

6970 CAMINO ARROYO, GILROY, CA

±1-10+ ACRES FOR SALE OR LEASE



*Last traffic counts on Hwy 101 & Hwy 152 were taken in 2023.
2026 projections are based on a 2% annual increase.



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PROPERTY PROFILE

PROPERTY HIGHLIGHTS

Parcel Size:

- Parcel 1: $\pm 35,992^{SF}$ ($\pm 0.83^{AC}$)
Entitled for Drive Through
 - Parcel 2: $\pm 57,201^{SF}$ ($\pm 1.31^{AC}$)
Entitled for a Gas Station w/ Car Wash
 - Parcel 3: $\pm 103,772^{SF}$ ($\pm 2.38^{AC}$)
Entitled for a 112 room Hotel
 - Parcel 4: $\pm 79,264^{SF}$ ($\pm 1.82^{AC}$)
Entitled for a 88 room Hotel
 - Parcel 5: $\pm 54,228^{SF}$ ($\pm 1.25^{AC}$)
Proposed Industrial
 - Parcel 6: $\pm 112,979^{SF}$ ($\pm 2.59^{AC}$)
Proposed Industrial
-
- **Total: $\pm 443,436^{SF}$ ($\pm 10.18^{AC}$)**

Zoning: Gilroy Crossings Phase II
Commercial/Industrial PUD
(C3-HC-M2-PUD)

CLICK HERE FOR MORE INFORMATION ON PUD ZONING. SITE IS SUBJECT TO C3/HC COMMERCIAL & M2 INDUSTRIAL DEVELOPMENT STANDARDS

Parcels can be sold individually or total

0.3 mi from Hwy 101

Allowed Monument Signage fronting Hwy 152

There will be cross-access with the adjacent planned retail center linking Camino Arroyo and Silacci Way

SURROUNDING MAJOR RETAILERS



NEARBY MAJOR EMPLOYERS



Olam Int.
 ± 450 employees
0.6 mi / 1 min



Costco
 ± 326 employees
0.3 mi / 2 min



Walmart
 ± 286 employees
0.3 mi / 2 min

DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	5,471
2 mile	24,650
3 mile	47,052

