

Commercial Office Condominium Sale/Lease

7500 Arroyo Circle, Suite 170, Gilroy, CA 95020

\$540,000

**RARE SMALL SIZE
COMMERCIAL**



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**PRIME LOCATION &
EXPOSURE**

Commercial Office Condo

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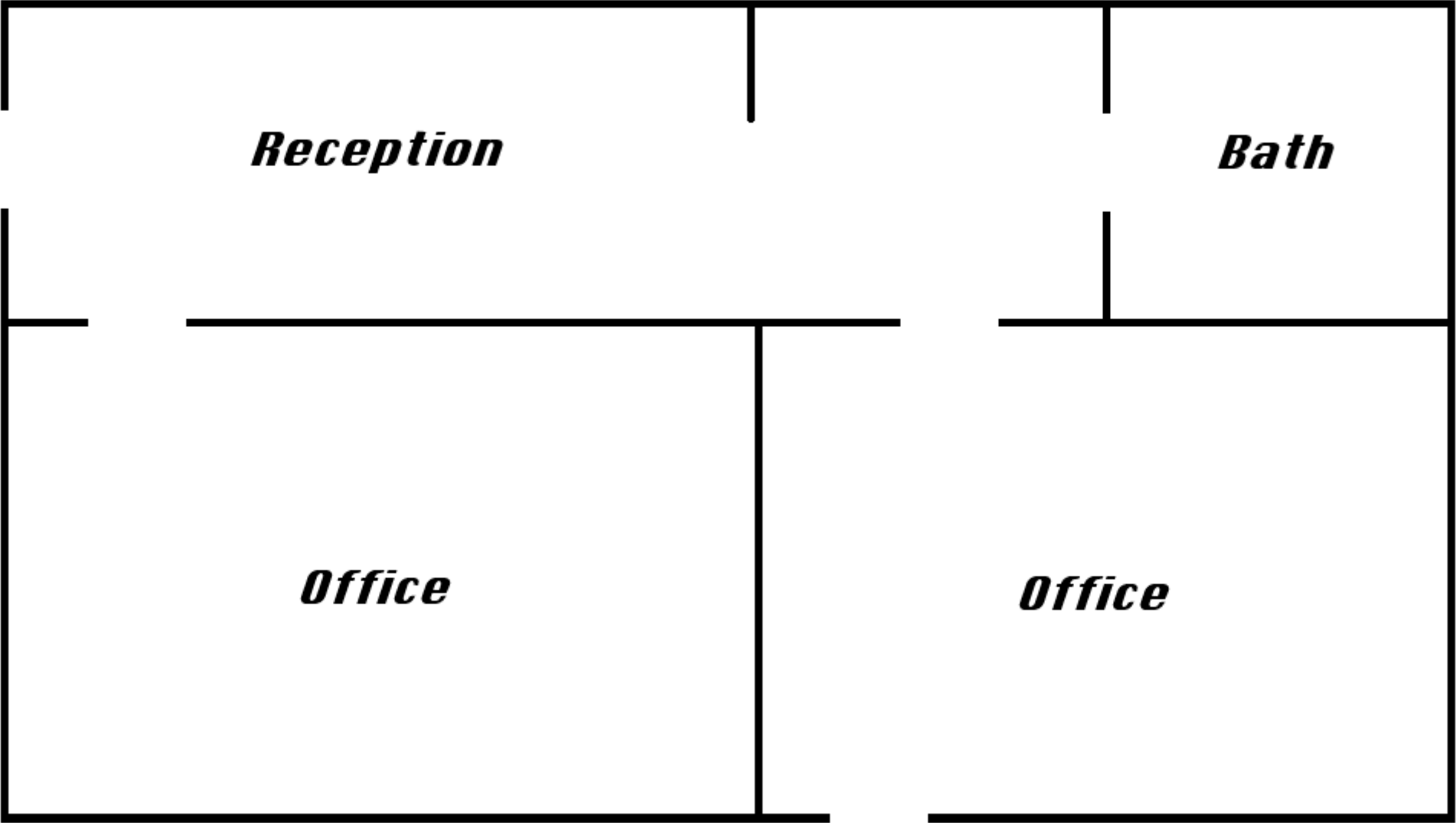
Sale Price	\$540,000
Lease Rate	\$2,500/m NNN
APN	841-69-018
Building Size	738 SqFt
Lot Size	Approximately 2 Acres. Owned in common with other owners.
Parking	Approximately 47 parking stalls (shared)
Construction	Concrete Tilt-up
Windows	Double Payne Tinted Reflection Windows. Windows from top to bottom on 2 sides.
Foundation	Concrete Slab
Roof	Flat Tar & Gravel

Property Highlights

- 738 SqFt Built Out Office
- 2 Fully enclosed offices with reception, supply storage, & tiled bathroom
- Along retail corridor between Walmart, Costco, & Gilroy Premium Outlets
- Adjacent to Kaiser Permanente
- Across the street from Valley Medical Center
- Adjacent to Amazon Data Center (Under Construction)
- Extremely Rare Small Size and Price Point

This 2006 constructed separate legal Commercial Condominium is in line with 8 other units with an owner’s association. The subject property is an end cap space with full frontage & corner visibility. This condo’s internal buildout alone was over \$350,000. All Improvements were designed by J & E Architects from Cupertino, CA. Improvements are Craftsman/Mission style with Oakwood Wainscoting Cabinetry. Very Attractive high end office space. Construction for the building and interior improvements were permitted and made by well known Gilroy commercial contractor, Farotte Construction.

