



Unique Office/Industrial Condo

7500 Arroyo Circle, Suite 150, Gilroy, CA 95020



Multi-Use Commercial

Prime Location

Renz & Renz
Local Roots; National Reach



Exclusively Listed By



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7500 Arroyo Circle, Suite 170, Gilroy, CA 95020

List Price	\$889,000
Zoning	M1 - Light Industrial
Building Size	2,272 SqFt
Lot Size	Approximately 2 Acres. Owned in common with ther owners.
Year Built	2006



Property Highlights

- Industrial/Office Condo
- 2-story construction
- Excellent location near Costco, Kaiser, & Gilroy outlets
- Offices, 3 restrooms, kitchen, & reception area
- Large roll up door in back with warehouse
- Excellent exposure & signage

This beautifully designed, multi use Office/Industrial Condo is ideal for many commercial uses. The property features HVAC, 3 bathrooms, multiple private offices, conference room, reception area, warehouse space and much more. The location is ideal and features heavy exposure to busy Arroyo Circle.



Population

	10 Mile	20 Miles	40 Miles
2010	80,428	333,169	2,375,517
2022	92,953	372,218	2,582,476
2027 (projected)	91,168	371,019	2,553,861

Households

	10 Mile	20 Miles	40 Miles
2010	24,189	99,924	786,922
2022	28,143	111,941	855,190
2027 (projected)	27,865	111,937	852,630
2022 Average Size	3.27	3.29	2.95

2022 Households Income

	10 Mile	20 Miles	40 Miles
Median Income	\$144,988	\$118,799	\$149,152
Average Income	\$193,506	\$167,641	\$201,109
Per Capita Income	\$59,338	\$50,592	\$67,232

Gilroy is best known as the Garlic Capital of the World, and home of the annual Garlic Festival in July. But the city is also known for its peaceful residential environment, its award-winning parks, golf course and recreation programs, and for its urban forest, for which the city has won Tree City USA awards annually since 1979.

