



**Price Reduction
To \$1,750,000
Per Parcel**
**Seller Financing
Now Available**

9096 San Ysidro Ave
9090 San Ysidro Ave
600 Las Animas Ave

Commercial Land For Sale
Gilroy, CA 95020

Site Information

▶ 3 Separate Parcels

- ▶ APN 835-04-082 600 Las Animas Ave 1.41 Acres*
 - ▶ APN 835-04-085 9096 San Ysidro Ave 1.38 Acres
 - ▶ APN 835-04-086 9090 San Ysidro Ave 0.90 Acres
- 3.69 Acres

*Estimated

▶ Zoning - M-1 - Light Industrial

- ▶ Allowed uses include equipment lease or sales, light assembly or manufacturing operations, machine and welding shops, research and development or warehouse facilities and automotive repairs.

▶ Utilities in street at property edge

▶ Neighboring Uses

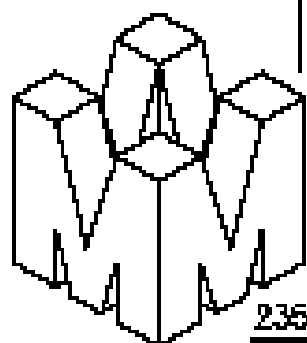
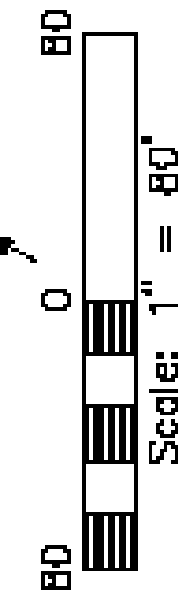
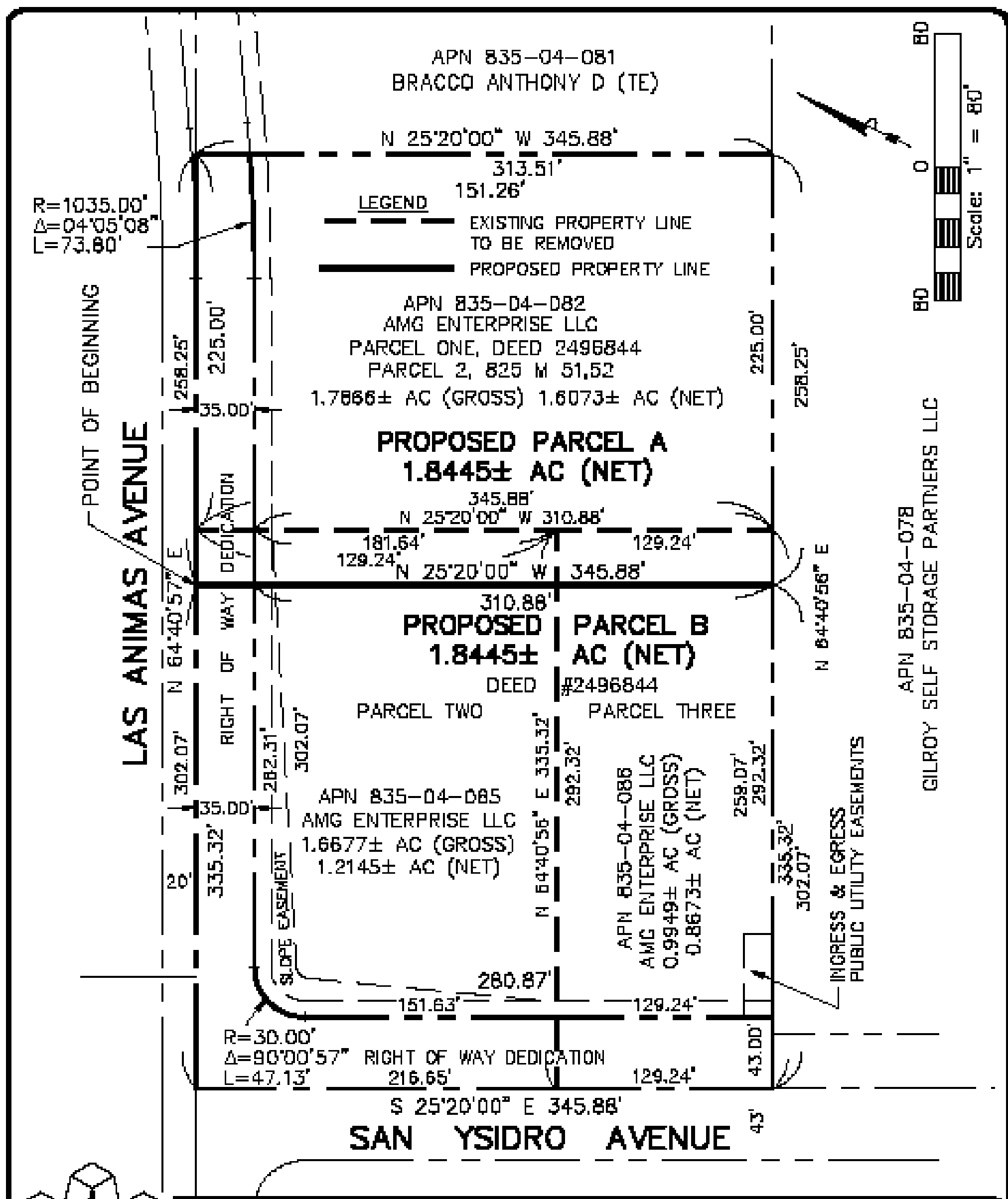
- ▶ North - Los Animas Avenue
- ▶ South - Gilroy Self Storage Partner LLC
- ▶ East - Anthony D Bracco - Bracco Towing
- ▶ West - San Ysidro Avenue

