

# FREEWAY RETAIL RE-ENVISIONED

FOR LEASE

## 8555 San Ysidro Ave Gilroy, CA

Once a part of the nearby outlet center, 8555 San Ysidro Avenue is now being completely re-leased to new conventional retail and service businesses that want to serve the Gilroy marketplace.

The site capitalizes on the excellent freeway exposure the property enjoys.

The entire 69,080 SF building is available.  
(See current demising plan on page 4.)

An exterior refresh is planned, and a new freeway pylon is proposed.



700 FT FREEWAY  
FRONTAGE  
(106K ADT)



REGIONALLY  
SIGNIFICANT  
RETAIL FOCUS



\$155K MEDIAN  
HOUSEHOLD  
INCOME



GILROY  
PREMIUM  
OUTLETS

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## Regionally Significant Retail Focus

The Gilroy Premium Outlets attract over 3 million visitors annually (579k SF/±110 Stores)



National retailers nearby include: Target, Kohl's, Walmart, Lowe's, Costco, Best Buy, Burlington, Marshall's, Home Goods and Home Depot

# 8555 SAN YSIDRO AVE GILROY, CA

RETAIL TRADE AREA



### SAN YSIDRO SHOPPING CENTER

- lululemon
- claire's
- H&M
- BANANA REPUBLIC FACTORY
- STAPLES
- Ashley HOMESTORE
- Mancini's SLEEPWORLD
- J.CREW FACTORY
- THE HOME DEPOT
- EXPRESS FACTORY OUTLET
- VANS
- WHITE | BLACK HOUSE MARKET

- OshKosh Bigosh
- sunglass hut
- Bath & Body Works
- MICHAEL KORS OUTLET
- TORRID
- adidas
- COACH OUTLET
- NikeFactoryStore
- carter's
- VANS
- GUESS
- FOREVER 21

- SAFeway
- BIG 5 SPORTING GOODS



- Marshalls
- LOWE'S



### SOUTH VALLEY PLAZA SHOPPING CENTER

- NOB HILL FOODS
- cricket wireless
- jiffylube
- CARDENAS
- Starbucks
- ANYTIME FITNESS



### SOUTH VALLEY PLAZA SHOPPING CENTER

- TACO BELL
- Smart & Final
- 99c ONLY STORES
- metro by T-Mobile
- BIG LOTS!
- SUBWAY

