central Location with Easy Access to Highway 101
- Asking Rate - \$2.00 NNN
- \$0.40 SF CAM estimate for 2017

DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	8,202	57,110	66,584
AVG. HH Income	\$57,371	\$96,829	\$102,643
Daytime Population	8,986	25,148	29,514

2012 TRAFFIC COUNTS

Leavesly Rd. @ Hwy. 101	31,000 ADT
San Ysidro Ave. @ Leavesly Rd.	8,400 ADT

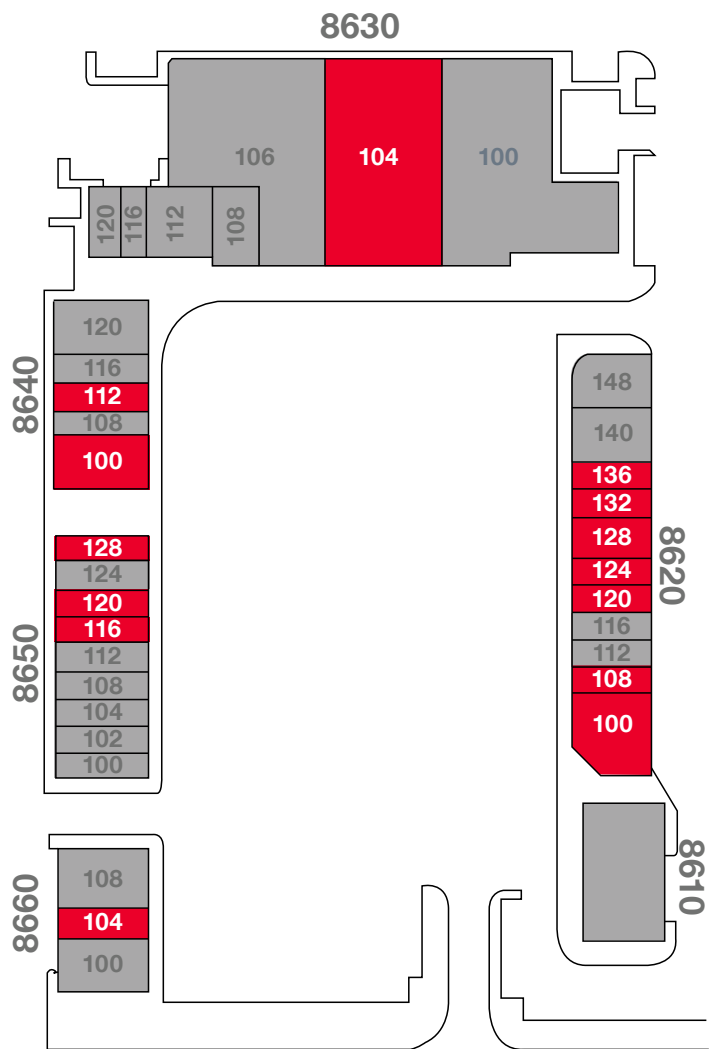
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8610

UNIT	SIZE	TENANT
	5,984 SF	King Eggroll

8620

100	3,009 SF	AVAILABLE
108	1,332 SF	AVAILABLE
112	1,083 SF	Sergio L. Amezcuito
116	1,120 SF	CASA Center
120	1,194 SF	AVAILABLE
124	1,155 SF	AVAILABLE
128	1,657 SF	AVAILABLE
132	1,106 SF	AVAILABLE
136	1,146 SF	AVAILABLE
140	1,008 SF	Pending
148	2,247 SF	Pending

8630

100	8,954 SF	Garlic City Card Room
104	12,094 SF	AVAILABLE
106	30,000 SF	Bay Furniture
108	2,228 SF	Bay Furniture
112	2,363 SF	Bay Furniture
116	1,005 SF	Bay Furniture
120	1,326 SF	Bay Furniture

8640

UNIT	SIZE	TENANT
100	2,782 SF	AVAILABLE
108	1,332 SF	Elvia's Salon
112	1,332 SF	AVAILABLE
116	1,337 SF	Game World
120	1,120 SF	Cross Fit

8650

100	1,080 SF	L&C Pure Water
102	1,394 SF	Star Tea
104	1,428 SF	Optometry Charles Tran
108	1,360 SF	NHC Nutrition
112	1,360 SF	San Jose Dental
116	1,337 SF	AVAILABLE
120	1,389 SF	AVAILABLE
124	1,411 SF	Splendid Feet
128	1,120 SF	AVAILABLE

8660

100	2,634 SF	Lover's Outlet
104	1,604 SF	AVAILABLE
108	2,689 SF	TK Noodle

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GILROY RETAIL AERIAL



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,680	51,653	60,115
Households	1,859	14,947	17,563
Families	1,549	11,926	13,999
Average Household Size	3.92	3.40	3.37
Owner Occupied Housing Units	904	8,977	10,872
Renter Occupied Housing Units	955	5,970	6,691
Median Age	28.4	32.5	33.5
2016 Summary			
Population	8,202	57,110	66,584
Households	1,949	16,326	19,225
Families	1,626	13,065	15,366
Average Household Size	4.01	3.45	3.41
Owner Occupied Housing Units	888	9,574	11,635
Renter Occupied Housing Units	1,061	6,752	7,589
Median Age	28.6	33.0	34.0
Median Household Income	\$39,227	\$72,269	\$76,769
Average Household Income	\$57,371	\$96,829	\$102,643
2021 Summary			
Population	8,873	63,836	74,182
Households	2,099	18,233	21,392
Families	1,753	14,591	17,094
Average Household Size	4.04	3.45	3.42
Owner Occupied Housing Units	940	10,766	13,010
Renter Occupied Housing Units	1,160	7,468	8,382
Median Age	29.9	34.5	35.6
Median Household Income	\$40,731	\$81,668	\$86,237
Average Household Income	\$61,262	\$105,648	\$111,877
Trends: 2016-2021 Annual Rate			
Population	1.59%	2.25%	2.18%
Households	1.49%	2.23%	2.16%
Families	1.52%	2.23%	2.15%
Owner Households	1.14%	2.37%	2.26%
Median Household Income	0.76%	2.48%	2.35%

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