



# 5884 Monterey Road

Gilroy, CA

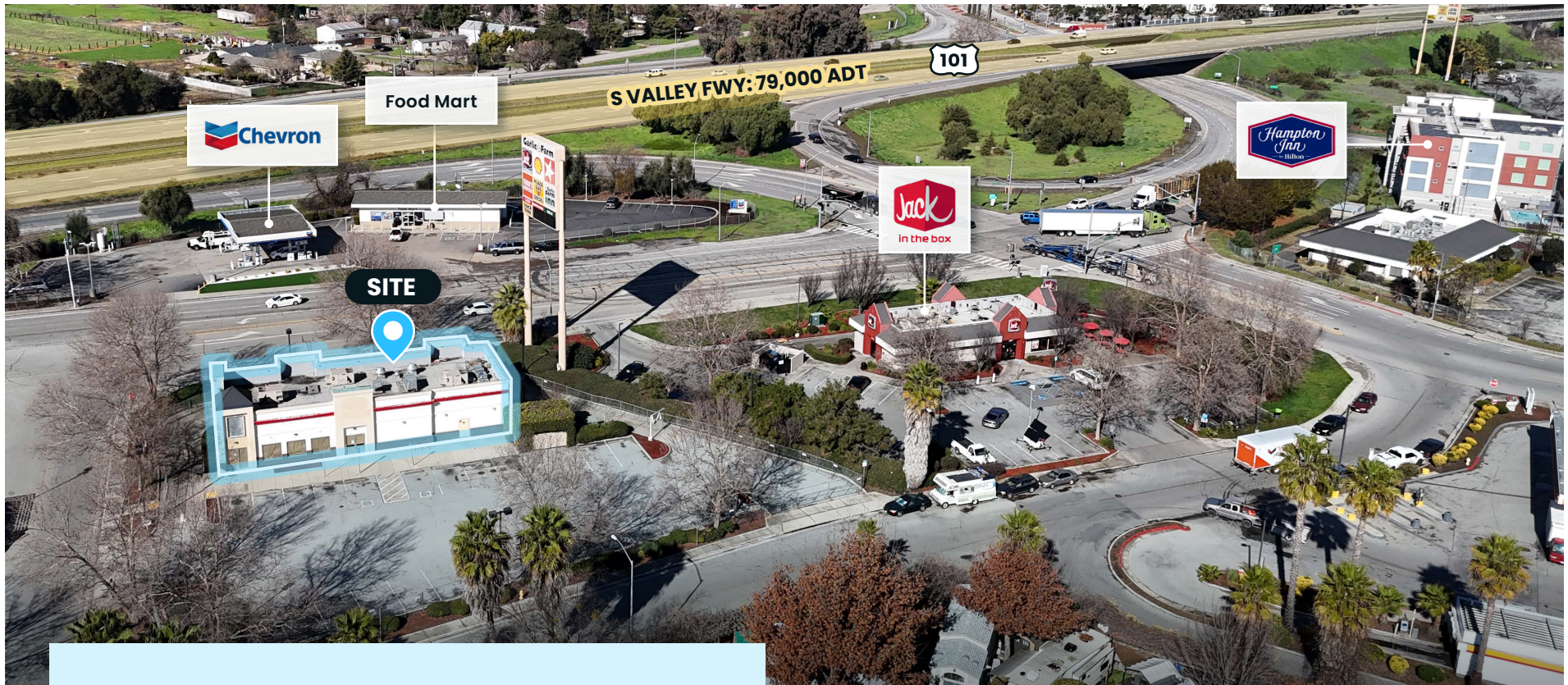
±3,564 SF

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Rare Drive Through Opportunity in South Gilroy's travel hub near Carl's Jr, Jack in the Box, Hampton Inn, Hilton Garden Inn and more.



Pylon signage visible from Highway 101.



Property is located close to Gavilan College, Gilroy Sports Park, and Christmas Hill Park – all strong regional population draws for community events.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,853	85,934	260,110
Avg. HH Income	\$279,105	\$256,799	\$233,037
Daytime Population	19,063	91,031	251,055

#### TRAFFIC COUNTS

Source: 2025 Esri.

Bolsa Rd	±6,000 ADT
Monterey Rd	±14,200 ADT
S Valley Fwy	±79,000 ADT



# Market Aerial

**SAN YSIDRO SHOPPING CENTER**

lululemon   **claire's**   **H&M**   BANANA REPUBLIC FACTORY

STAPLES   Ashley HOMESTORE   Mancini's SLEEPWORLD   JCREW FACTORY

THE HOME DEPOT   EXPRESS FACTORY OUTLET   **VANS**   WHITE | BLACK

SAFeway

Goodwill

ROUND TABLE PIZZA ROYALTY

TACO BELL

NOB HILL FOODS   Starbucks   **CARDENAS**

jiffy lube   cricket wireless   ANYTIME FITNESS

**SOUTH VALLEY SHOPPING CENTER**

TACO BELL   Smart & Final   99¢ ONLY STORES

metro   **BIG LOTS!**   SUBWAY

OshKosh B'gosh   sunglass hut   Bath & Body Works   MICHAEL KORS OUTLET

TORRID   adidas   COACH OUTLET   NikeFactoryStore

carter's   **VANS**   GUESS   FOREVER 21

**COSTCO WHOLESALE**

Walmart

Marshalls   **LOWE'S**   **BEST BUY**

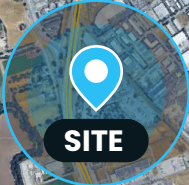
**GILROY CROSSING MALL**

KOHL'S   PETSMART   dd's DISCOUNTS

ROSS DRESS FOR LESS   BARNES & NOBLE   TARGET

DOLLAR TREE   Michaels   NORDSTROM RACK

BevMo!   SALLY BEAUTY   CVS





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