AVERAGE HOUSEHOLD INCOME

1 mile	\$129,012
2 mile	\$152,596
3 mile	\$157,476

ETHNICITY CAUCASIAN ASIAN HISPANIC

1 mile	27.3%	16.8%	64.5%
2 mile	32.3%	20.1%	53.9%
3 mile	33.3%	22.6%	48.6%

EDUCATION HIGH SCHOOL SOME COLLEGE BACHELOR ONLY

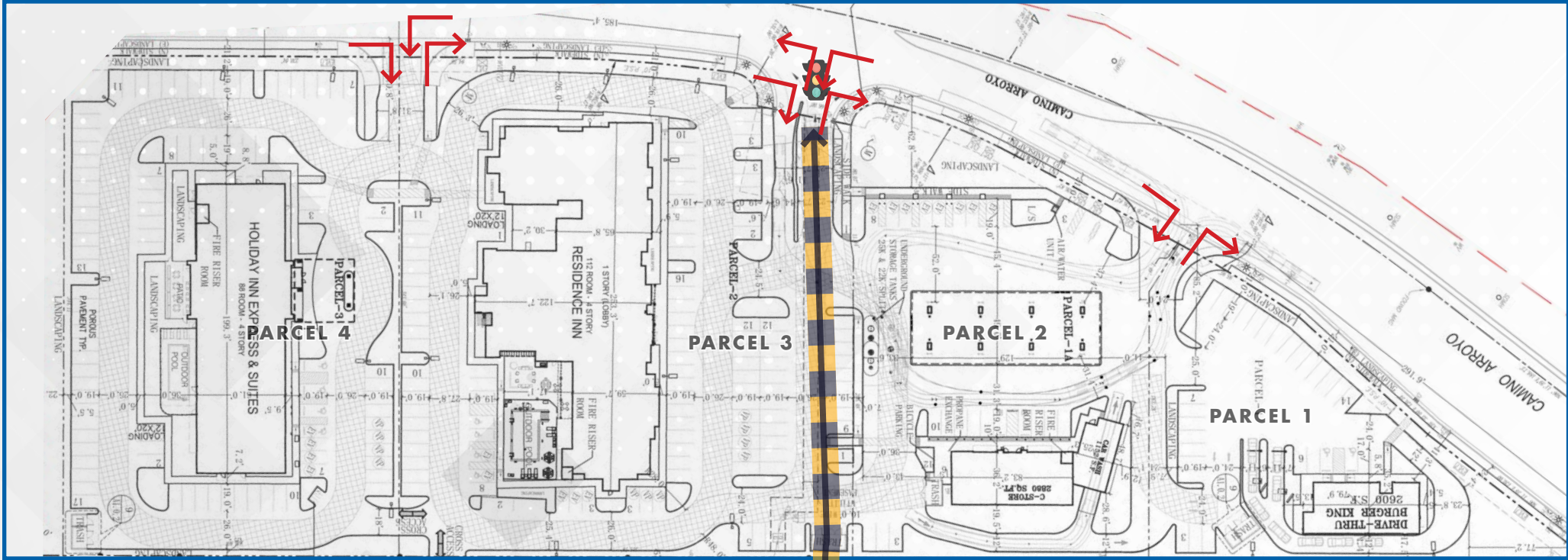
