

# PROPERTY SUMMARY

RETAIL PROPERTY FOR LEASE 8610-8660 SAN YSIDRO AVENUE, GILROY, CA 95020



## PROPERTY DESCRIPTION

San Ysidro Center offers retailers, service providers, and specialty operators a highly visible and flexible opportunity along Gilroy's primary retail corridor. The  $\pm 100,000$  SF shopping center spans 9.48 acres and was built in 2008 with modern infrastructure and efficient suite layouts. Current availabilities range from  $\pm 1,005$  SF to a divisible anchor suite of  $\pm 26,925$  SF featuring two loading docks—ideal for soft goods, fitness, grocery, or showroom concepts.

Zoned C3 (Shopping Center Commercial), the property supports a wide range of uses including retail, medical, office, and select light-industrial. Ownership is proactive and well-capitalized, offering competitive lease rates (2.25/SF NNN), TI allowances, and flexible deal structures for qualified tenants. Co-tenants such as Garlic City Casino provide steady customer traffic throughout the week. With strong visibility, ample parking, and excellent signage opportunities, San Ysidro Center is positioned for retailers seeking exposure, convenience, and growth in the South County market.

## PROPERTY HIGHLIGHTS

### MIKE PRIOLO

President  
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## OFFERING SUMMARY

Lease Rate:	\$1.00 - 2.25 SF/month (NNN)
Available SF:	1,146 - 26,925 SF
Lot Size:	9.48 Acres
Building Size:	100,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	250	1,593
Total Population	17	963	5,894
Average HH Income	\$117,571	\$118,476	\$134,588



# BUILDING PHOTOS

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# AERIAL

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# SITE MAP

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## Site Plan & Availabilities



Suite 100 - Lover's Outlet  
Suite 104 - Gilroy Business Center  
Suite 108 - TK Noodle

### BUILDING 8650

Suite 100 - L & C Pure Water  
Suite 102 - Star Tea  
Suite 104 - Gilroy Optometry  
Suite 108 - AVAILABLE 1,360 SF  
Suite 112 - H&T Dental Care  
Suite 116 - AVAILABLE 1,337 SF  
Suite 120 - AVAILABLE 1,388 SF  
Suite 124 - Splendid Foot  
Suite 128 - AVAILABLE 1,309 SF

### BUILDING 8640

Suite 100 - AVAILABLE 2,782 SF  
Suite 108 - Dylan Hair & Nails  
Suite 112 - AVAILABLE 1,332 SF  
Suite 116 - AVAILABLE 1,337 SF  
Suite 120 - AVAILABLE 2,476 SF

### BUILDING 8630

Suite 112 - AVAILABLE 2,363 SF  
Suite 108 - Satellite Dialysis  
Suite 120 - AVAILABLE 1,324 SF  
Suite 104 - AVAILABLE 26,295 SF  
Suite 100 - Casino

### BUILDING 8620

Suite 148 - AVAILABLE 2,247 SF  
Suite 140 - AVAILABLE 2,245 SF  
Suite 136 - AVAILABLE 1,146 SF  
Suite 132 - AVAILABLE 1,104 SF  
Suite 128 - AVAILABLE 1,457 SF  
Suite 124 - AVAILABLE 1,155 SF  
Suite 120 - AVAILABLE 1,094 SF  
Suite 116 - Salad Master  
Suite 112 - Green Rush  
Smoke Shop  
Suite 108 - Splendid Spa  
Suite 100 - AVAILABLE 3,009 SF

