



OFFERING MEMORANDUM

**PC** INC PRIME COMMERCIAL  
INCORPORATED

# 8955 Monterey Road

GILROY, CA 95020



**FOR SALE**

**Commercial/Industrial Property  
with Potential for High Density Residential Development**

**Doug Ferrari**

Lic. 01032363  
dferrari@primecommercialinc.com  
408.879.4002

**Dixie Divine**

Lic. 00926251 & 01481181  
ddivine@primecommercialinc.com  
408.313.8900

www.primecommercialinc.com  
OFFICE: 408.879.4000

## THE OFFERING

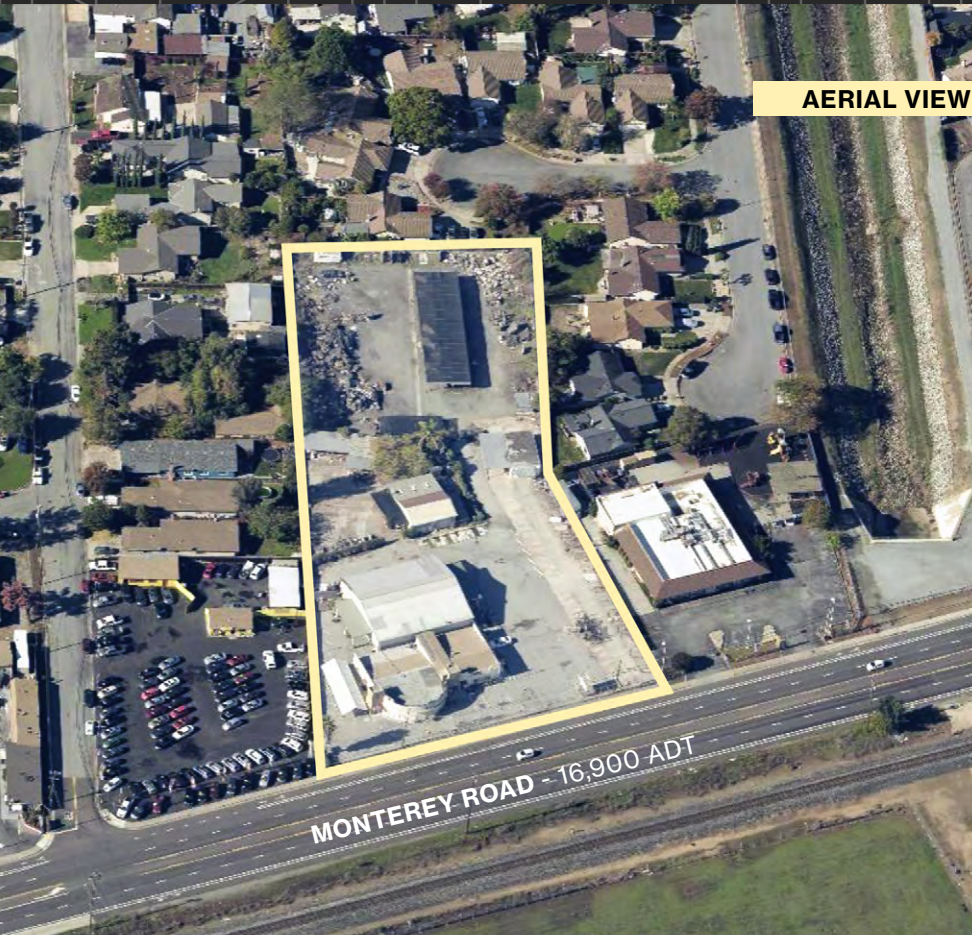
# Location

**8955 Monterey Highway** is located in the city of Gilroy, near the southwest corner of Monterey Road and Linman Avenue. Gilroy is one of fifteen incorporated cities in the southernmost region of Santa Clara County. Historically, the economic engine was based on agriculture, with primary crops including prunes, onions, flowers, and, of course, garlic, and it continues to be so today. The city is also home to several food processing companies that employ many local residents. Additionally, Gilroy is known for its Premium Outlets, which draw shoppers from all over Northern California and the Central Coast. Recently, Amazon announced the purchase of 66 acres of vacant land just south of the Premium Outlets.

The immediate neighborhood is primarily developed with commercial uses along Monterey Highway, with residential enclaves to the west. The site has excellent access to U.S. Highway 101, less than one-half mile to the south via Leavesley Road. The subject site sits near the northern gateway to downtown Gilroy and just one and one-half miles north of the Caltrain Station/Gilroy Transit Corridor, which provides rail and bus service north to San Jose and other communities in Santa Clara County.