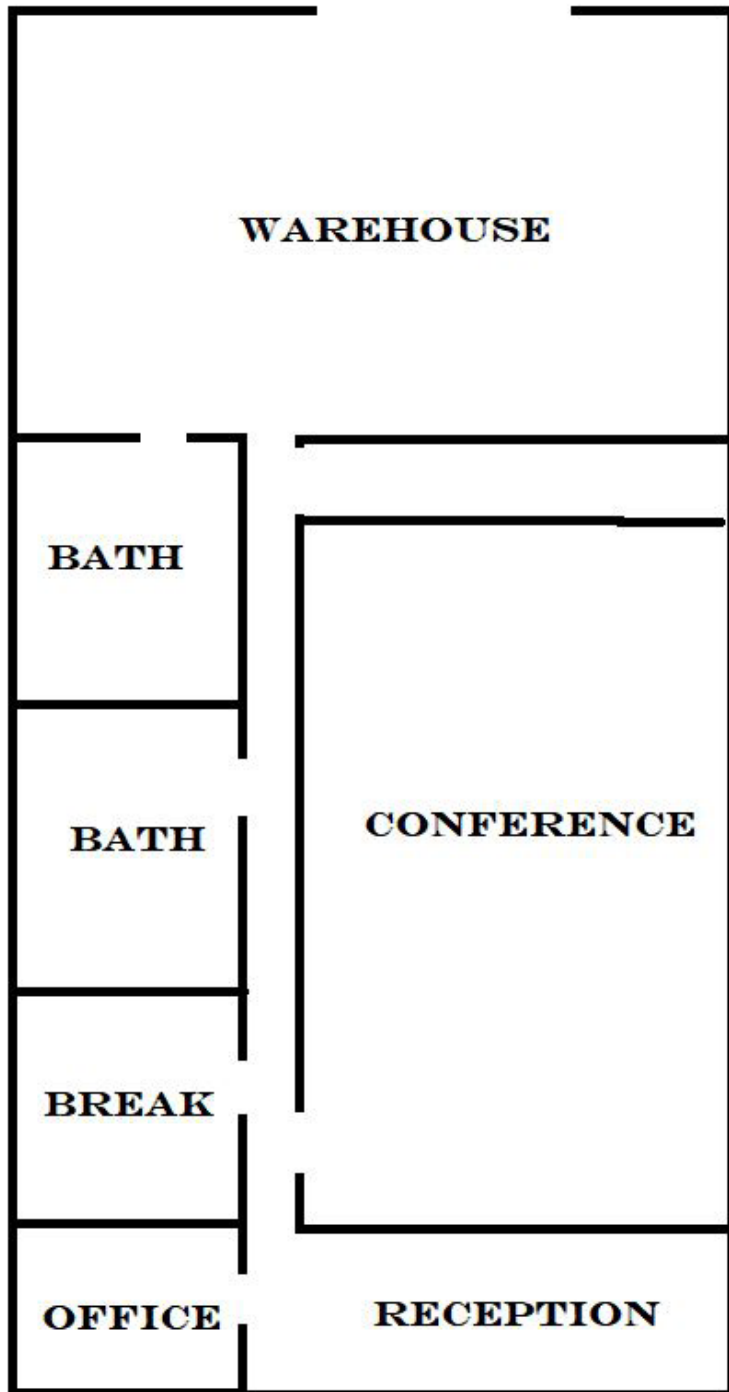
Community Resources - A variety of superior community facilities and resources have placed Gilroy high in recent surveys which have attempted to measure the quality of life in Bay Area cities. Major community facilities unveiled in the last decade include St. Louise Regional Hospital along U.S. 101, Wheeler Manor (senior residence) and an expanded Senior Center complex at Sixth and Hanna streets. The Gilroy library is also newly refurbished and computerized. Gavilan Community College in Gilroy is known for the beauty of its campus, set in the foothills which surround the city. Downtown, new vitality and a healthy respect for history make for a lively and interesting town center. Mature neighborhoods blend with newer homes to create an ambient atmosphere for residential areas, served by nearby schools, parks and churches, and just the right combination of rural and suburban amenities. Average home costs in the area are in the \$658,500 range.

Street Plan - Gilroy is situated in South Santa Clara County at the crossing of U.S. Highway 101 and State Highway 152. The 1.5 square mile rectangle known as The Old Quad, was laid out in the mid-1800's, and served as the city's original city limits from its incorporation in 1870 until the first annexation in 1948. The system of numbered streets was used for east-west streets, with First Street / Hecker Pass Highway at the north, and 11th Street at the south. East-west streets added in modern times have not been numbered, but have been named after trees, birds, presidents, historic Gilroy names, and old Spanish or early American names. Sixth Street was once the central road, with perpendicular streets being labeled, for example, North Hanna to the north of 6th, and South Hanna to the south. The addressing scheme changed in 1969. Now Gilroy and Morgan Hill share a common numbering pattern for Monterey Road. East-West streets are labeled East and West as they cross Monterey.

