

PRIME RETAIL SPACE FOR LEASE
8697 San Ysidro Avenue
Gilroy, California



PROPERTY PROFILE:

Location	Space Available	Asking Rent
8697 San Ysidro Ave	±6,566 sq. ft.	\$1.75 NNN
Divisible As Shown:		
Space A	±3,494 sq. ft.	\$2.00 NNN
Space B	±3,072 sq. ft.	\$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

ALLOWED USES INCLUDE:

Art studio, bank, bakery, dance venue, clothing sales, copy & printing shop, medical or dental office or clinic, laboratory, restaurant, retail sales, theatre or health studio.

PROJECT HIGHLIGHTS:

- Adjacent to Gilroy Outlet
- Freeway Visibility on Hwy 101
- Food uses acceptable
- Parking Ratio - 5.8/1000 Sq. Ft. Bldg.
- Patio Seating
- 5 EV Charging stations being installed

2008 TRAFFIC COUNTS

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

EXISTING PROJECT TENANTS INCLUDE:

- AT&T
- Ginger Cafe
- Manpower

TOURS

Do not disturb existing Tenant
Call for touring Instructions.

Brian McCarthy
Senior Director
+1 650 400 6387
brian.mccarthy@cushwake.com
Lic# 00766816

525 University Ave, Ste 220
Palo Alto, California 94301
main +1 650 852 1200
fax +1 650 856 1098
cushmanwakefield.com

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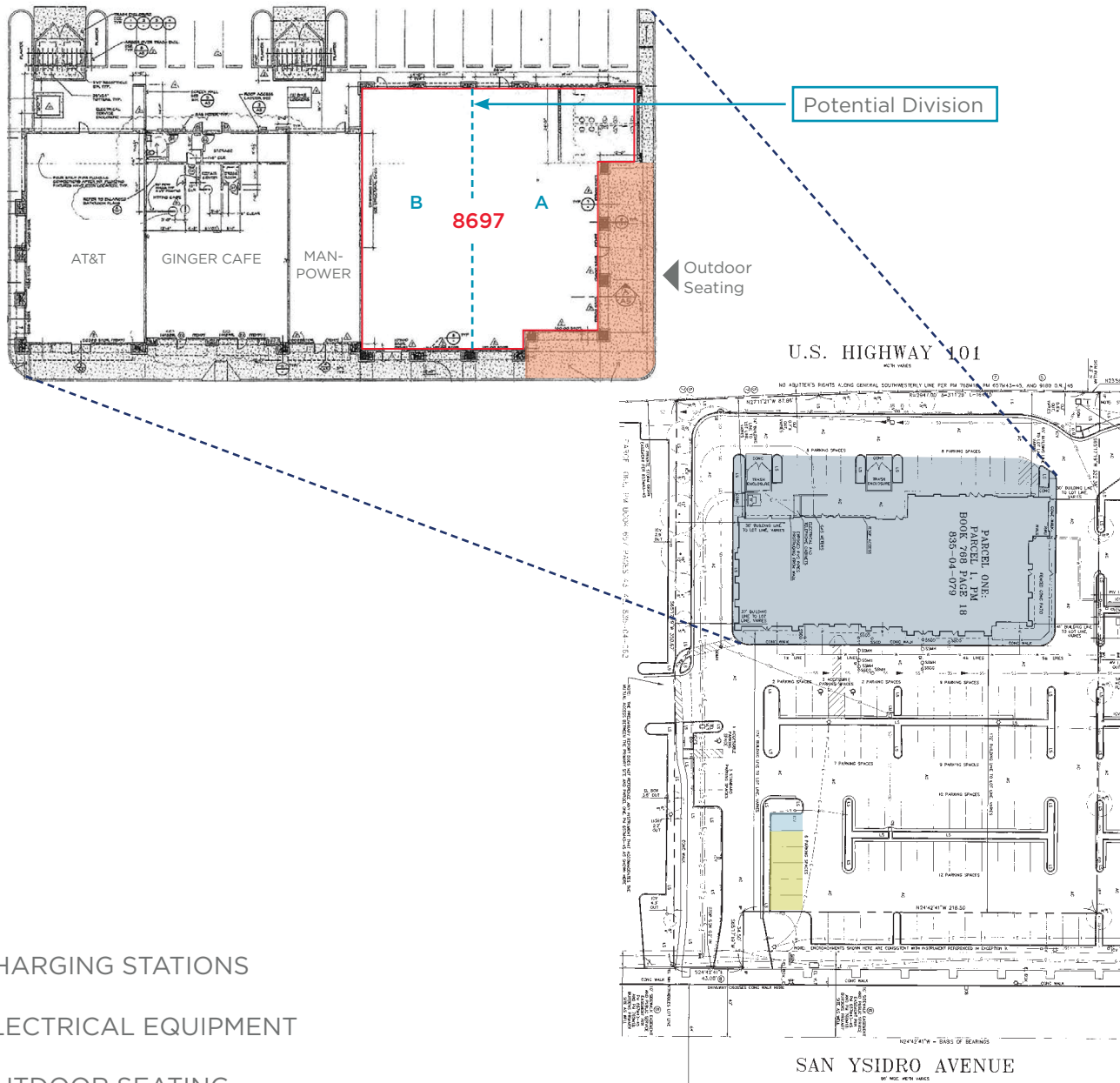


SITE FOR LEASE

Total SF: ±6,566 SF

Space A: ±3,494 SF

Space B: ±3,072 SF



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AERIAL MAP



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