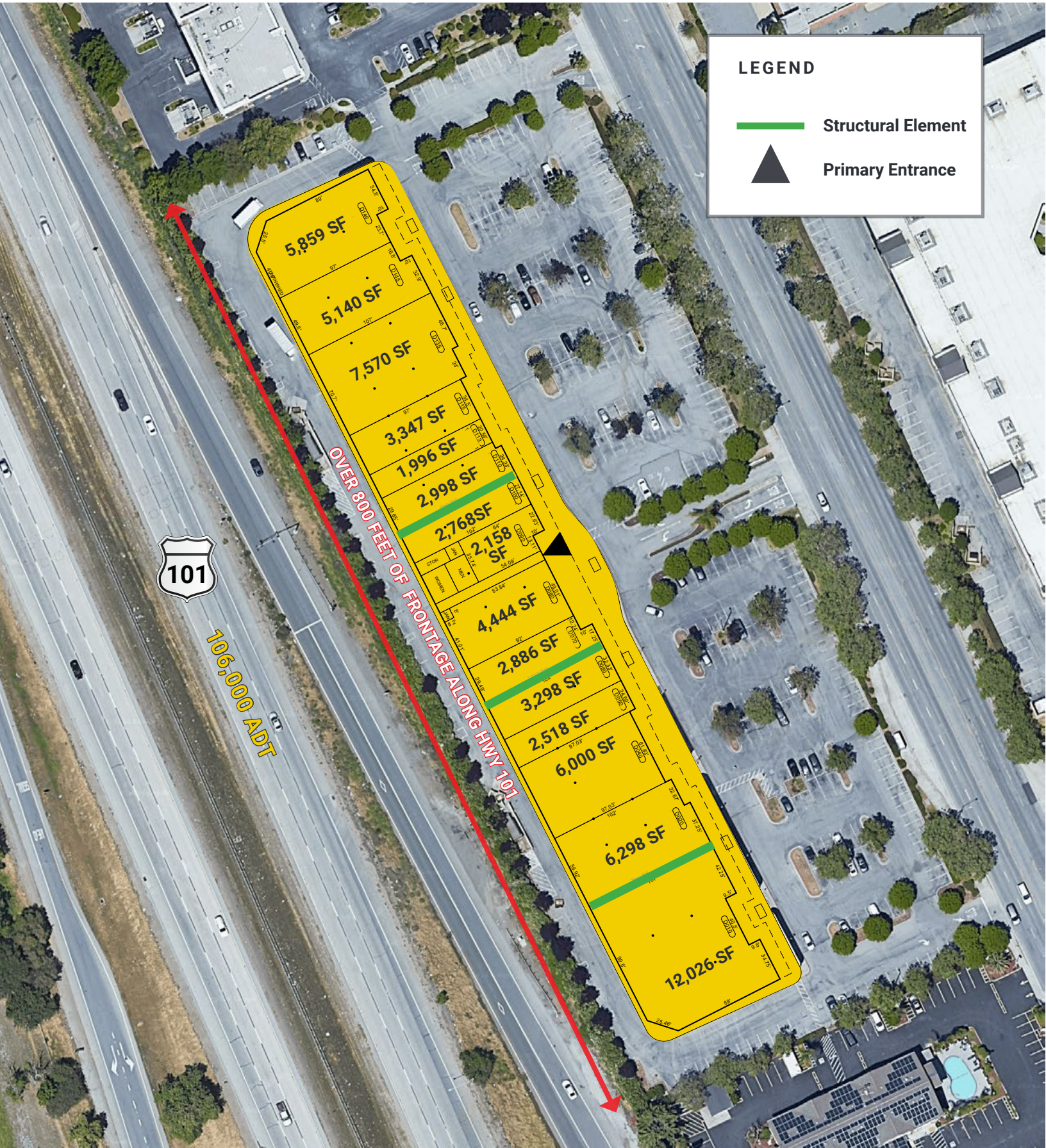


### GILROY CROSSING SHOPPING MALL

- KOHL'S
- PET SMART
- dd's DISCOUNTS
- CVS
- ROSS DRESS FOR LESS
- BARNES & NOBLE
- TARGET
- SALLY BEAUTY
- DOLLAR TREE
- Michaels
- NORSTROM RACK
- BevMo!

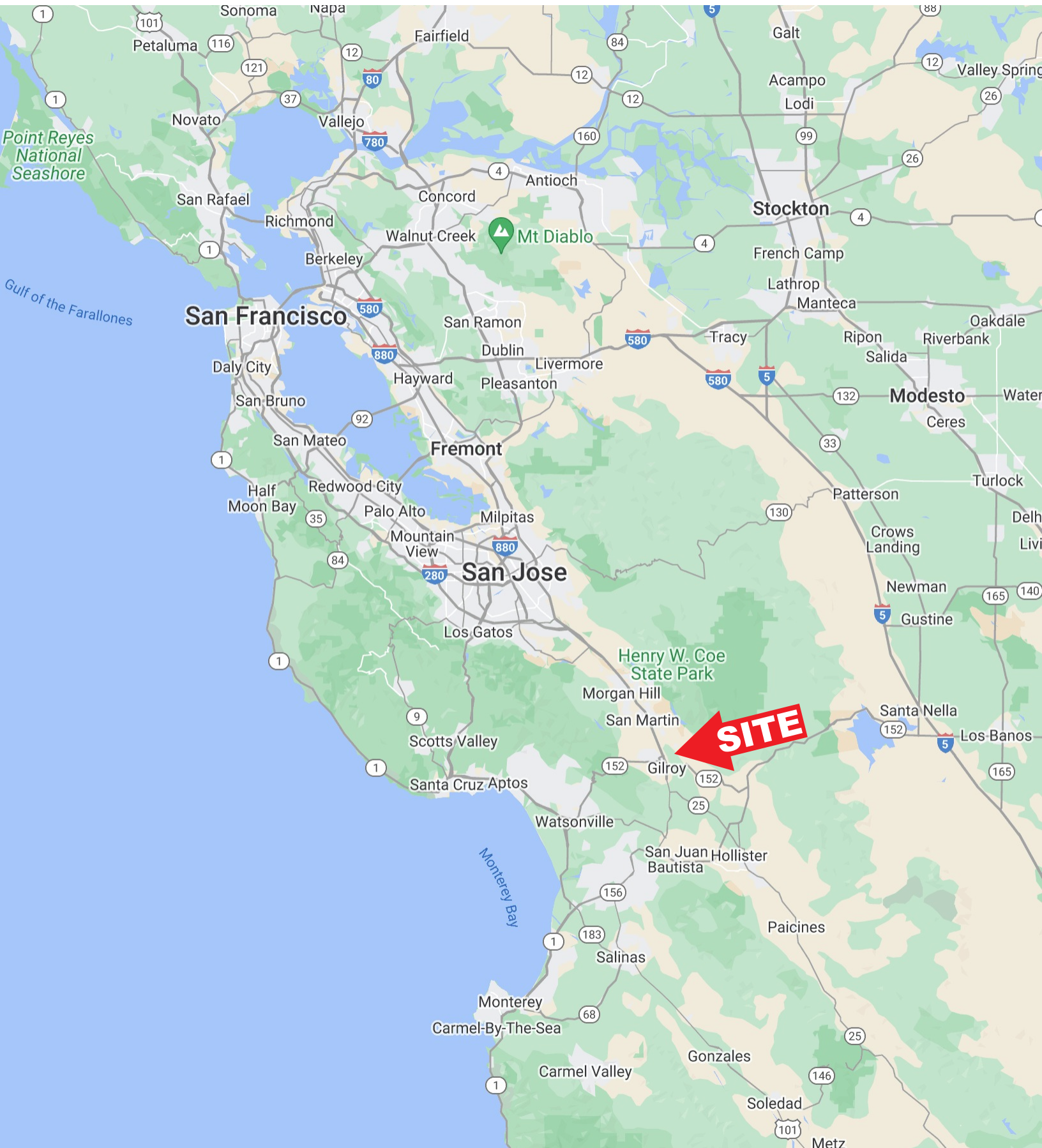
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FANTASTIC FREEWAY EXPOSURE



