GILROY GATEWAY

PREMIER HWY 101 FRONTAGE BOX & PAD OPPORTUNITIES

ALPHA REAL ESTATE ADVISORS

FOR LEASE

MAJOR REDEVELOPMENT UNDERWAY

7900 ARROYO CIR. GILROY, CA 95020

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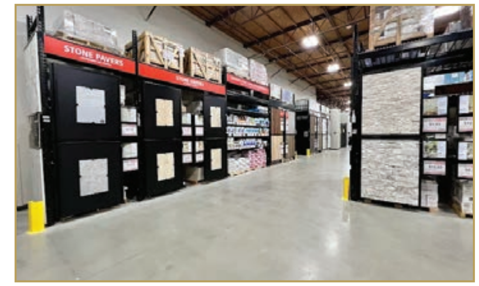
EXECUTIVE SUMMARY

PROJECT HIGLIGHTS

- **±150,000 SF Retail Center with Direct US-101 Frontage**
  Offering Exceptional visibility and access in one of the region's most heavily trafficked retail corridors
- **Adjacent to Gilroy Premium Outlets (±579,000 SF)**
  A regional shopping destination drawing consistent local and tourist traffic.
- **Anchored by Floor & Decor (Now Open)**
  Demonstrating strong retailer confidence and serving as a daily-needs, high-frequency traffic driver.
- **Incoming Crack'n Cajun**
  Lease secured for a high-frequency dining user, supporting on-site activation and repeat visitation.
- **Adjacent to ±60-Acre Amazon-Owned Site**
  Supporting long-term employment density and sustained daytime demand.
- **Multiple Pad and Drive-Thru Opportunities**
  Well suited for QSRs, automotive users, and high-frequency service concepts as part of an active re-tenanting strategy.
- **Mix-Box and Redevelopment Opportunities**
  Suitable for a wide range of uses, including junior box retail, storage, destination-oriented concepts, and hotels.
- **Strong Co-Tenancy and Surrounding Retail Ecosystem**
  With national and regional brands throughout the immediate trade area.
- **Regional Outlet-Driven Destination**
  Serving consumers from San Francisco through Monterey County, benefiting from commuter, pass-through, and destination traffic along the US-101 corridor.



AVAILABILITY

Pad & Drive-Thru Opportunities	
P1	±4,000 SF pad (Drive-Thru Capable)
P2	±4,000 SF pad (Drive-Thru Capable)
Ideal for QSRs, automotive users, and high-frequency service concepts	

Mid-Box, Large-Format & Hotel Opportunities	
A1	±65,000 SF Mid-Box/ Anchor Space
A2	±15,000 SF Mid-Box (Adjacent to Floor & Decor)
L1	±1.5 AC Redevelopment Opportunity
Hotel use premitted, in addition to junior box retail, storage users, and destination oriented concepts	

Flexible configurations available. Opportunities can accommodate a range of retail, service, and hospitality uses, subject to final design and approvals.