- ▶ Owner recently processed a lot line adjustment to create two new parcels of equal size at 1.845 gross acres replacing the three existing parcels. With right of way dedications and other adjustments, each parcel will have approximately 1.6529 acres that can be developed with up to an approximate 43,000 building designed for a single user or a multi-tenant. See next page for details

- ▶ Pricing - **\$1,750,000** **\$ 948,000**
- ~~\$1,875,000~~ per parcel; ~~\$1,016,260~~ per acre

- ▶ **Seller Financing Now Available**

Lot Line Adjustment

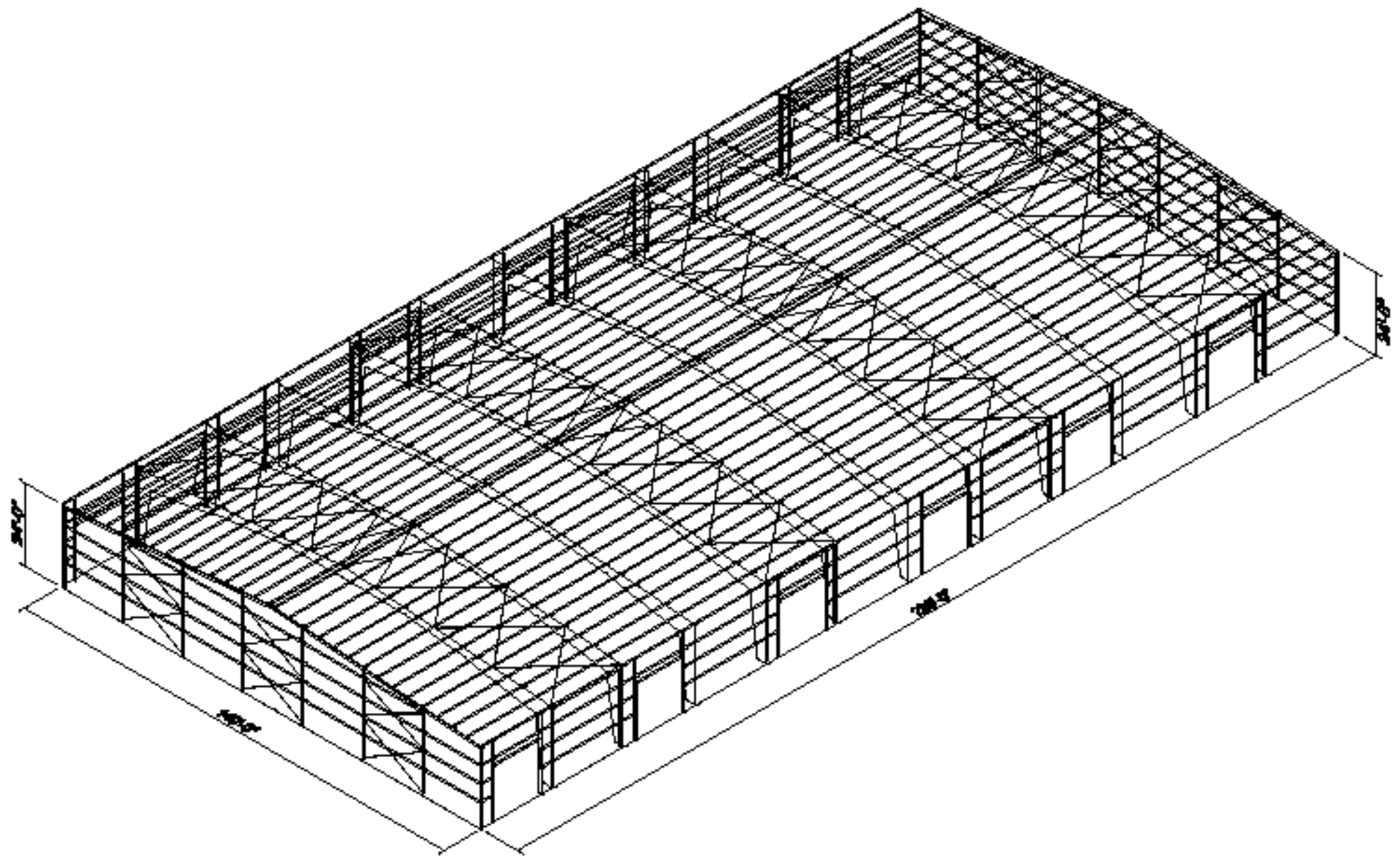


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SCALE:	1" = 80'
DATE	07-05-22
OWN	SS ME3D
CH'KD	
JOB NO.	22038
DWG. NO.	515173

APN 835-04-078
GILROY SELF STORAGE PARTNERS LLC

3 D Rendering of Multi-Bay Building





Gilroy Overview

Gilroy is a community with a spice for life. There truly is something for everyone in Gilroy. The area abounds with outdoor activities, with several award-winning parks, golf courses, hiking trails, and nearby lakes for camping, fishing and water sports. Gilroy's quaint downtown features numerous local restaurants and boutique shops, which blend historical charm with modern energy. In the foothills around the city are several world-renowned wineries that offer tastings and tours. Gilroy Gardens Family Theme Park is a local treasure, providing good old-fashioned fun for the whole family. Garlic put Gilroy on the map, and we are still proud to call ourselves "The Garlic Capital of the World." Every summer, thousands of visitors from around the come to celebrate the "stinking rose" at the Gilroy Garlic Festival. This volunteer-run event brings the entire community together and has raised more than \$11 million for local charities and non-profits.

Located at the southern gateway to Silicon valley, Gilroy is a family friendly community and a major retail destination that is fast becoming an economic hub. Gilroy is the ideal space to build your business with convenient freeways and rail access to the Bay Area Salinas Valley and Central California. Other benefits include affordable housing, a diverse population, development-ready land, skilled workers and business incentives for qualifying companies. Gilroy is one of the fastest growing cities in Santa Clara County. Its peaceful neighborhoods, affordable housing and pleasant weather make it a wonderful place to work, live, and play.

