

INDUSTRIAL PROPERTY FOR SALE

675 Buena Vista Ave

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Intero Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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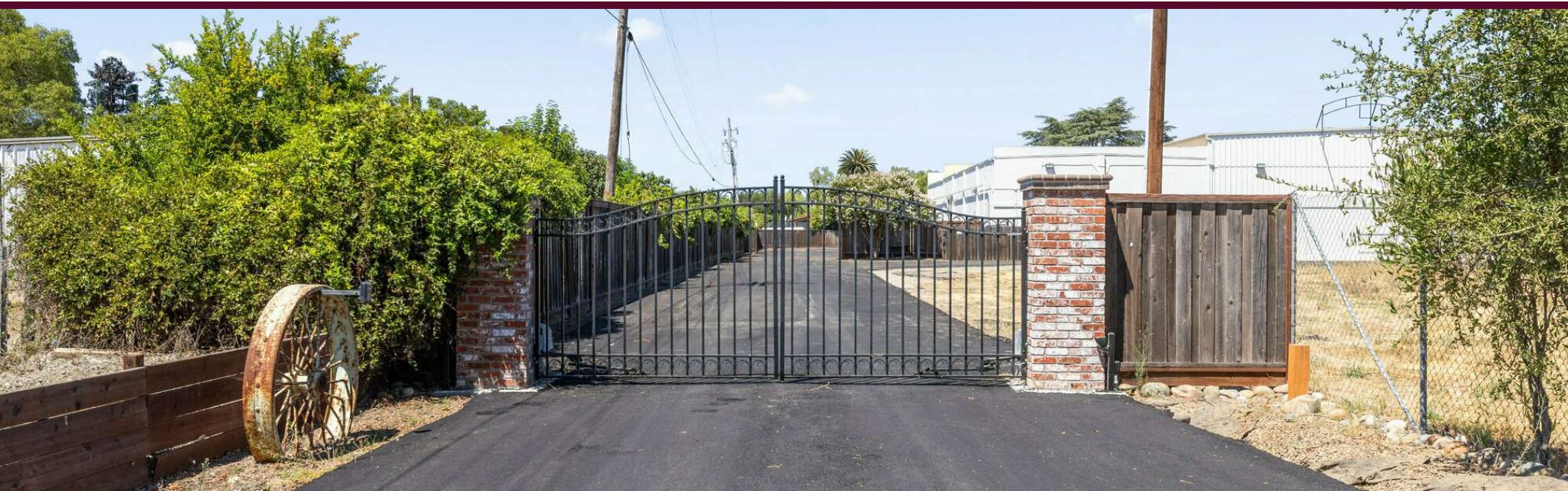
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Property Information

Property Summary



Property Description

Intero Commercial is pleased to present 675 Buena Vista Ave, an industrial, warehousing, and distribution investment opportunity in the Gilroy area. This property encompasses a 16,800 square foot building, providing ample space for diverse operational needs. This well-maintained facility with recent improvements, constructed in 1965, offers a solid foundation for development and expansion. Zoned A-20A, the property is strategically positioned for a wide range of industrial and commercial applications, presenting an attractive investment prospect in a thriving market. Located in the dynamic Gilroy area, this property is poised to meet the demands of a discerning investor or operator seeking a strategic, well-equipped, and versatile industrial opportunity.

Property Highlights

Offering Summary

Sale Price:	\$2,985,000
Lot Size:	187,283 SF
Building Size:	16,800 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	26	74	379
Total Population	96	268	1,353
Average HH Income	\$205,871	\$199,988	\$179,502

Location Description



Property Description

Introducing an exceptional opportunity for industrial, warehousing, and distribution investment in the Gilroy area. This forthcoming Gilroy plan 2040 proposed interchange on Buena Vista Ave and Highway 101 is a pivotal driver for increased traffic flow, benefiting this property and its accessibility. This prime property encompasses a spacious 16,800 square foot building, providing ample space for diverse operational needs. This well-maintained facility, constructed in 1965, offers a solid foundation for development and expansion. Zoned A-20A, the property is strategically positioned for a wide range of industrial and commercial applications, presenting an attractive investment prospect in a thriving market. Located in the dynamic Gilroy area, this property is poised to meet the demands of a discerning investor seeking a strategic, well-equipped, and versatile industrial investment opportunity.