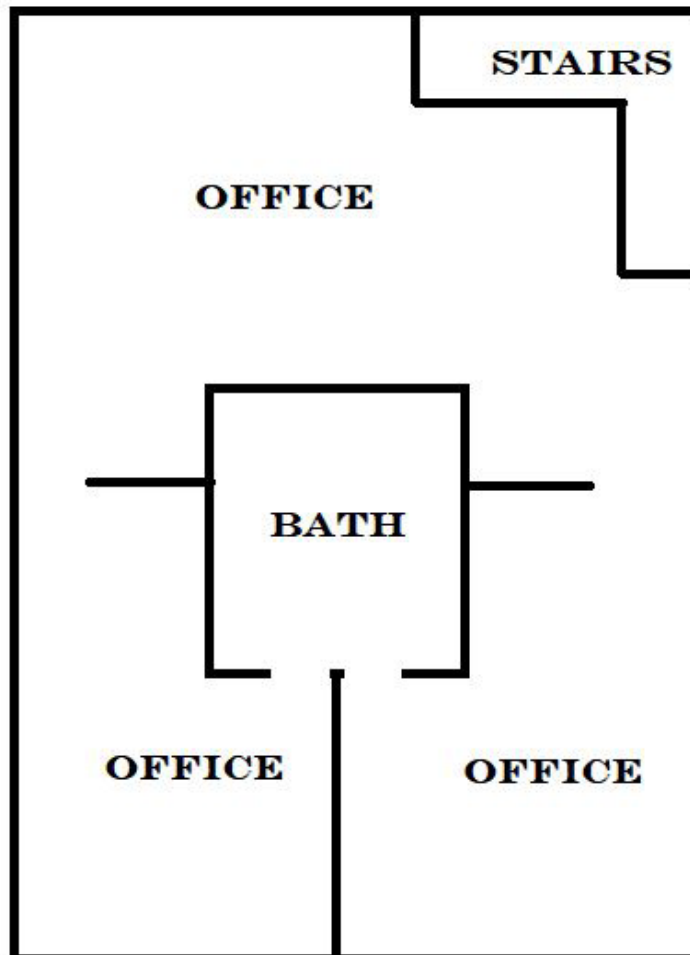
Industry & Economy - Historically, Gilroy's economy has been based in agricultural products and processing. Over the years, prunes, tomatoes, flowers, onions and, of course, garlic, have contributed to the economic health of the agricultural industries. Food processing centers have also established themselves in Gilroy, and government centers also employ many local residents. The Outlets at Gilroy, a five-phase retail complex, draws shoppers from all over the Bay Area and Central Coast regions. The modern era has also seen an increase in interest in Gilroy as a site for expansion of Silicon Valley. About a thousand acres remain available for industrial growth.