# 8555 SAN YSIDRO AVE GILROY, CA

LOCATION MAP



# 8555 SAN YSIDRO AVE GILROY, CA

## ABOUT GILROY / DEMOGRAPHICS



Gilroy, California is centrally located at the southern gateway to Silicon Valley and proud to be "A Community with a Spice for Life."

Gilroy is a growing community and is strategically located in southern Silicon Valley, approximately 25 miles south of San Jose, California. It has excellent free-way access to the entire Bay Area, the Salinas Valley, and Central California.

Today, Gilroy continues to diversify its economy through retail, light industry, technology, and recreational development.

### DEMOGRAPHICS

		1 mile	3 mile	5 mile	15 Minute Drive Time
<b>POPULATION</b>	2023 Estimated Population	9,324	60,177	67,691	99,124
	2028 Projected Population	9,314	59,821	67,489	99,469
	2020 Census Population	9,764	62,032	70,736	103,428
	2010 Census Population	8,398	52,449	60,067	87,866
	Projected Annual Growth 2023 to 2028	-	-0.1%	-	-
	Historical Annual Growth 2010 to 2023	0.8%	1.1%	1.0%	0.9%
<b>DAYTIME POPULATION</b>	2023 Median Age	34	37	38	38.8
	Adjusted Daytime Demographics Age 16 +	7,966	35,253	40,326	63,259
<b>HOUSEHOLDS</b>	2023 Estimated Households	2,535	18,116	20,713	30,960
	2028 Projected Households	2,548	18,153	20,820	30,756
	2020 Census Households	2,540	18,215	20,911	31,566
	2010 Census Households	2,088	15,193	17,561	26,443
	Projected Annual Growth 2023 to 2028	0.1%	-	0.1%	-0.1%
	Historical Annual Growth 2010 to 2023	1.6%	1.5%	1.4%	1.2%
<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	29.0%	35.0%	36.0%	38.4%
	2023 Estimated Black or African American	2.7%	2.7%	2.6%	2.7%
	2023 Estimated Asian or Pacific Islander	18.4%	21.3%	21.6%	24.3%
	2023 Estimated American Indian or Native Alaskan	2.6%	1.9%	1.9%	1.7%
	2023 Estimated Other Races	47.3%	39.0%	37.9%	33.0%
	2023 Estimated Hispanic	60.2%	47.3%	45.7%	39.6%
<b>INCOME</b>	2023 Estimated Average Household Income	\$134,590	\$168,992	\$178,129	\$187,071
	2023 Estimated Median Household Income	\$119,137	\$144,276	\$151,228	\$155,561
	2023 Estimated Per Capita Income	\$36,860	\$51,047	\$54,683	\$58,621
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	15.0%	10.8%	10.2%	9.2%
	2023 Estimated Some High School (Grade 9-11)	8.0%	6.2%	5.8%	5.7%
	2023 Estimated High School Graduate	22.7%	21.3%	21.2%	19.6%
	2023 Estimated Some College	25.7%	23.1%	22.9%	20.4%
	2023 Estimated Associates Degree Only	7.8%	8.1%	8.2%	8.9%
	2023 Estimated Bachelors Degree Only	13.1%	18.7%	19.7%	22.9%
	2023 Estimated Graduate Degree	7.6%	11.8%	12.0%	13.3%
<b>BUSINESS</b>	2023 Estimated Total Businesses	587	2,037	2,400	3,946
	2023 Estimated Total Employees	5,497	18,597	21,223	32,144
	2023 Estimated Employee Population per Business	9	9	9	8.1
	2023 Estimated Residential Population per Business	16	30	28	25.1

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