

RETAIL PROPERTY FOR SALE

# San Benito Street

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500 San Benito St  
Hollister, CA 95023



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# Property Information

# Property Summary



## Property Description

500 San Benito Street is a ±16,785 SF mixed-use asset located in the core of downtown Hollister. Originally constructed in 1927, the building is zoned Downtown Mixed Use (DMU) and supports both commercial and residential uses. Positioned along the city's primary retail corridor, the property benefits from consistent pedestrian activity and established surrounding businesses, offering investors stable income potential in Hollister's most active commercial district.

## Property Highlights

- Corner Property with lots of Foot
- Traffic Downtown Hollister
- Mixed Use with Living Units

## Offering Summary

Sale Price:	\$6,565,000
Lot Size:	0.1 Acres
Building Size:	16,785 SF

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	493	1,466	5,761
Total Population	1,717	5,077	20,034
Average HH Income	\$116,641	\$119,950	\$123,597

# Property Description



## Property Description

500 San Benito Street is a fully repositioned mixed-use asset located in the core of Downtown Hollister. The ±16,785 SF building, originally constructed in 1927, has undergone a comprehensive interior redevelopment, transforming the upper floors into 12 newly rebuilt residential units while preserving the structure's historic character.

Each residential floor was taken down to the shell and reconstructed, delivering modern one- and two-bedroom apartments positioned for long-term rental demand. Major capital improvements include a new roof, upgraded elevator system, refreshed exterior and interior finishes, and substantial building systems enhancements.

The ground floor is anchored by an in-place restaurant tenant, supported by a fully built-out basement infrastructure with walk-in refrigeration and food storage, providing operational depth and long-term tenancy stability.

The property is zoned Downtown Mixed Use (DMU), allowing for a blend of residential and commercial uses within Hollister's primary pedestrian corridor. The location benefits from consistent foot traffic, civic proximity, and ongoing downtown investment.

## Location Description

500 San Benito Street is positioned along Hollister's primary downtown commercial corridor, offering strong visibility and consistent pedestrian activity. San Benito Street serves as the city's central retail and dining spine, anchored by established local businesses, boutique storefronts, restaurants, and civic destinations that drive daily foot traffic.

The surrounding area supports a mix of commercial, residential, and municipal uses, creating sustained daytime and evening activity. Proximity to public services, community venues, and neighborhood-serving retail enhances tenant stability and long-term demand.

As Hollister continues to experience measured residential growth and downtown revitalization, the subject property benefits from its location within the city's most active mixed-use corridor, positioning it well for durable commercial tenancy and residential rental demand.

# Complete Highlights



## Property Highlights

- 16,785 SF Mixed-Use Building
- 12 Fully Rebuilt Residential Units
- Ground-Floor Restaurant with In-Place Tenant
- Major Capital Improvements Completed
- New Roof and Upgraded Elevator
- Fully Built-Out Basement with Walk-In Refrigeration
- Located on Hollister's Primary Retail Corridor
- Stabilized In-Place Income
- 5.00%+ Cap Rate at Asking
- Reduced Deferred Maintenance Exposure

