



Multi Tenant Office Building For Sale - Fully Leased Investment

7881 Church St, Gilroy, Ca

\$1,600,000 Asking Price

Signalized Corner Location

100% Leased

Attractive Property

Renz & Renz
Local Roots; National Reach

7881 Church St, Gilroy, Ca

List Price	\$1,600,000
Cap Rate	4.12%
Price Per Sqft	\$268.09
Building Size	5,968 Sqft
Lot Size	16,117 Sqft
Zoning	C1 Commercial
Parking	23 Surface Spaces

Property Highlights

- Prime Location
- Excellent Tenant Mix
- Suites in Various Sizes
- Prime Exposure
- Below Market Rents
- Value Add Upside
- Stable Long Term Tenants
- Well Maintained
- Single Story
- Onsite Parking

Property Summary

The property features muliple office suites in various sizes.

*Purchase includes an easement on the adjoining property for 4 additional parking spaces (23 total).

Location Overview

Prime location on the corner of 1st St and Church St in vibrant and growing Gilroy California

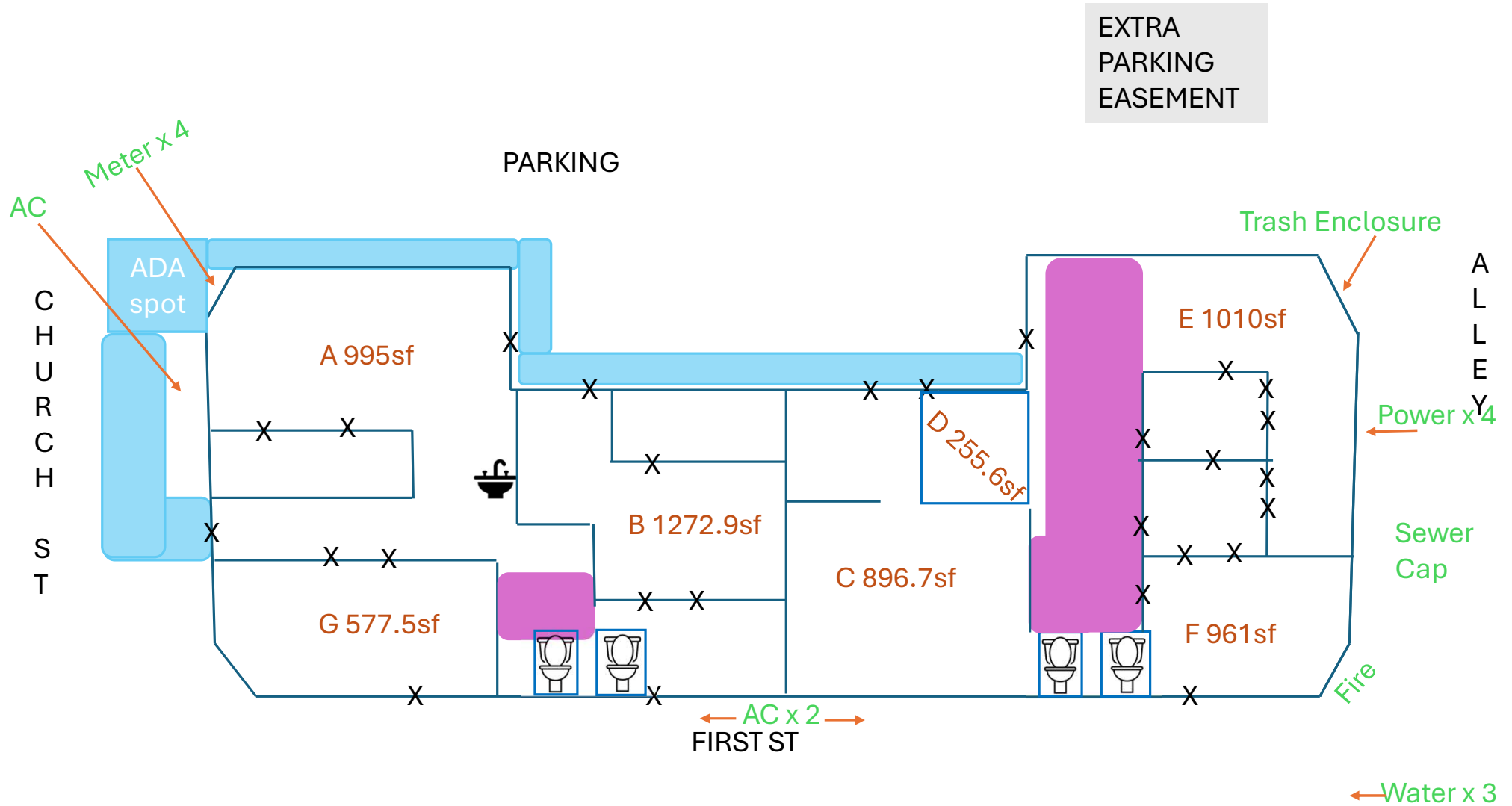
Suite A-C	\$1,700
Suite B	\$1,550
Suite C	\$1,449
Suite D	\$550
Suite E-F	<u>\$3,317</u>
Monthly Rent	\$8,566
	\$102,792
Vacancy Reserve	\$5,139
Adjusted Gross Income	\$97,652
Taxes (\$9,335 New)	\$17,500
Insurance	\$4,100
Water/Sewer	\$1,097
Pest	\$1,127
Alarm/Sprinkles	\$1,317
PG&E Meter	\$240
Recology	\$2,866
Landscape	\$1,600
Outdoor Sign PG&E	\$1,500
HVAC	\$800
Repairs	<u>\$930</u>
Total Expenses	\$33,077
Net Annual Income	\$66,075