### BUILDING 8610

King Eggroll

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# LOCATION MAP

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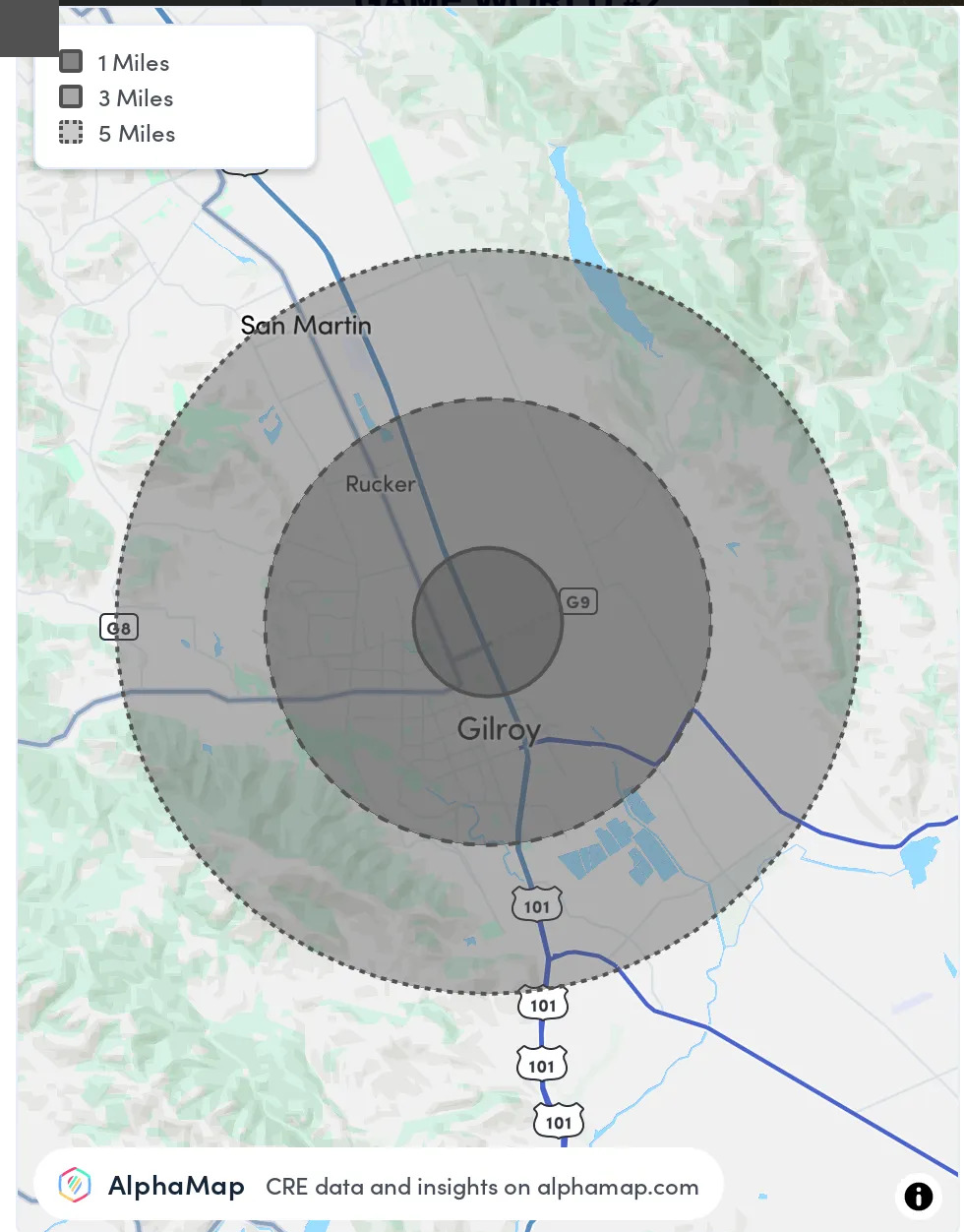


# AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,894	59,661	69,644
Average Age	35	38	39
Average Age (Male)	33	37	38
Average Age (Female)	37	39	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,593	17,332	20,389
Persons per HH	3.7	3.4	3.4
Average HH Income	\$134,588	\$160,092	\$169,069
Average House Value	\$761,537	\$1,002,746	\$1,064,717
Per Capita Income	\$36,375	\$47,085	\$49,726

Map and demographics data derived from AlphaMap



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