STREET VIEW



AERIAL VIEW

## PROPERTY

# Features

- Four Commercial / Warehouse Buildings  
Totaling over 11,500 Square Feet
- Large Lot at 2.05 acres (89,298 Square Feet)
- Ease of Access with over 260 Linear Feet of Frontage
- Zone R4 – High Density Residential  
(Assumes 20 Units per Acre)
- APN: 790-14-025

PHOTO  
Gallery



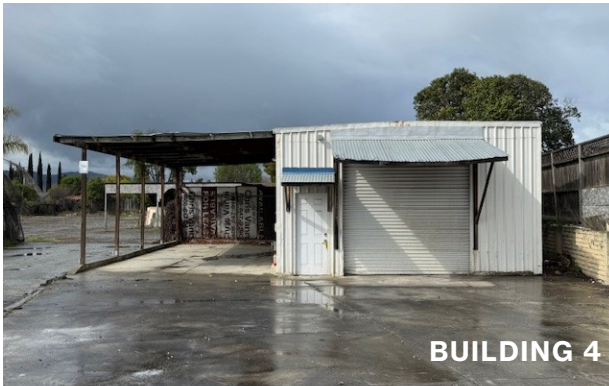
BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 4

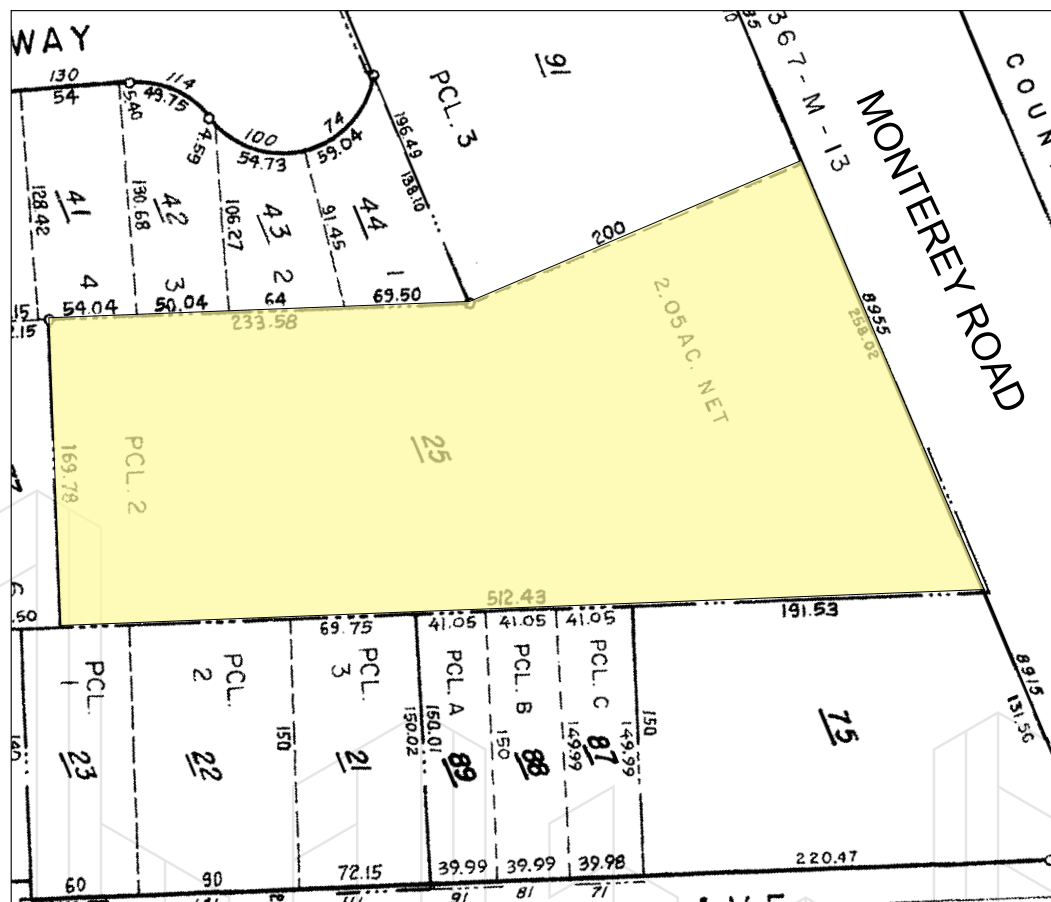


OUTDOOR LOT



# Plat Map

0 1 2  
Standard Scale 1 : 1





**8955**  
**MONTEREY ROAD**

**ST. LOUISE REGIONAL HOSPITAL**  
Santa Clara Valley Healthcare

**THE HOME DEPOT**

**GILROY PREMIUM OUTLETS**  
A SIMON CENTER  
lululemon NikeFactoryStore  
**H&M** **Levi's** **GAP FACTORY**

**NOB HILL FOODS** **WELLS FARGO**  
McDonald's KFC Starbucks

**O'Reilly AUTO PARTS**  
**CHASE**

**7-ELEVEN**

**Jack in the box** **BMO** **M**

**Walmart**  
**COSTCO WHOLESALE**  
**LOWE'S**  
**BEST BUY** Starbucks

**TACO BELL**

**CARDENAS**

**SAFeway**  
**goodwill** **BIG 5**

**gilroy downtown BUSINESS ASSOCIATION**

**target** **CHIPOTLE** **Michaels**  
**PET SMART**  
**KOHL'S** **ROSS** **BevMo!**

**SURROUNDING**

# Area

Gilroy Population

# 58,250

Average Household Income

# \$164,307

*\*Within 3 Mile Radius*

Traffic Counts

# 16,900 ADT

*\*Cars Per Day on Monterey Road*



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## Agent Contact

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