# Additional Photos



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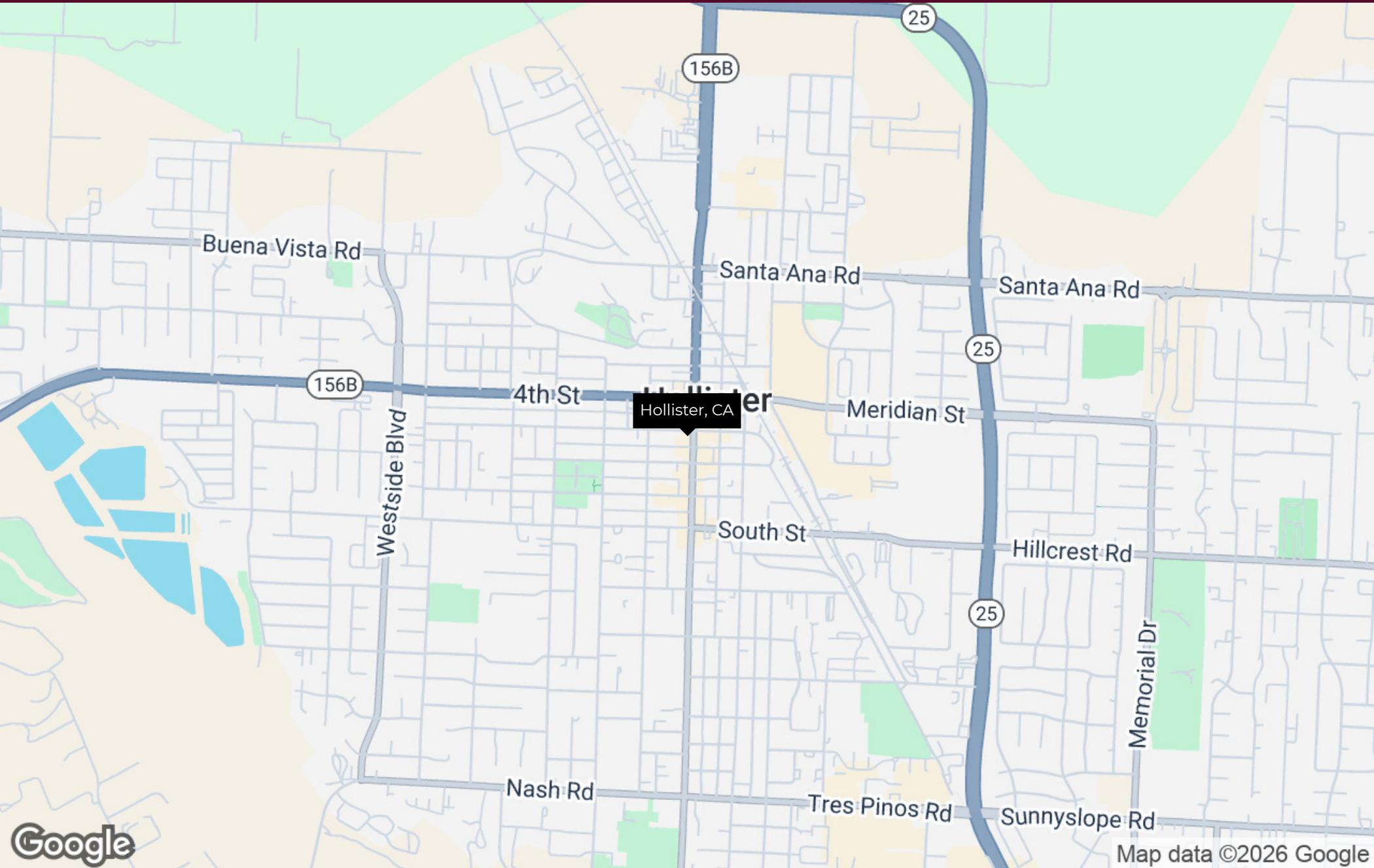
