

6845 Camino Arroyo Drive | Gilroy, CA

1,357 ± SF Retail Space For Lease

TYLER LU

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Property OVERVIEW



Rental Rate: Call Broker

Space SF: 1,357 $\pm$ SF

Zoning: Commercial

Rentable Building Area: 17,285 $\pm$ SF

Build-out: Retail Shell Space

Year Built: 2004

Multi-tenant Retail For Lease

6845 Camino Arroyo Drive

- Shell Retail Space: 1,357 ± SF unit available now
- Commercial Zoning: Ideal for quick service, business/professional services, and retail medical uses
- Prime location strategically located in dense retail hub shadow anchored by Target and adjacent to national retail centers comprised of Costco, Walmart, and Lowe's
 - Gilroy Crossings attracts over 5.1 million annual visitors
- High visibility and access to U.S. Highway 101 and State Route 152
- Strong demographics with an average household income of \$129,400 within a 1-mile radius
- Co-Tenants include Target, Nordstrom Rack, Ross Dress for Less, Daiso, Barnes & Noble, and many more...









Site Map

SUBJECT PROPERTY

UNIT	TENANT	SQUARE FEET
1-1	Jersey Mike's Subs	1,443
1-2	Vacant	1,357
1-3	Spectrum	3,335
1-4	Veda Nails Spa	1,145
2	BevMo!	10,005
TOTAL		17,285 SF

GILROY CROSSING CO-TENANTS

UNIT	TENANT	SQUARE FEET
M-1	Kohl's	88,408
M-2	Petsmart	22,133
M-3	Michael's	24,288
M-4A	dd's Discounts	22,231
M-4B	Dollar Tree	12,708
M-5	Nordstrom Rack	25,404
M-6	Ross Dress For Less	30,187
M-8	Barnes & Noble	23,049
3	Daiso	10,004
4-2	Sally Beauty	1,600
4-3	EyeC Optometry	1,600
6A1-2	Leslie's Poolmart	3,673
6A-3	Mirastar Federal Credit Union	2,502
6B-1	Sushi Omakase	2,177
8-1	Vitamin Shoppe	3,315
8-4	Supercuts	1,200
8-6	Verizon Wireless	3,510
9-1	Chipotle	2,004
9-2	Accu Dental & Orthodontics	1,511
9-4	European Wax Center	1,582
10	Habit Burger Grill	2,771
TOTAL		285,857 SF

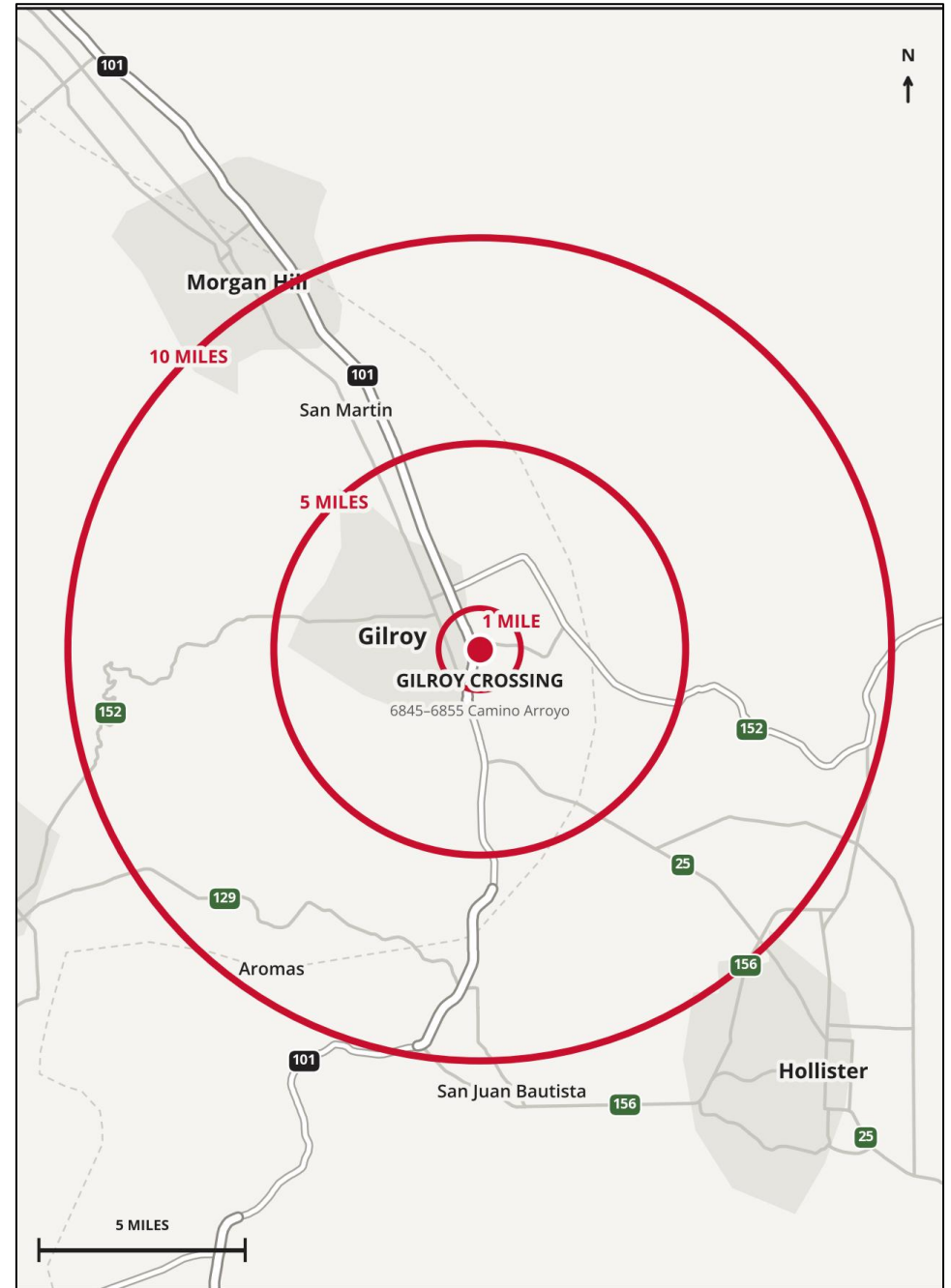
Vacant units on other parcels not shown.



DEMOGRAPHICS



Summary	1-Mile	5-Mile	10-Mile
Population	7,492	65,514	96,337
Households	1,863	19,209	29,410
Average Household Size	3.7	3.3	3.2
Owner Occupied Housing Units	595	12,053	19,046
Renter Occupied Housing Units	1,310	7,518	10,741
Median Age	32.3	37.9	39.6
Median Household Income	\$107,340	\$128,356	\$133,630
Average Household Income	\$129,400	\$153,904	\$161,932



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