



# Multi Tenant Office Building For Sale - Fully Leased Investment

7881 Church St, Gilroy, Ca \$1,600,000 Asking Price

**Signalized Corner Location**

**100% Leased**

**Attractive Property**

**Renz & Renz**  
Local Roots; National Reach

## 7881 Church St, Gilroy, Ca

List Price	\$1,600,000
Cap Rate	4%
Price Per Sqft	\$271.69
Building Size	5,889 Sqft
Lot Size	16,117 Sqft
Zoning	C1 Commercial
Parking	23 Surface Spaces

## Property Highlights

- Prime Location
- Excellent Tenant Mix
- Suites in Various Sizes
- Prime Exposure
- Below Market Rents
- Value Add Upside
- Stable Long Term Tenants
- Well Maintained
- Single Story
- Onsite Parking

## Property Summary

The property features multiple office suites in various sizes.

\*Purchase includes an easement on the adjoining property for 4 additional parking spaces (23 total).

## Location Overview

Prime location on the corner of 1st St and Church St in vibrant and growing Gilroy California

Suite A-G	\$1,700
Suite B	\$1,550
Suite C	\$1,449
Suite D	\$350
Suite E-F	<u>\$3,317</u>
Monthly Rent	\$8,366
	\$100,392
Vacancy Reserve	\$5,019
Adjusted Gross Income	\$95,372
Taxes (\$9,335 New)	\$16,000
Insurance	\$4,100
Water/Sewer	\$1,097
Pest	\$1,127
Alarm/Sprinkles	\$1,317
PG&E Meter	\$240
Recology	\$2,866
Landscape	\$1,600
Outdoor Sign PG&E	\$1,500
HVAC	\$800
Repairs	<u>\$930</u>
Total Expenses	\$31,577
Net Annual Income	\$63,795







J-V Liquors



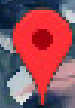
1st St



Taqueria Y  
Mariscos Chapala



7881 Church St



1st St

Gurries Dr



St Mary School

Church St



Basketball Courts



Softball Fields

Box

1st St

# Gilroy California

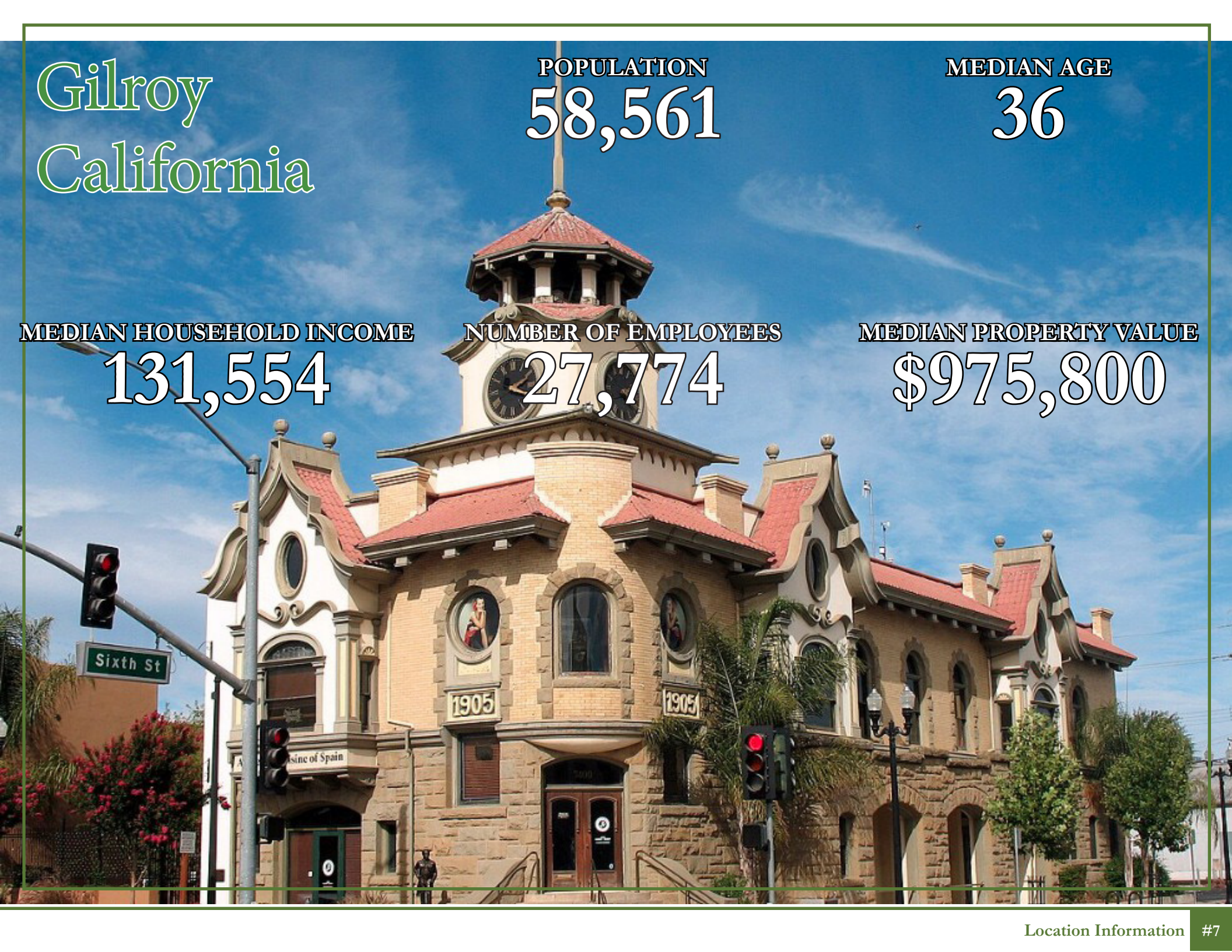
POPULATION  
**58,561**

MEDIAN AGE  
**36**

MEDIAN HOUSEHOLD INCOME  
**131,554**

NUMBER OF EMPLOYEES  
**27,774**

MEDIAN PROPERTY VALUE  
**\$975,800**



# 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.



Exclusively Listed By



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