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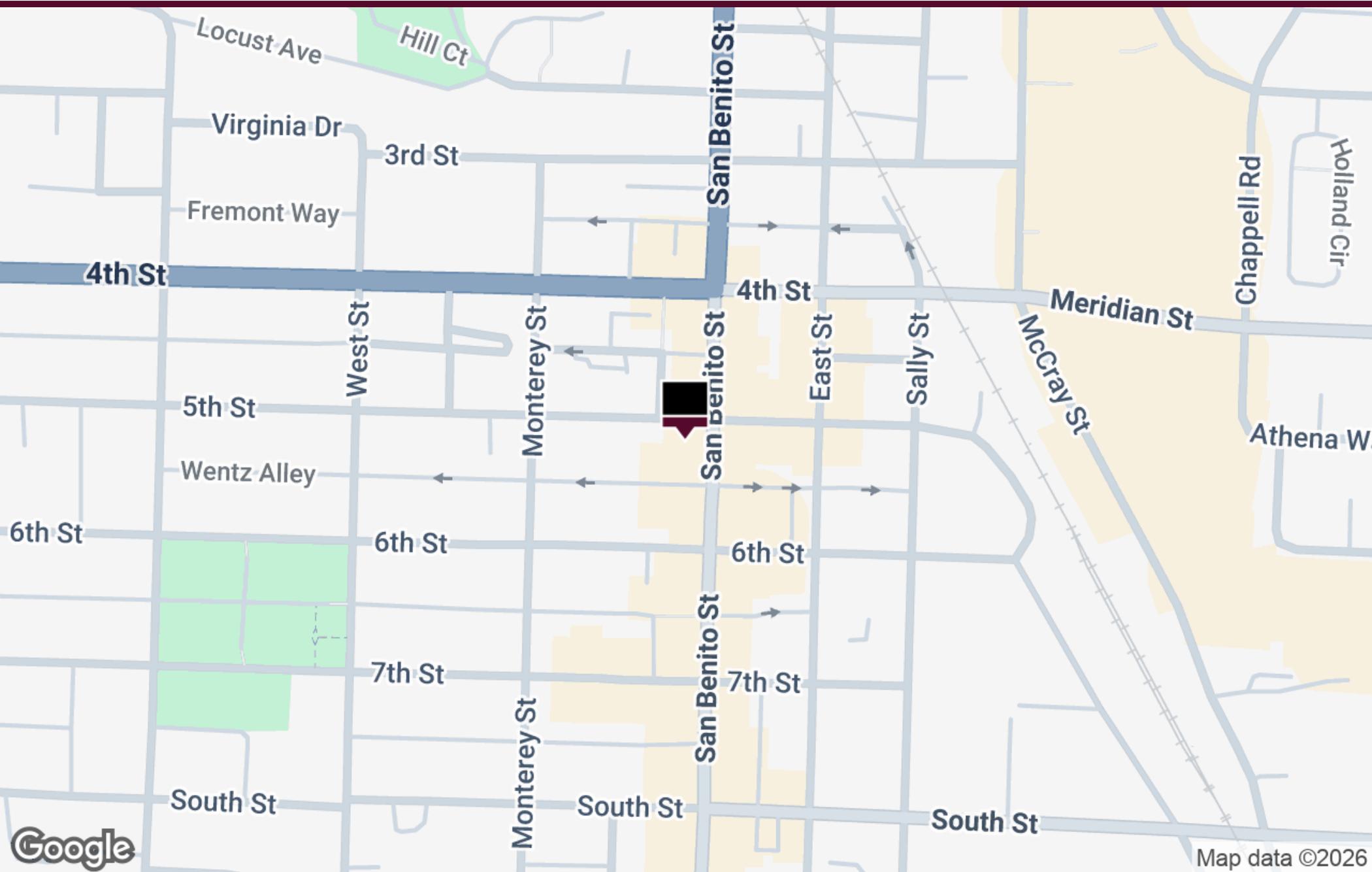