7881 Church St—Gilroy CA

Rent Roll

Unit	Tenant	Unit Size	Lease End	Rent	PSF	Option	Next Increase
Suite A & G	Guy Bostock	995+577.5=1572.5	5.31.30	\$1,700	\$1.08	None	6.1.27 \$1775 6.1.29 \$1875
Suite B	John Blaettler CPA	1272.9	9.30.28	\$1,550	\$1.22	1 (2) year option	10.1.28 \$1875 10.1.29 \$2025
Suite C	Silicon Valley Independent	896.7	8.31.29	\$1,449	\$1.62	None	None
Suite D	Ronald Daguio	225.6	6.0.27	\$550	\$2.44	None	None
Suite E&F	Datamate Bookkeeping & Tax	1010+961=1971	12.31.26	\$3,317	\$1.68	None	None
Monthly Rent				\$8,566			

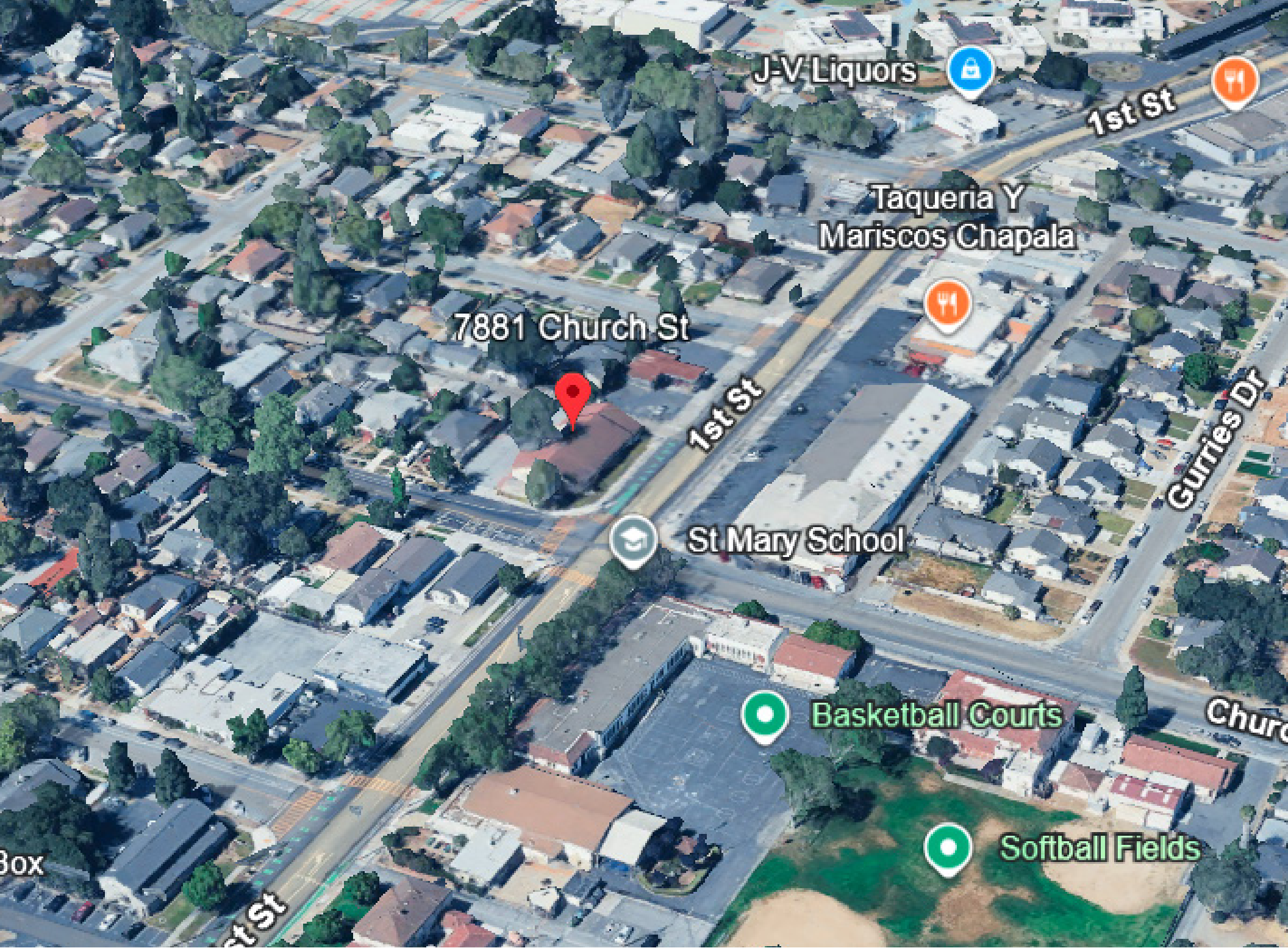
- Sq Footages unverified on all units. Several Shared areas such as bathrooms, halls.



*Floor plan is approximate to show units. Neither Seller nor Broker warrant any aspect of this approximate plan.







Gilroy California

POPULATION
58,561

MEDIAN AGE
36

MEDIAN HOUSEHOLD INCOME
131,554

NUMBER OF EMPLOYEES
27,774

MEDIAN PROPERTY VALUE
\$975,800



DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



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