Location Description

Discover the prime industrial investment opportunities in Gilroy, CA, a growing city renowned for its strategic location and robust economic potential. Situated in close proximity to major transportation hubs, the area boasts easy access to key markets, making it an ideal location for industrial, warehouse, and distribution investments. The Gilroy Plan 2040 proposed interchange on Buena Vista Ave and Hwy 101 is a pivotal driver for increased traffic flow and accessibility to this site. Positioned near notable landmarks such as Gilroy Premium Outlets, the area offers a thriving commercial environment with a diverse range of amenities, new developments, and growing local economy.

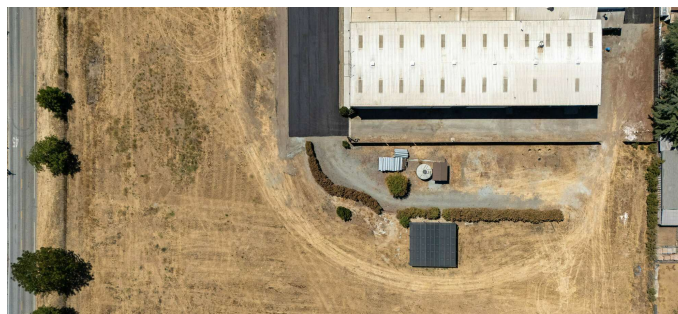
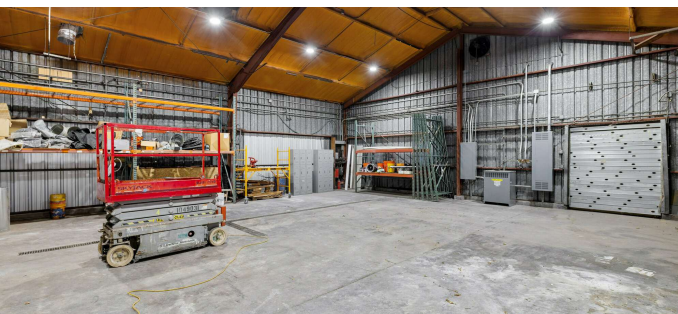
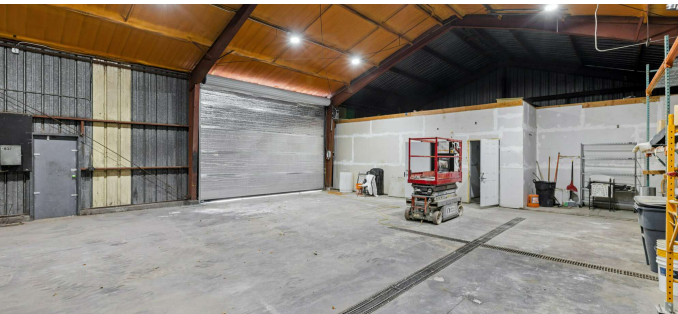
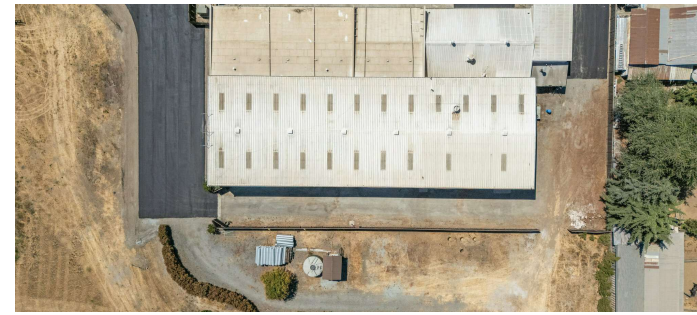
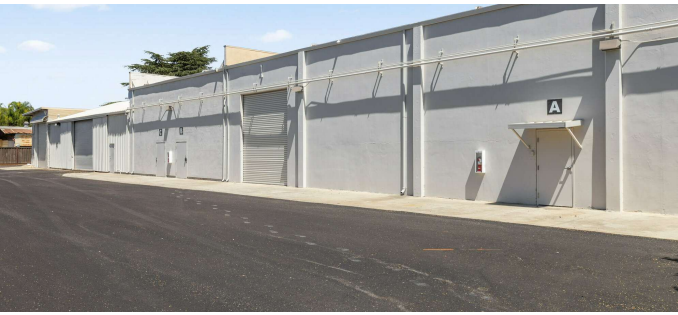
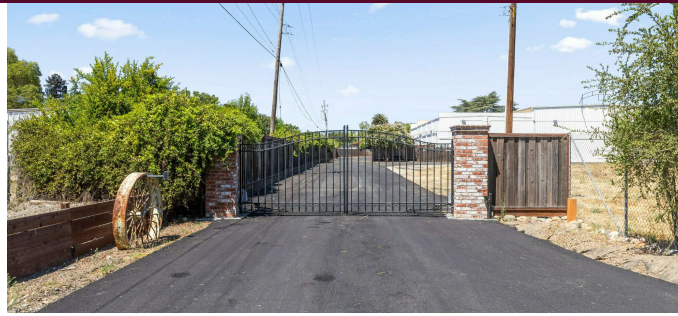
Complete Highlights



