



# 5884 Monterey Road

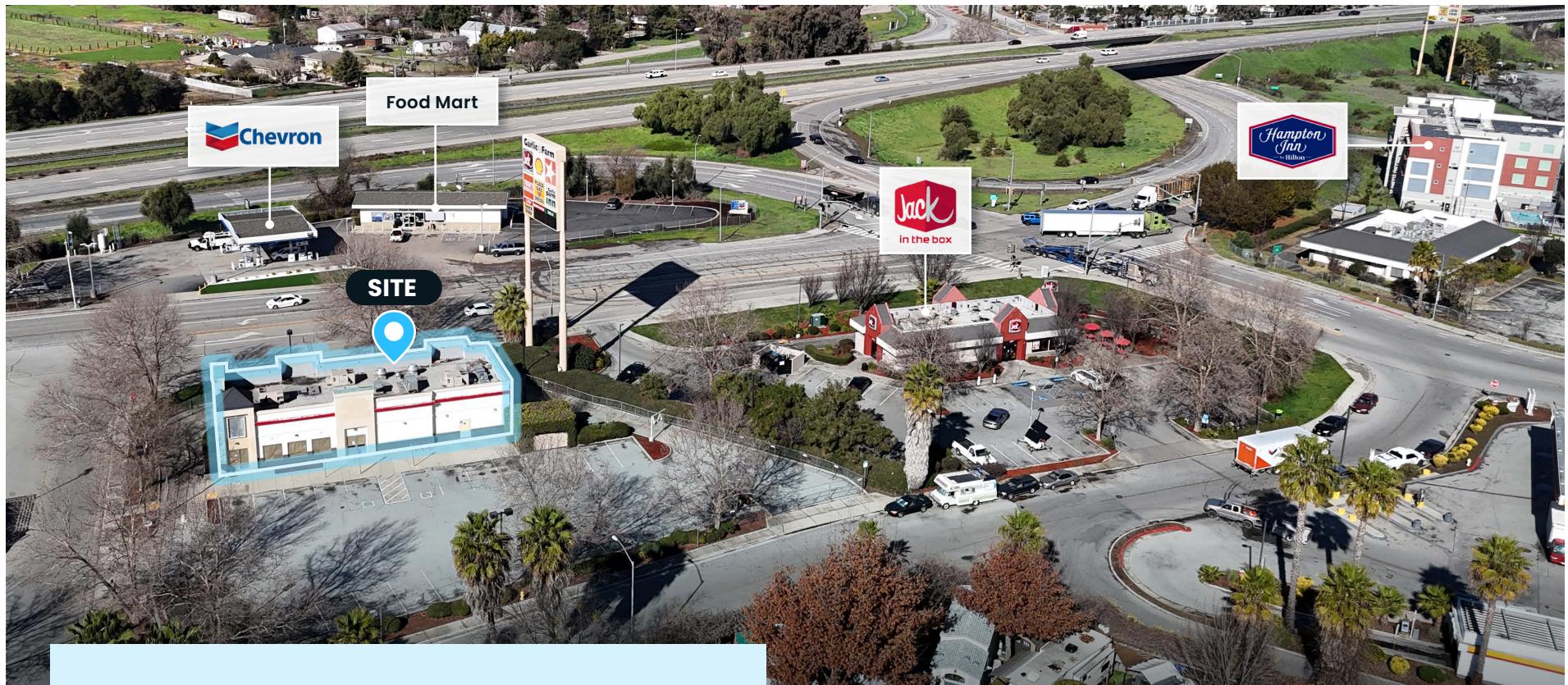
Gilroy, CA

±3,564 SF

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**Rare Drive Through Opportunity in South Gilroy's travel hub near Carl's Jr, Jack in the Box, Hampton Inn, Hilton Garden Inn and more.**



**Pylon signage visible from Highway 101.**



**Property is located close to Gavilan College, Gilroy Sports Park, and Christmas Hill Park – all strong regional population draws for community events.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,853	85,934	260,110
Avg. HH Income	\$279,105	\$256,799	\$233,037
Daytime Population	19,063	91,031	251,055

#### TRAFFIC COUNTS

Source: 2024 Esri.

Los Gatos Blvd	±30,433 ADT
Blossom Hill Rd	±15,647 ADT
State Route 17	±97,700 ADT







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