# Location Information

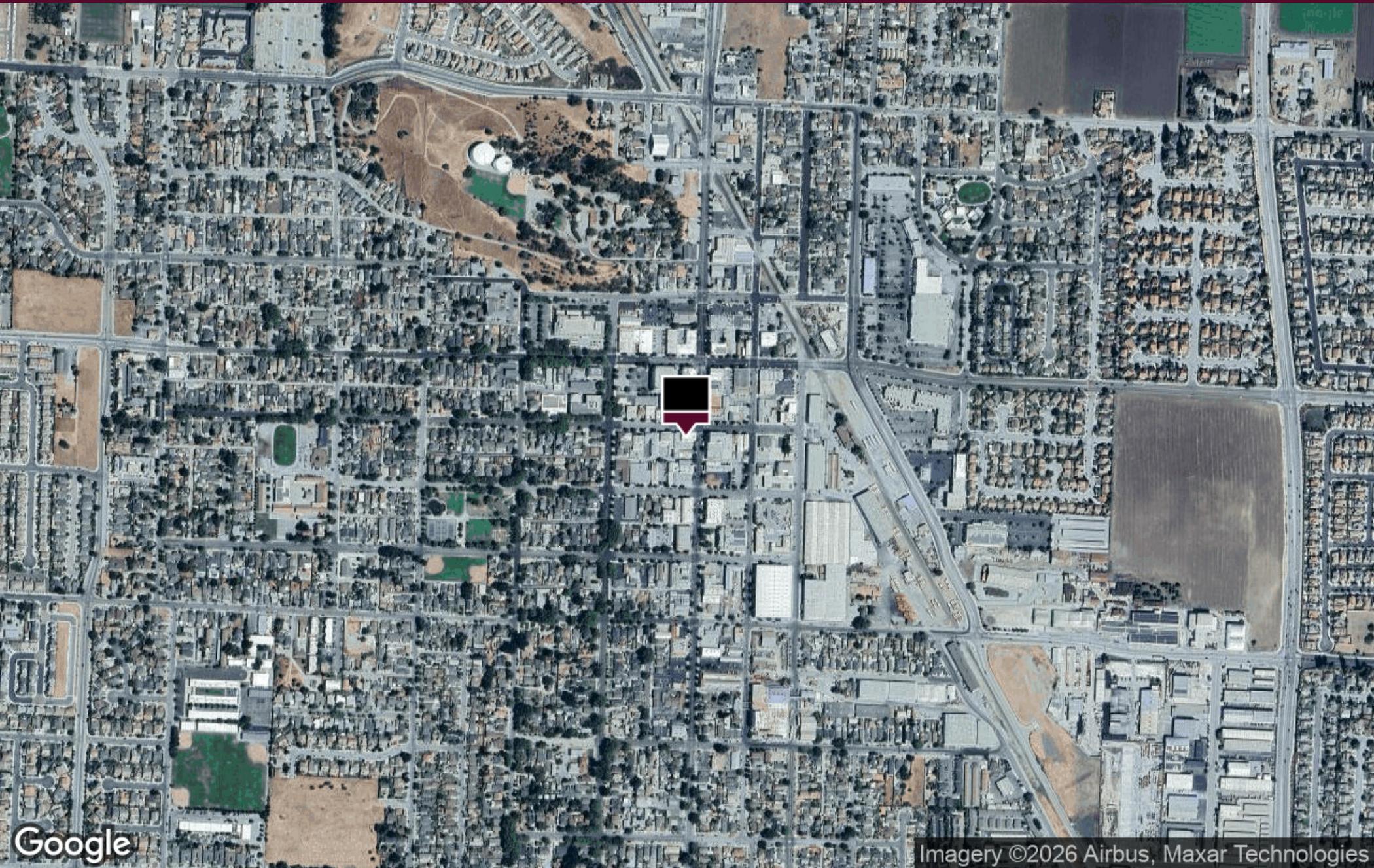
# Regional Map



# Location Map



# Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

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# Financial Analysis

# PRO FORMA

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## PRO FORMA – INVESTOR SUMMARY (23% OPERATING EXPENSES)

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### REVENUE ASSUMPTIONS

#### Restaurant (Ground Floor)

1 Unit @ \$6,000 / Month ..... \$72,000 / Year

#### Residential – Two-Bedroom Units

6 Units @ \$2,650 / Month (\$16,200 / Month) ..... \$194,400 / Year

#### Residential – One-Bedroom Units

6 Units @ \$2,250 / Month (\$13,800 / Month) ..... \$165,600 / Year

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### INCOME SUMMARY

Potential Gross Income (PGI) ..... \$432,000

Less Vacancy (3%) ..... (\$12,960)

