

# 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 ±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 ±1,005 SF to a divisible anchor suite of ±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

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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

CASA CENTER

# BUILDING PHOTOS

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SATELLITE HEALTHCARE  
DYLAN HAIR & NAILS

GILROY OPTOMETRY  
NHC NUTRITION  
H&T DENTAL CARE  
SPLENDID SPA  
GAME WORLD #2



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# AERIAL

CASA CENTER

LOVILY SPA

SATELLITE HEALTHCARE

DYLAN HAIR & NAILS

GILROY OPTOMETRY  
NHC NUTRITION  
H&T DENTAL CARE  
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GAME WORLD #2

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ulemon  athletica

2 BANANA REPUBLIC

3 ● sunglass hut

4 EXPRESS

5 asics

6 J.CREW

7 

8 ANN TAYLOR

9 NAUTICA



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CASA CENTER

LOVELY SPA

# SITE MAP

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SATELLITE HEALTHCARE

DYLAN HAIR & NAILS

GILROY OPTOMETRY  
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SPLENDID SPA  
GAME WORLD #2

## 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 1,308 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 1,303 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 1,323 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 102 - AVAILABLE 1,106 SF  
Suite 128 - AVAILABLE 1,657 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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CASA CENTER

SATELLITE HEALTHCARE

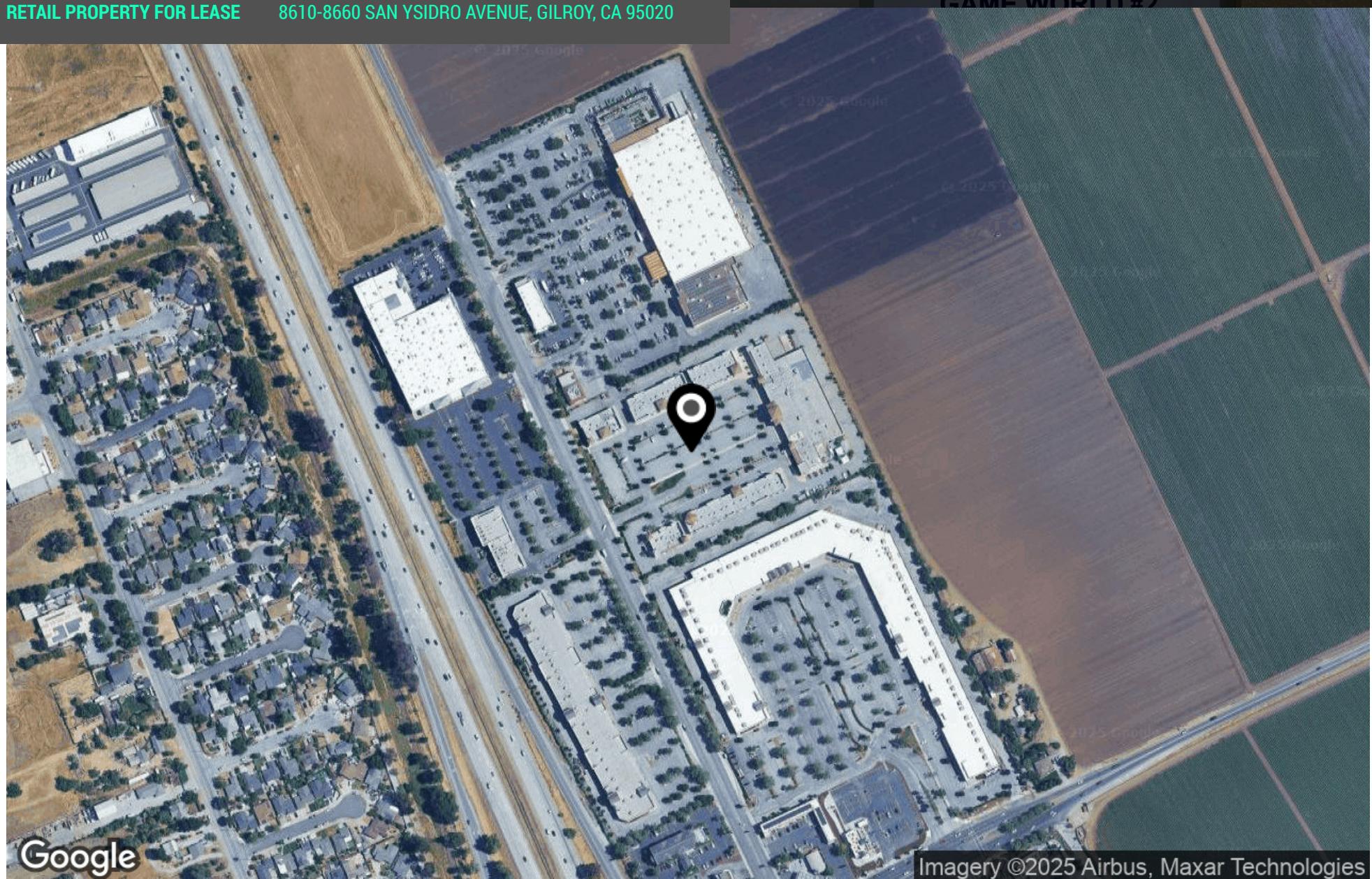
DYLAN HAIR & NAILS

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# LOCATION MAP

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Google

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## AREA ANALYTICS

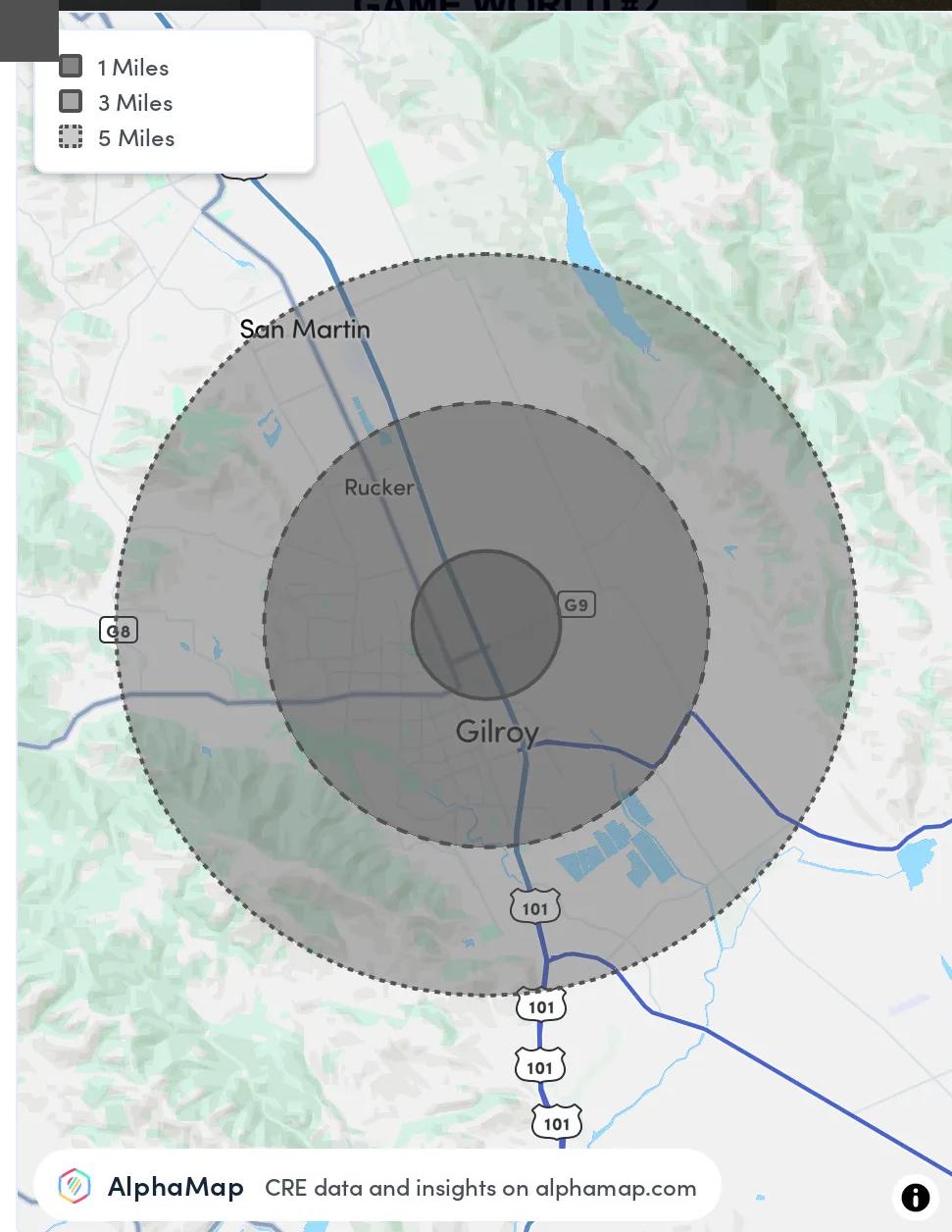
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,894	59,661	69,644
Average Age	35	38	39
Average Age (Male)	33	37	38
Average Age (Female)	37	39	39

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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