1 mile	23.3%	16.7%	9.2%
2 mile	22.0%	22.3%	15.0%
3 mile	22.8%	22.9%	16.5%

TRAFFIC

Hwy 152 28,620 ADT*

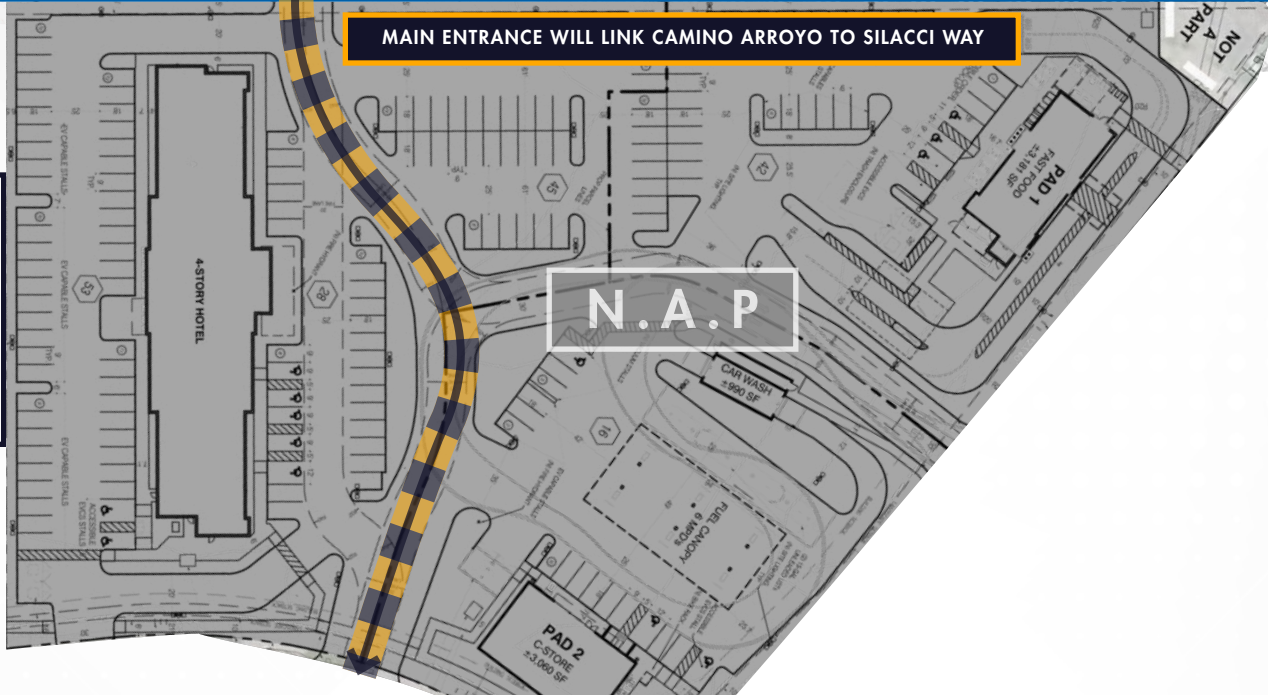
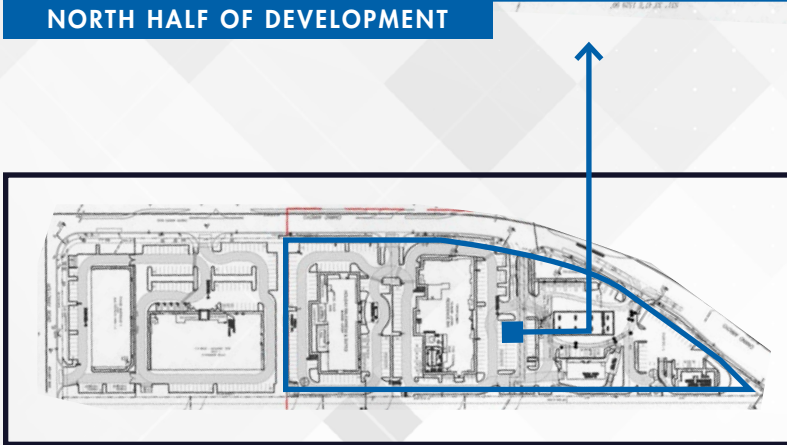
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APPROVED SITE PLAN