7500 Arroyo Circle
Suite 170



***Not to Scale**



POPULATION

2024	59,004
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MEDIAN HOUSEHOLD INCOME

2024	133,107
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MEDIAN HOME VALUES

2024	\$1,030,000
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ABOUT GILROY

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.

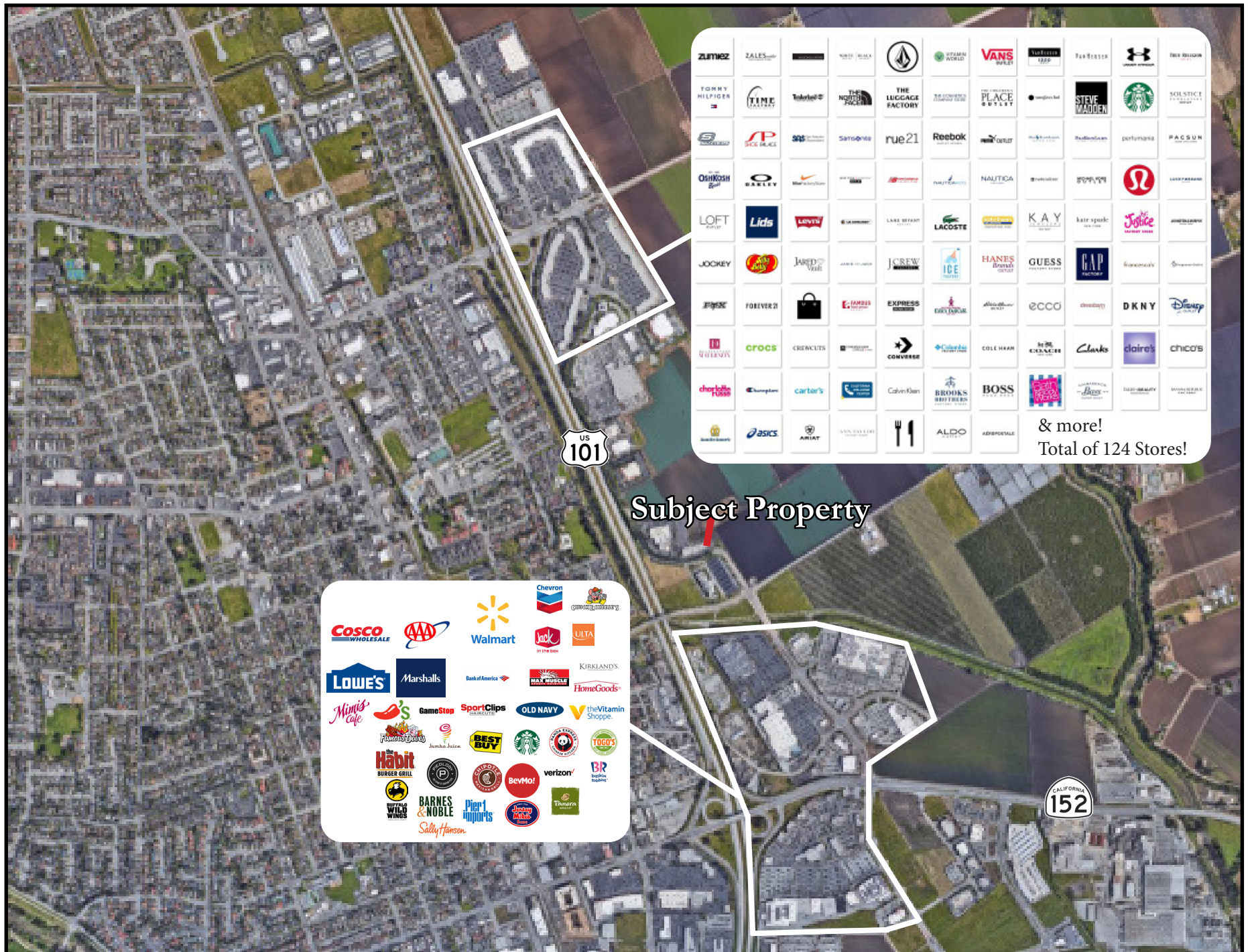
Community Resources - A variety of superior community facilities and resources have placed Gilroy high in recent surveys which have attempted to measure the quality of life in Bay Area cities. Major community facilities unveiled in the last decade include St. Louise Regional Hospital along U.S. 101, 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.

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.

ABOUT NEIGHBORHOOD AREA

The subject site sits on a Hwy 101 frontage road next to Kaiser Permanente, and The Gilroy Outlet Malls. There is now a main thoroughfare to connect the Outlet Malls to the new Super centers from Hwy 152 to relieve traffic. The subject site is now a main thoroughfare and a highly visible and highly traveled location. Lowes, Costco and Walmart is now connected with a new bridge to the subject property.

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





Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.

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Single Tenant Commercial Office Condo | 7500 Arroyo Circle, Suite 170, Gilroy, CA 95020

EXCLUSIVELY LISTED BY



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