Effective Gross Income (EGI) ..... \$419,040

Operating Expenses (23% of EGI) ..... (\$96,379)

Net Operating Income (NOI) ..... \$322,661

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## VALUATION METRICS

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Asking Price ..... \$6,565,000

In-Place Capitalization Rate ..... 5.00%

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## INVESTOR ASSUMPTIONS & NOTES

- Pro forma reflects in-place rents and stabilized operations
- Operating expenses estimated at 23% of Effective Gross Income
- No rent growth, expense inflation, or financing assumptions applied
- Information provided for underwriting purposes only
- Buyer to independently verify all financials



# Demographics

# Demographics Map & Report

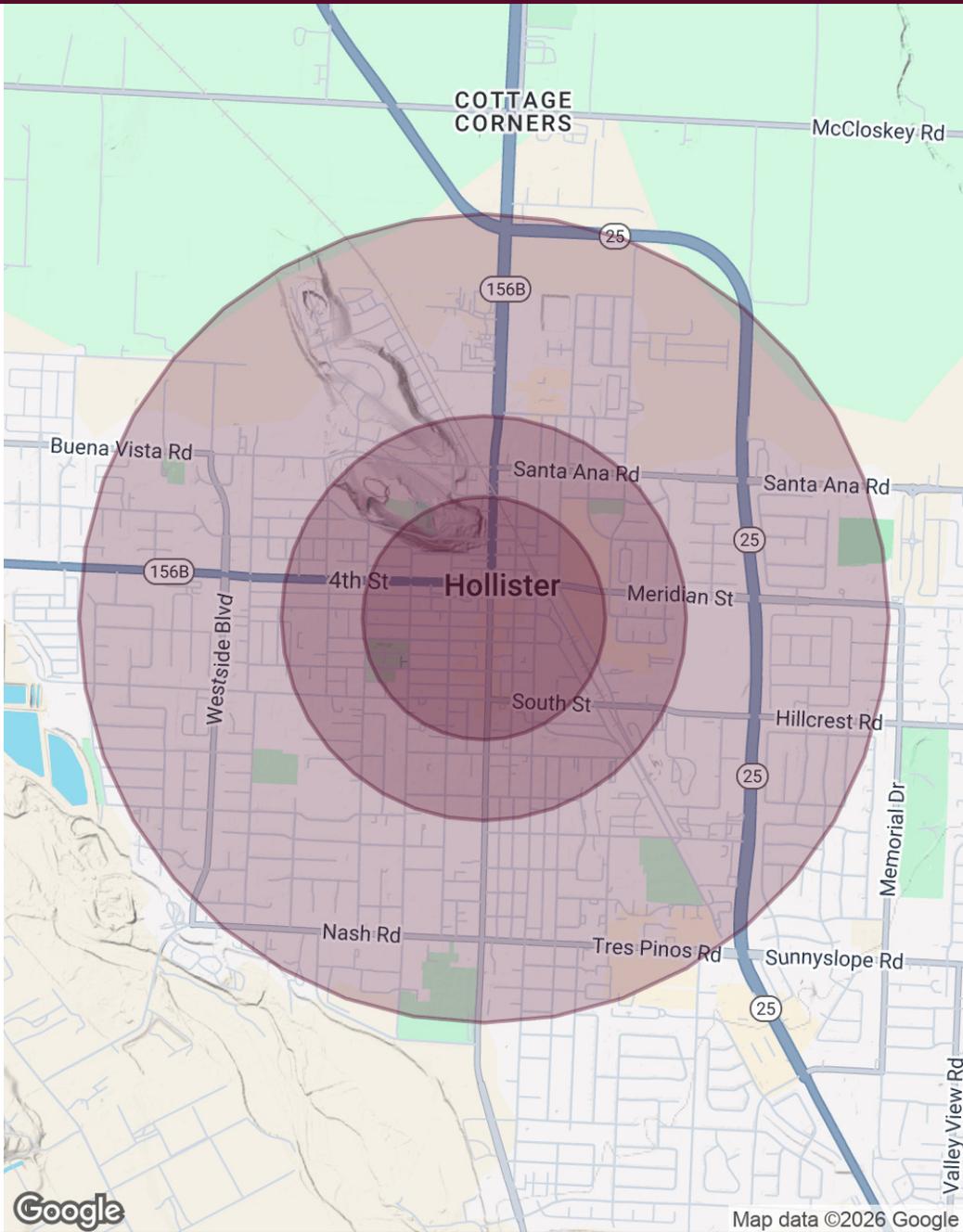
### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,717	5,077	20,034
Average Age	36	36	36
Average Age (Male)	35	36	35
Average Age (Female)	37	37	37