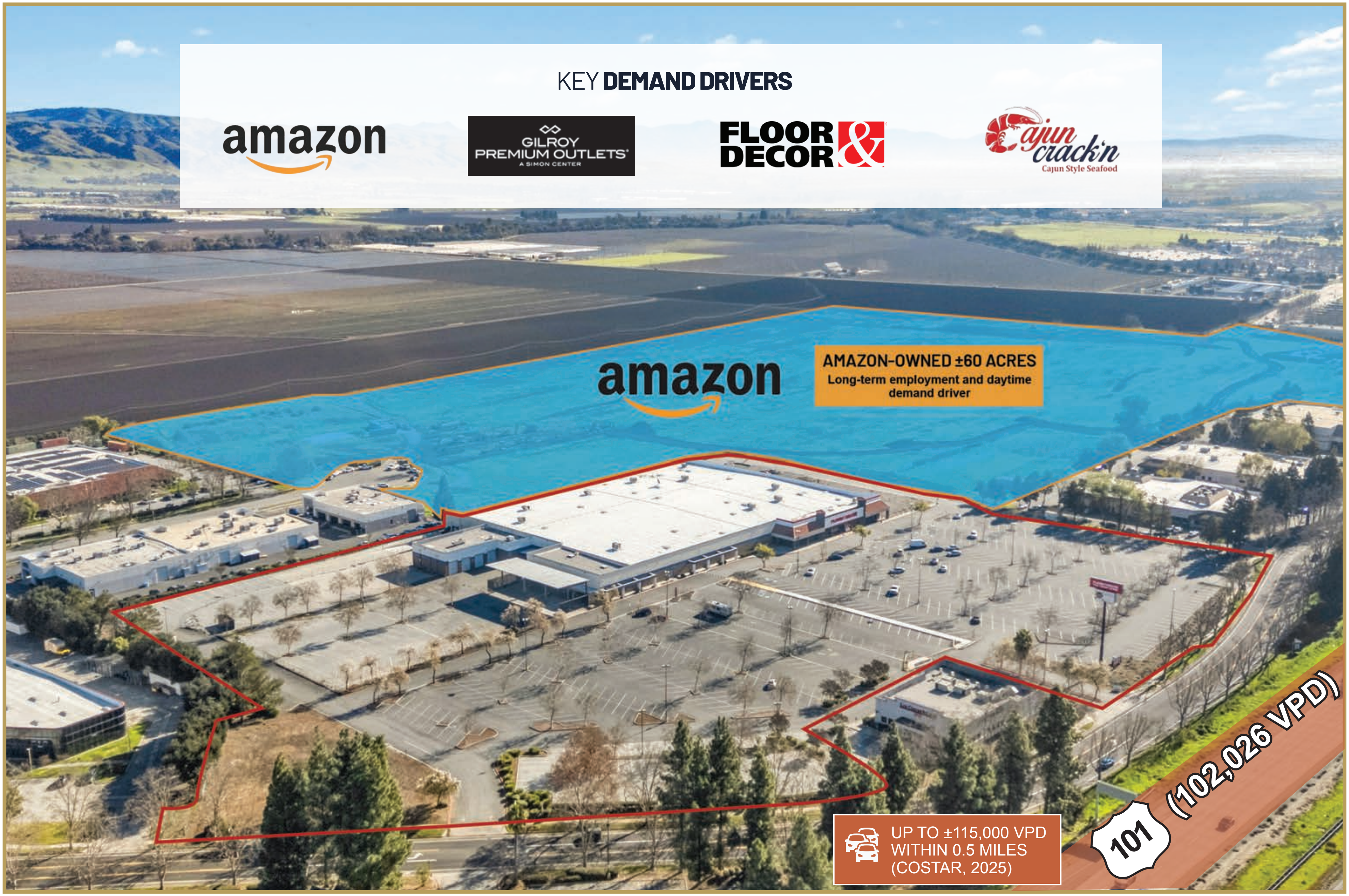
SITE PLAN

AVAILABILITY

A1	A2	P1	P2	L1
65,000 SF	15,000 SF	4,000 SF	4,000 SF	1.5 AC

AVAILABLE PARCELS

AERIAL - KEY DEMAND DRIVERS



RETAIL MAP

Concentra
germains
SHERWIN WILLIAMS
DRIFT
SUNBELT RENTALS
SUBWAY
Christopher High School
1,667 Students
adidas
AMERICAN EAGLE
ANN TAYLOR
BANANA REPUBLIC
H&M
lululemon
GAP
Columbia
carter's
NikeFactoryStore
COACH
LOFT
TORRID
FAMOUS footwear
CALVIN KLEIN
LANE BRYANT
WHEAT VALLEY
ExtraSpace Storage
Best Western PLUS
Black Bear Diner
Quality
Comfort INN
South Valley Middle School
749 Students
GILROY HEALTHCARE CENTER
CORE LINEN SERVICES
ENERGY HOUSE The Fireplace Experts
Days Inn BY WYNDHAM
Chevron
BURGER KING
Denny's
AVAILABLE
P1 - 4,000 SF
AJWA Analytical Laboratories
101
(102,026 VPD)
AVAILABLE
P2 - 4,000 SF
Arroyo Cir (13,135 VPD)
SATELLITE HEALTHCARE
AVAILABLE
L1 - 1.5 AC
Redevelopment Community
AVAILABLE
A1 - 65,000 SF
AVAILABLE
A2 - 15,000 SF

AERIAL

0.1 MILES
TO U.S. HWY 101

0.3 MILES
TO GILROY PREMIUM OUTLETS

30 MILES
TO DOWNTOWN SAN JOSE

45 MILES
TO MONTEREY

GILROY, CA

Gilroy sits at the southern gateway to Silicon Valley, benefiting from powerful commuter, regional, and pass-through traffic along the US-101 corridor. As the last major retail node before Monterey County, the city captures both daily local demand and consistent inflow from commuters, logistics traffic, and destination travelers moving between the Bay Area and the Central Coast.