Property Highlights

- 16,800 square foot building offering ample space for industrial operations.
- Situated on 4.39 acre lot, providing room for potential expansion
- Heavy power capacity with 1000amps at 480Y/277V and 3-phase power, ideal for powering industrial machinery or equipment.
- 22-foot clear height within the building facilitates versatile usage and storage capabilities.
- 4 large grade doors facilitate access, optimizing ease of transportation and logistics.
- A-20A Zoning allows for variety of uses
- Strategic location and accessibility in the city of Gilroy
- Potential for expansion and development
- Proximity to key transportation routes

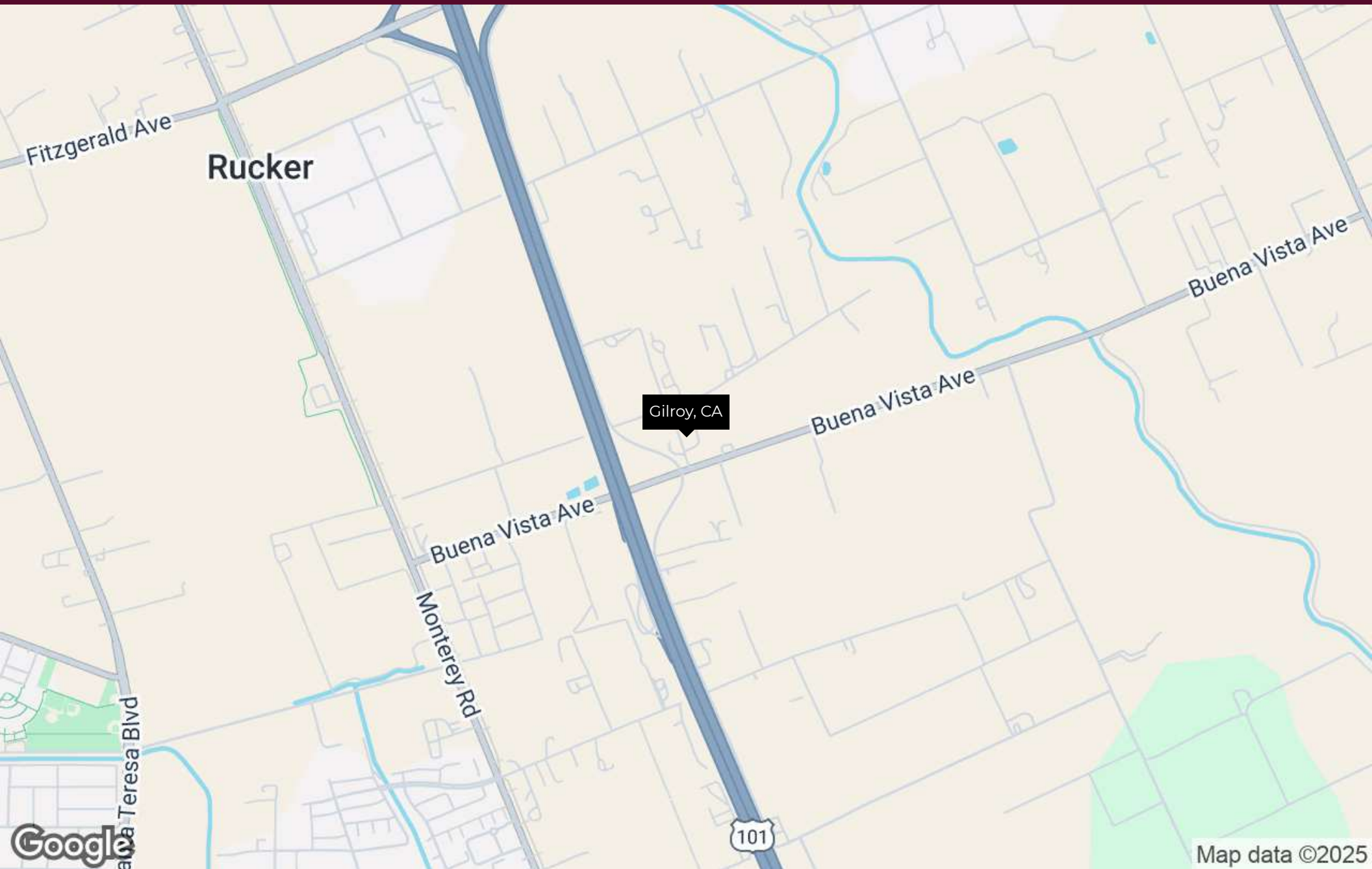
Additional Photos



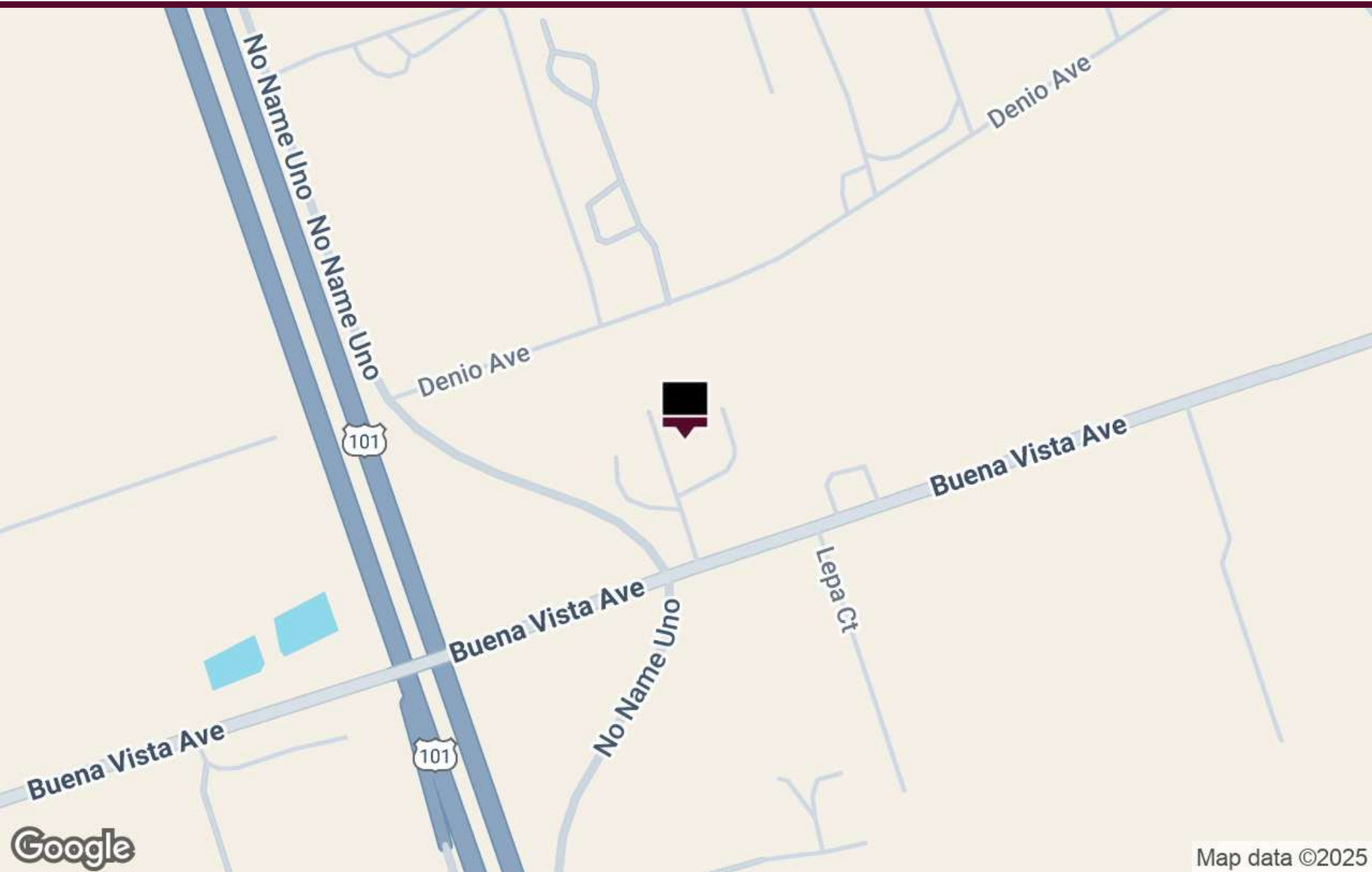


Location Information

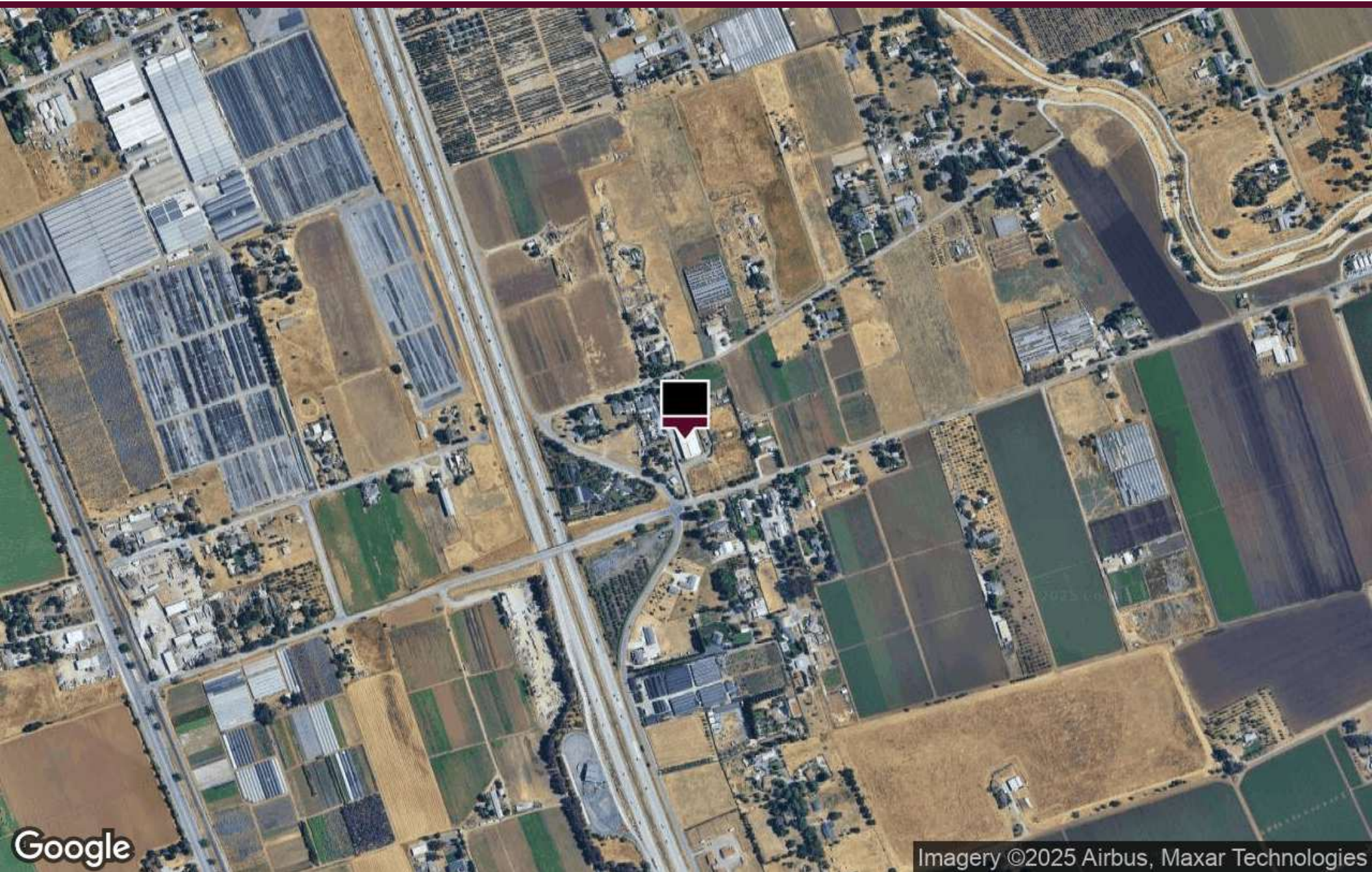
Regional Map



Location Map



Aerial Map



Google

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Demographics

Demographics Map & Report

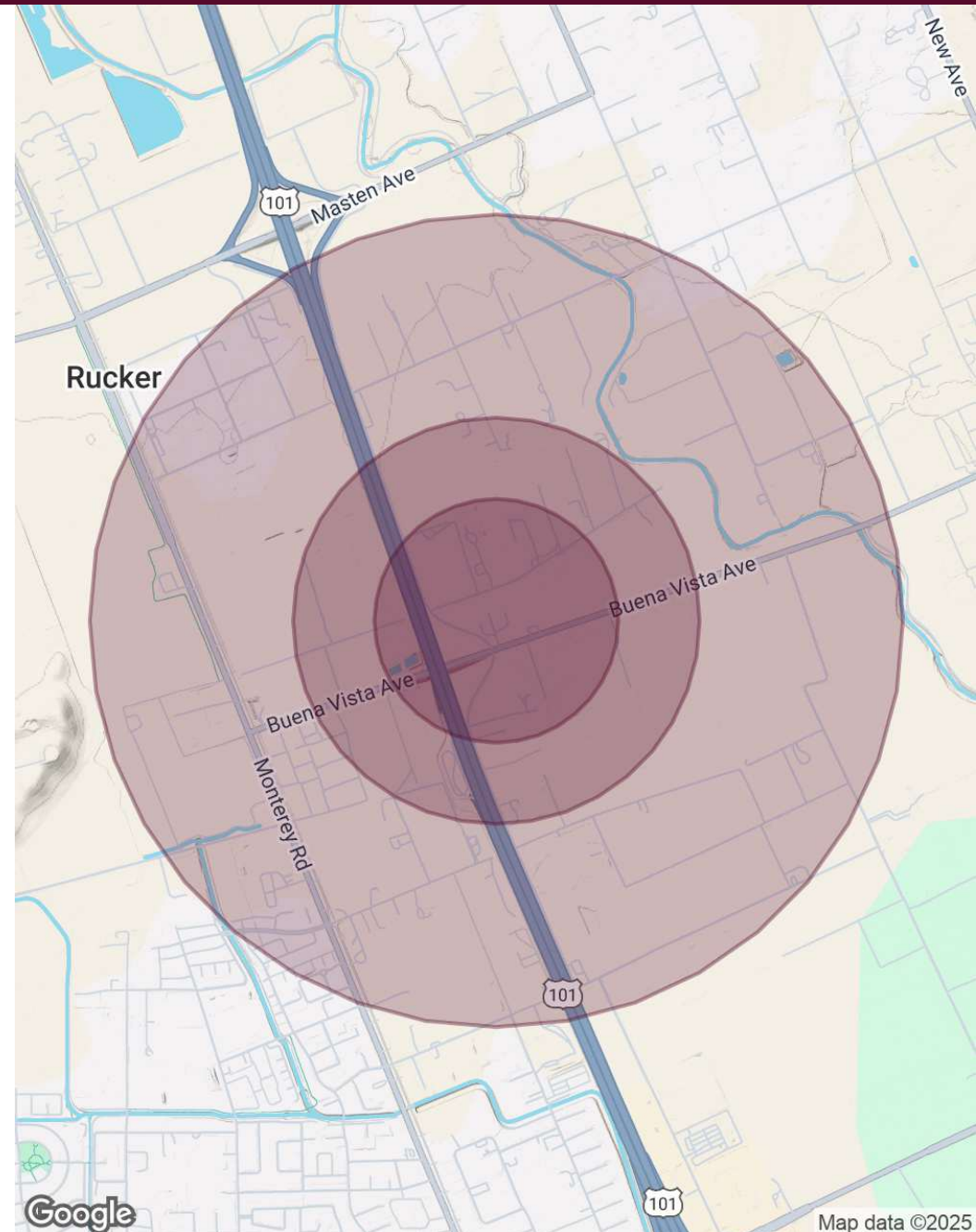
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	96	268	1,353
Average Age	42	42	39
Average Age (Male)	42	42	38
Average Age (Female)	43	42	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	26	74	379
# of Persons per HH	3.7	3.6	3.6
Average HH Income	\$205,871	\$199,988	\$179,502
Average House Value	\$1,639,111	\$1,624,759	\$1,323,429