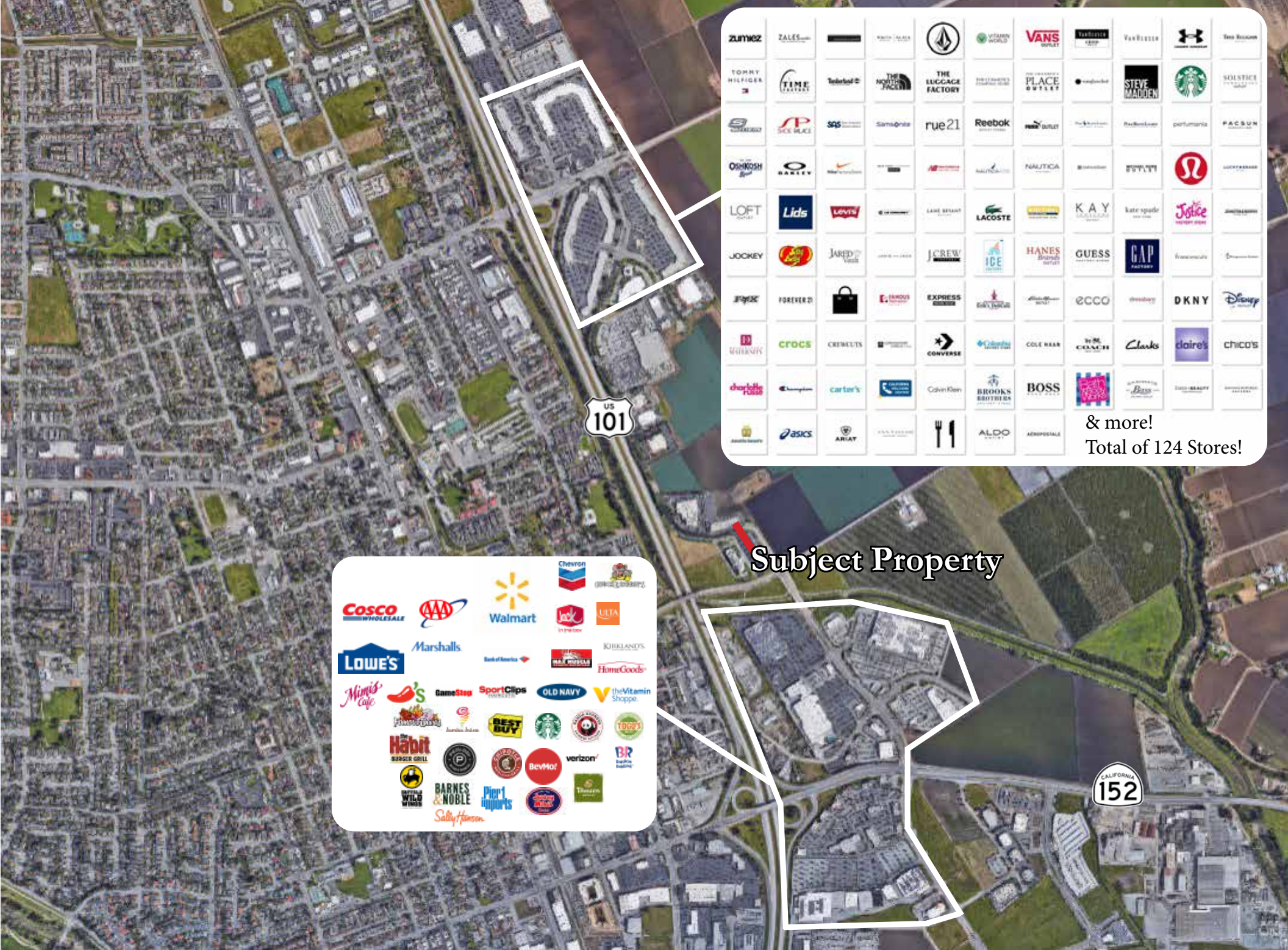
***information gathered from the City of Gilroy website: <https://www.cityofgilroy.org/>

FIRST FLOOR
(EST 1,450 SQFT)



SECOND FLOOR
(EST 822 SQFT)





ZUMIEZ	ZALES	LEVI'S	THE NORTH FACE	THE LUGGAGE FACTORY	VITAMIN WORLD	VANS	THE HUB	UNDER ARMOUR	THE SHIRT BAR
TOMMY HILFIEGER	TIME	TELEFON	THE NORTH FACE	THE LUGGAGE FACTORY	THE HUB	PLACE	STEVE MAULDEN	STARBUCKS	SOLSTICE
SP	SP	SQS	Sams@nita	rue21	Reebok	PERFORMANCE	PERFORMANCE	PACSON	
OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH	OSKOSH
LOFT	Lids	Levi's	LACOSTE	KAY	Kate spade	Josie			
JOCKEY	JOCKEY	JARED	JCREW	ICE	HANES	GUESS	GAP		
FOREVER 21	FOREVER 21	FOREVER 21	EXPRESS	EXPRESS	ECCO	DKNY	Disney		
FOREVER 21	FOREVER 21	FOREVER 21	CONVERSE	CONVERSE	COLE HAIR	CLARK'S	CLAIRE'S	CHICO'S	
FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21	FOREVER 21
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& more!
Total of 124 Stores!

Cosco	AAA	Walmart	Chevron	CVS
LOWE'S	Marshall's	Bank of America	Jack	ULTA
Mimi's Cafe	GameStop	Sport Clips	OLD NAVY	the Vitamin Shoppe
Best Buy	Starbucks	Target	TOGO'S	
Habit Burger Grill	Verizon	BevMo!	BR	
Barnes & Noble	Pier 1 Imports	Sally's Hair Salon		

Subject Property



107,100 Traffic Count



Subject



4,636 Traffic Count

2,800 Traffic Count



Subject









DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.

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