



## Hollister Gateway

191 San Felipe Rd, Hollister, CA 95023



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# Hollister Gateway

\$18.00 /SF/YR

Discover an excellent leasing opportunity at 191 San Felipe Road, located in a busy shopping center in Hollister. This property offers high visibility along one of the city's main thoroughfares, ensuring consistent foot and vehicle traffic.

**Key Features:**  
 Located in a high-traffic shopping center with strong co-tenancy  
 Ample on-site parking for customers and staff  
 Excellent visibility and signage opportunities  
 Convenient access to major roads and surrounding neighborhoods  
 This space is ideal for a wide range of commercial uses, including retail, professional office, or service-based businesses....

- Ample on-site parking for customers and staff



Rental Rate:	\$18.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	18
Center Properties:	2
Frontage:	209' on Maple St
Gross Leasable Area:	29,648 SF
Walk Score @:	77 (Very Walkable)
Transit Score @:	19 (Minimal Transit)
Rental Rate Mo:	\$1.50 /SF/MO

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Ground Ste G-1

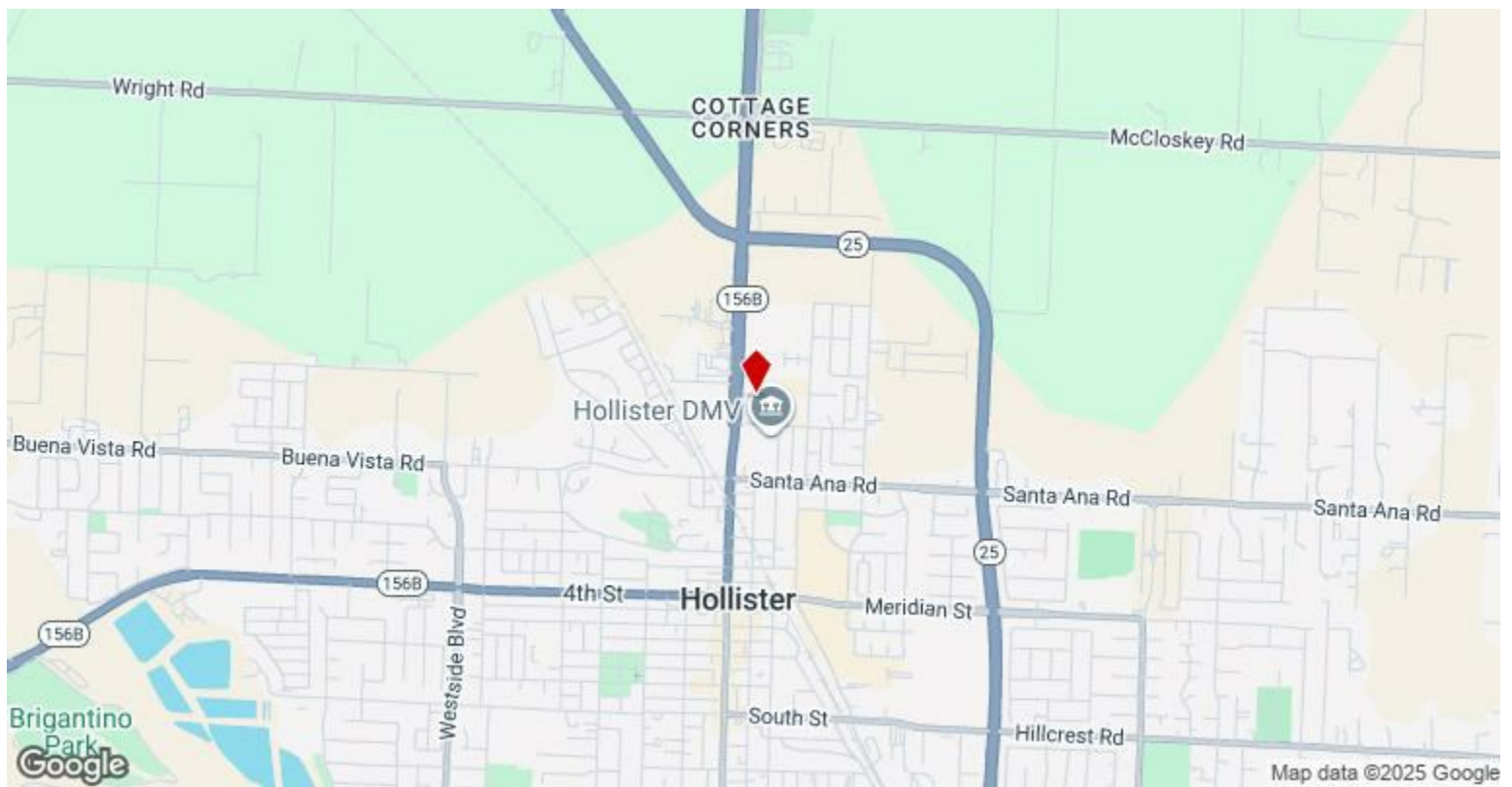
Space Available	1,152 SF
Rental Rate	\$18.00 /SF/YR
Date Available	August 15, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Amezcuia Insurance Service	-	November 2022
Barones Florist	-	
Barone's Westlakes Balloons And Gifts	-	
Boost Mobile	-	
Country Groomers	-	
Discount Cleaners & Alterations	-	October 2024
El Rinconcito Mexican Restaurant	-	
Happy Cafe	-	
Staffing	-	
Straw Hat Pizza	-	



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## Property Photos





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