Confidentiality and Disclaimer

This Offering Memorandum ("OM") contains select information pertaining to 6920 Monterey Street (the "Property") located in Gilroy, CA. It has been prepared by Maxima Realty Group ("MRG" or "Broker"). This OM is not all inclusive and does not contain all the information a prospective tenant may desire. The information contained in this OM is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Broker. This material is based in part upon information supplied by the Owner and in part upon information obtained from sources that Owner deems reliable. Neither MRG or Owner, nor their officers, employees, or agents make any representations or warranty, express or implied as to the accuracy or completeness of the OM or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of the OM for the Property you agree: the OM and its contents are confidential, you will hold it and treat it in the strictest of confidence and you will not directly or indirectly disclose or permit anyone else to disclose this OM or its contents in any fashion or manner detrimental to the interest of the Owner

Owner expressly reserve the right, at their sole discretion, to reject any and all expression of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing the OM or making an offer to lease the Property unless and until a written agreement for the lease of the Property has been fully executed and delivered.

A prospective Buyer sole and exclusive rights with respect to this prospective transaction, the Property or information provided herein or in connection with the lease of the Property may be limited to those expressly provided in an executed Lease Agreement and shall be subject to the terms thereof. In no event shall a prospective buyer have any other claims against Owner or Broker or any of their affiliates or any of the respective officers, directors, shareholder, owners, employees, or agent for any damages, liability or causes of action relating to the marketing or sale of the Property.