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	493	1,466	5,761
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$116,641	\$119,950	\$123,597
Average House Value	\$637,627	\$644,929	\$688,240

Demographics data derived from AlphaMap





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# Advisor Bios

# Advisor Bio 1



## DAN GLUHAICH

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## Professional Background

Dan has over 35 years of experience in Residential and Commercial Real Estate Sales and Development in California and Nevada. Awarded "Top 1% Agent." At Intero Real Estate Services. Dan's experience has been guiding commercial real estate investors on negotiations, leasing, developing, sales and purchases. Negotiate and analyze lease terms, future lease options and rates to maximize clients' returns and highest best utilization of profitability of client's investments. Facilitate extensive marketing and negotiations on various triple net retail industrial, development projects and land investments sales. Dan has also completed multiple transactions of 1031 tax deferred exchanges and reverse exchanges. Years of building relationships with various lenders to finance multiple types of properties in California and out of state. He has developed, designed, listed, purchased and sold custom homes, apartment buildings, industrial and commercial centers in Nevada and California. He has also developed and eased commercial and industrial projects. Sold and listed numerous agricultural and cattle ranches. Just a few of the examples of triple net deals closed include, Chase Bank, IHOP, Denny's Restaurants, Starbucks, Chipotle, Taco Bell, Dottie's, Burger King, KFC, Tire Works, and 7-eleven gas station C-Stoes Nationwide.

## Education

Bachelor of Science from California Polytechnic State University, Associates Degree in Crop Science from Hartnell Junior College, California Real Estate License, Nevada Real Estate Broker License with Sperry Van Ness and Colliers International.

## Memberships

Dan was the #1 producer in 2006 and 2007 for INTERO and #1 producer in his office from 2001-2017 out of over 1500 agents. From 2008-2017, Dan was awarded the top 5% agent, He was the #4 producer from 1999-2017 out of 100,000 agents in World Century 21. Dan is currently in the Chairman Circle at INTERO.

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# Advisor Bio



**BRYSON SMITH**

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CalDRE #02118821

## Professional Background

**Bryson Smith brings more than 35 years of sales and negotiation experience to the real estate industry, including 15 years in real estate prior to a successful tenure in the competitive advertising industry. Today, he specializes in commercial properties, residential, and farmland throughout California and Utah, guiding clients through complex transactions with clarity and precision.**

**His background uniquely blends deep real estate experience with high-level marketing and negotiation strategy. During his time in advertising, Bryson refined the positioning, branding, and contract skills that now define his approach to multi-million-dollar transactions. Known for structuring complex deals thoughtfully and negotiating with discipline, Bryson advises buyers, sellers, and investors with a strategic, long-term perspective.**

**Beyond real estate, Bryson remains deeply involved in his community. He served as President of the Gilroy After Hours Rotary (2022–2024) and currently serves as Director of Day on the Ridge, a regional live music event. He has also contributed to the Gilroy Downtown Business Association’s Economic Development Committee and previously served as Co-Chair of Gilroy Downtown Live.**

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