



# 5884 Monterey Road

Gilroy, CA

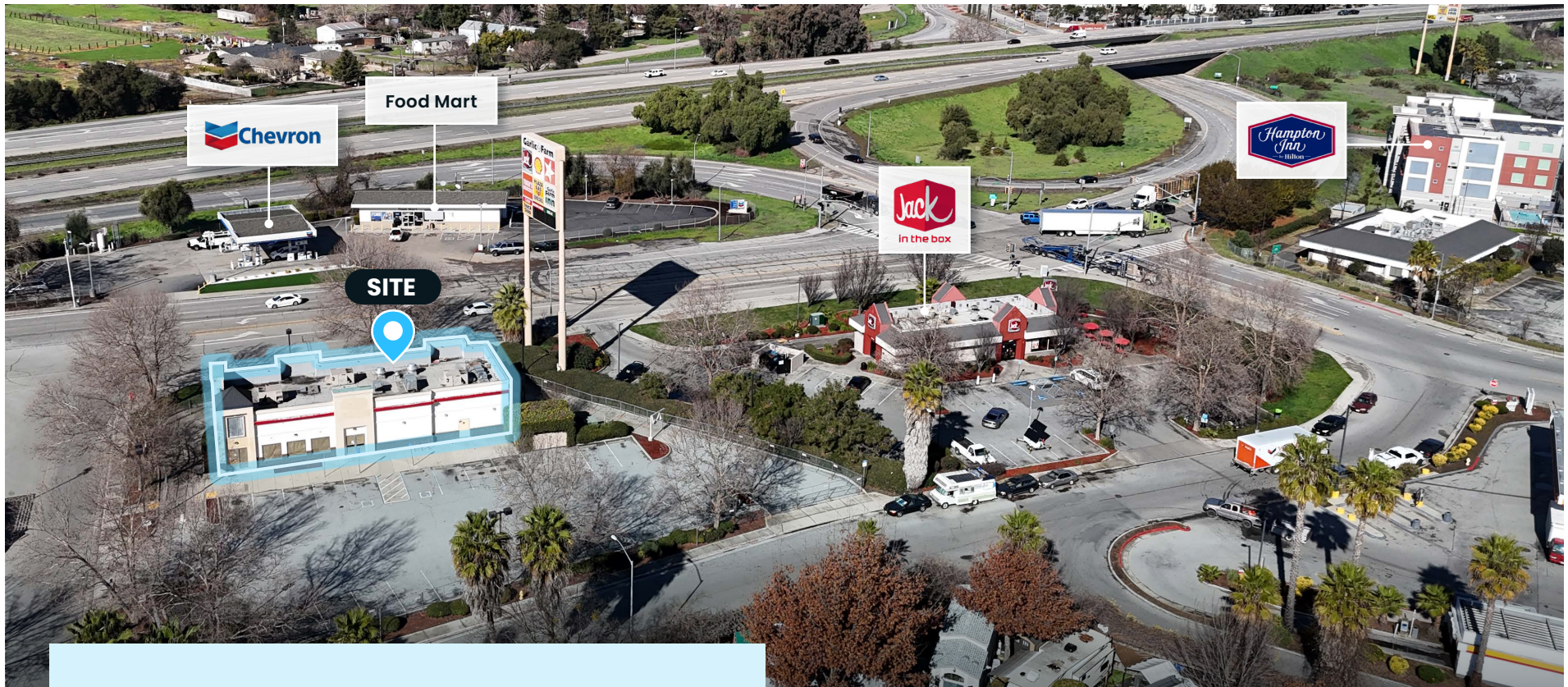
±3,564 SF

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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









**SAN YSIDRO SHOPPING CENTER**

lululemon claire's H&M BANANA REPUBLIC FACTORY

STAPLES Ashley HOMESTORE Mancini's SLEEPWORLD JCREW FACTORY

THE HOME DEPOT EXPRESS FACTORY OUTLET VANS WHITE | BLACK

SAFEWAY

Goodwill

ROUND TABLE PIZZA

TACO BELL

NOB HILL FOODS Starbucks CARDENAS

jiffy lube cricket wireless ANYTIME FITNESS

**SOUTH VALLEY SHOPPING CENTER**

TACO BELL Smart & Final 99c ONLY STORES

metro BIG LOTS SUBWAY

OSH KOSH B'Gosh sunglass hut Bath & Body Works MICHAEL KORS OUTLET

TORRID adidas COACH OUTLET Nike Factory Store

carter's VANS GUESS FOREVER 21

COSTCO WHOLESALE

Walmart

Marshalls LOWE'S BEST BUY

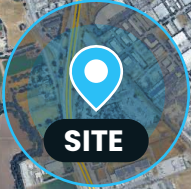
**GILROY CROSSING MALL**

KOHLE'S PETSMART dd's DISCOUNTS

ROSS DRESS FOR LESS BARNES & NOBLE TARGET

DOLLAR TREE Michaels NORDSTROM RACK

BevMo! SALLY BEAUTY CVS





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