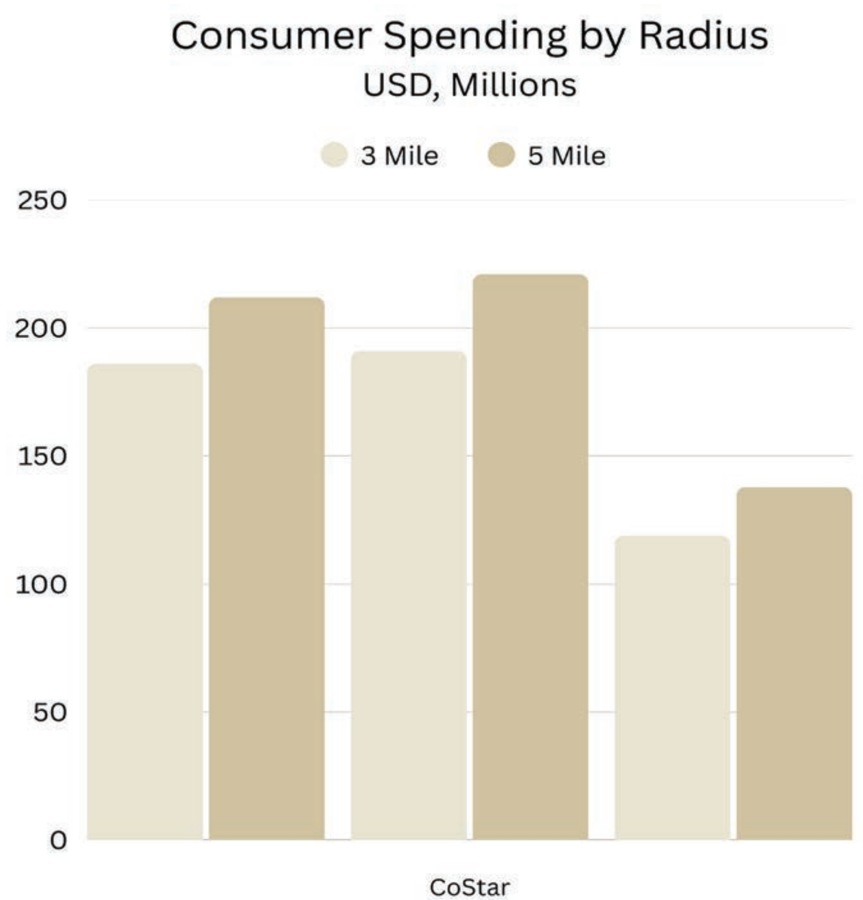
The local economy is supported by a diverse employment base that includes advanced manufacturing, logistics, agriculture, and Silicon Valley spillover employment. Gilroy's affordability relative to surrounding Santa Clara County markets has driven steady population growth and daytime traffic, creating durable demand for necessity-based and service-oriented retail.

Retail supply in Gilroy is highly constrained, with limited infill opportunities and strict development hurdles. Well-located centers with freeway visibility and strong access benefit from minimal competitive pressure and limited retail leakage. As a result, established centers along US-101 maintain strong occupancy, consistent traffic counts, and long-term tenant demand.

RETAIL-DRIVEN CONSUMER SPENDING AT SCALE

Total consumer spending within a 10-mile radius exceeds $1.5 billion annually, with a significant concentration in retail-driven categories. Strong allocations to food & beverage, transportation-related retail, and household goods create consistent, repeat-visit demand rather than discretionary spikes. This depth of everyday retail spending is supported by a balanced mix of local households, commuters, and regional pass-through traffic along US-101, translating directly into reliable foot traffic, steady sales velocity, and durable performance for convenience-oriented and QSR retailers.

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
2024 Population	57,017	63,931	109,008
2024 Households	16,633	18,736	33,549
Avg Household Income	$136,118	$142,347	$154,805
Median Household Income	$107,612	$112,729	$125,456
< $25,000	1,342	1,408	2,215
$25,000 - 50,000	2,068	2,162	3,776
$50,000 - 75,000	2,243	2,496	3,956



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.

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