Demographics data derived from AlphaMap





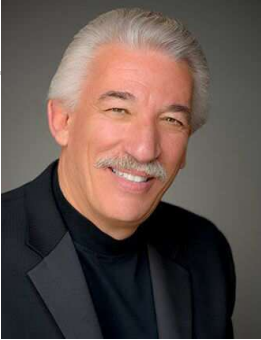
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Advisor Bios

Advisor Bio



DAN GLUHAICH

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Professional Background

Dan has over 35 years of experience in Residential and Commercial Real Estate Sales and Development in California and Nevada. Awarded "Top 1% Agent." At Intero Real Estate Services. Dan's experience has been guiding commercial real estate investors on negotiations, leasing, developing, sales and purchases. Negotiate and analyze lease terms, future lease options and rates to maximize clients' returns and highest best utilization of profitability of client's investments. Facilitate extensive marketing and negotiations on various triple net retail industrial, development projects and land investments sales. Dan has also completed multiple transactions of 1031 tax deferred exchanges and reverse exchanges. Years of building relationships with various lenders to finance multiple types of properties in California and out of state. He has developed, designed, listed, purchased and sold custom homes, apartment buildings, industrial and commercial centers in Nevada and California. He has also developed and eased commercial and industrial projects. Sold and listed numerous agricultural and cattle ranches. Just a few of the examples of triple net deals closed include, Chase Bank, IHOP, Denny's Restaurants, Starbucks, Chipotle, Taco Bell, Dottie's, Burger King, KFC, Tire Works, and 7-eleven gas station C-Stores Nationwide.

Education

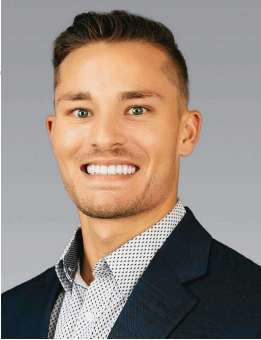
Bachelor of Science from California Polytechnic State University, Associates Degree in Crop Science from Hartnell Junior College, California Real Estate License, Nevada Real Estate Broker License with Sperry Van Ness and Colliers International.

Memberships

Dan was the #1 producer in 2006 and 2007 for INTERO and #1 producer in his office from 2001-2017 out of over 1500 agents. From 2008-2017, Dan was awarded the top 5% agent. He was the #4 producer from 1999-2017 out of 100,000 agents in World Century 21. Dan is currently in the Chairman Circle at INTERO.

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Advisor Bio



GRANT GLUHAICH

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CalDRE #02240224

Professional Background

Grant specializes in the buying, selling, and leasing of investment properties. He has worked with a vast array of clients from private investors to publicly traded companies. With a strong understanding of the market, developments process, and a specialized knowledge in the commercial space, Grant can assist both the buyer and seller through these hurdles which has allowed him to consistently perform as a top broker in his field. Prior to joining Intero Commercial, he was with KW Commercial and spent time at a Commercial Development Firm, involved from acquisition to disposition. He has earned respect and cultivated strong relationships across the Commercial Real Estate community in the Bay area, Reno, Las Vegas and the greater DFW markets. This provides him an expanded network and set of resources to benefit his clients. Grant is also currently a Broker with Colliers International, one of the largest and most successful brokerages in the U.S.

Education

University of California, Berkeley - Bachelor of Arts, Pre-Law

University of California Polytechnic State University, SLO - MBA

University of Richmond, VA - Business, MS

Memberships

Grant is licensed in California, Nevada and Texas.

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