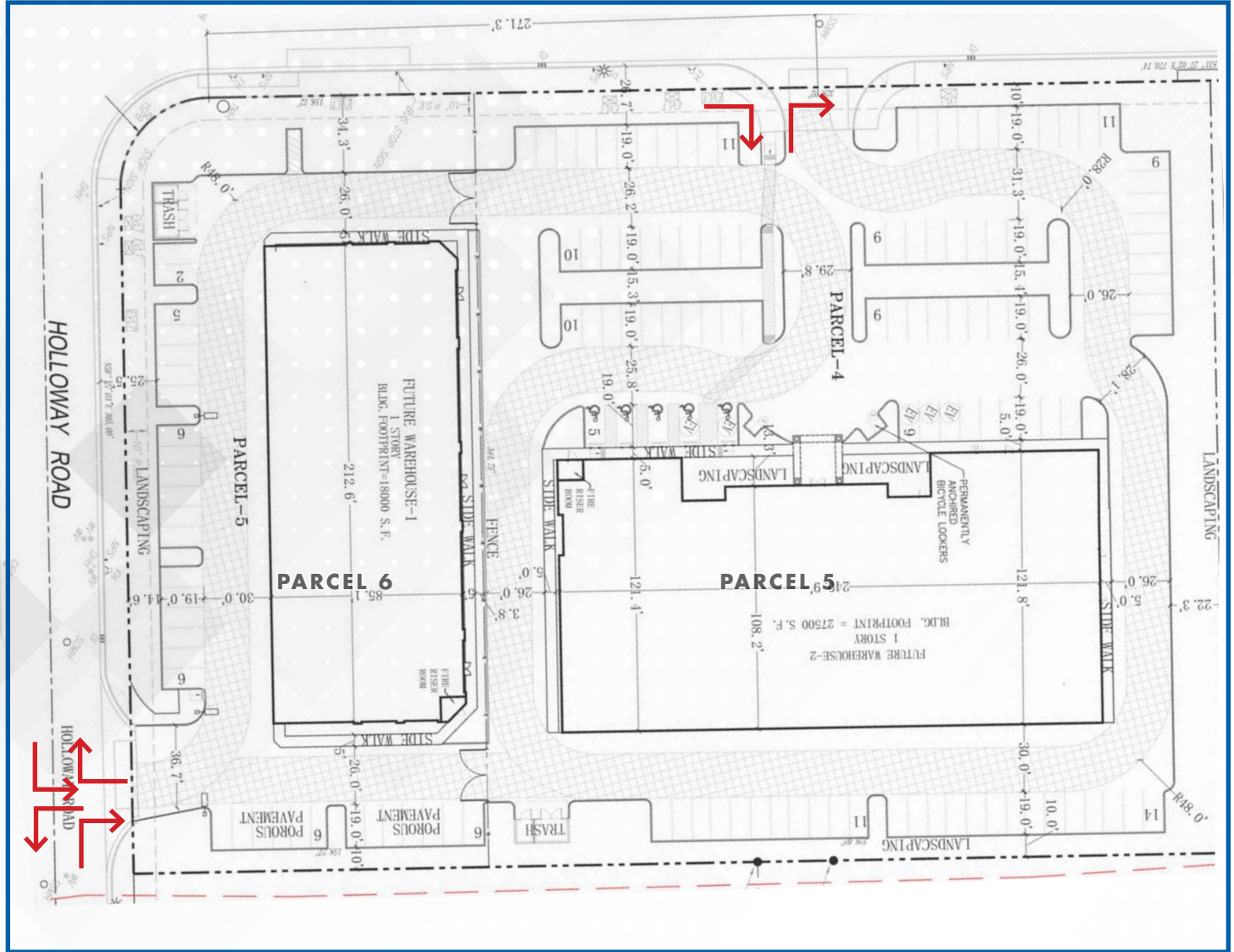
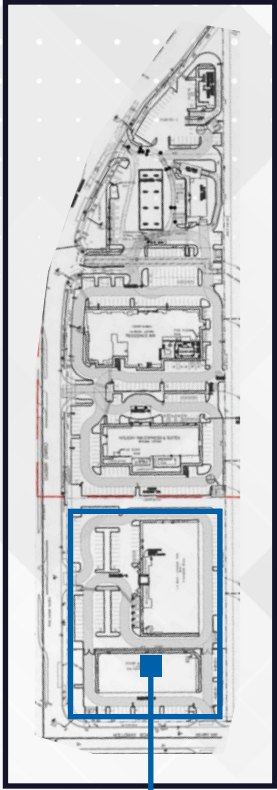
NORTH HALF OF DEVELOPMENT

MAIN ENTRANCE WILL LINK CAMINO ARROYO TO SILACCI WAY



N.A.P

APPROVED SITE PLAN



SOUTH HALF OF DEVELOPMENT

2 MI RETAIL AERIAL



GILROY PREMIUM OUTLETS

H&M BANANA REPUBLIC Abercrombie & Fitch

GILROY PREMIUM OUTLETS

GUESS carter's Bath & Body Works
AÉROPOSTALE LANE BRYANT

PACHECO PASS CENTER

COSTCO LOWE'S Marshalls
BEST BUY Walmart OLD NAVY
KIRKLAND'S

GILROY CROSSING

TARGET KOHLS
PETSMART CVS
ROSS rack
dds Michaels
DOLLAR TREE BARNES & NOBLE
DAISO BevMo!

DOLLAR TREE ACE Hardware

CVS pharmacy

NOB HILL

SAFEWAY

Ashley STAPLES

FLOOR DECOR

GROCERY OUTLET

Smart & Final

Auto Zone HARBOR FREIGHT

CVS pharmacy

Target

2 MI GAS AERIAL



2 MI HOTEL AERIAL





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