

GILROY CROSSING

6905

CAMINO ARROYO

GILROY, CA 95020

FOR LEASE ±3,998 SF
2ND GENERATION RESTAURANT



PC INC PRIME COMMERCIAL
INCORPORATED

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PROPERTY

Overview

-  **ADDRESS:** 6905 Camino Arroyo, Suite 10
Gilroy, CA 95020
-  **SIZE:** ±3,998 SF
-  **TYPE:** Restaurant - 2nd Generation
-  **PRICE:** \$2.75 / SF + NNN \$1.17 (est.)

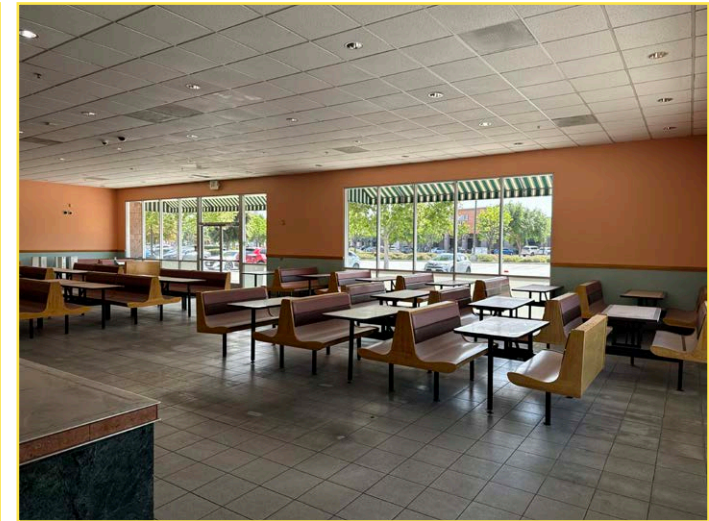


2nd Gen RESTAURANT FOR LEASE

Highlights

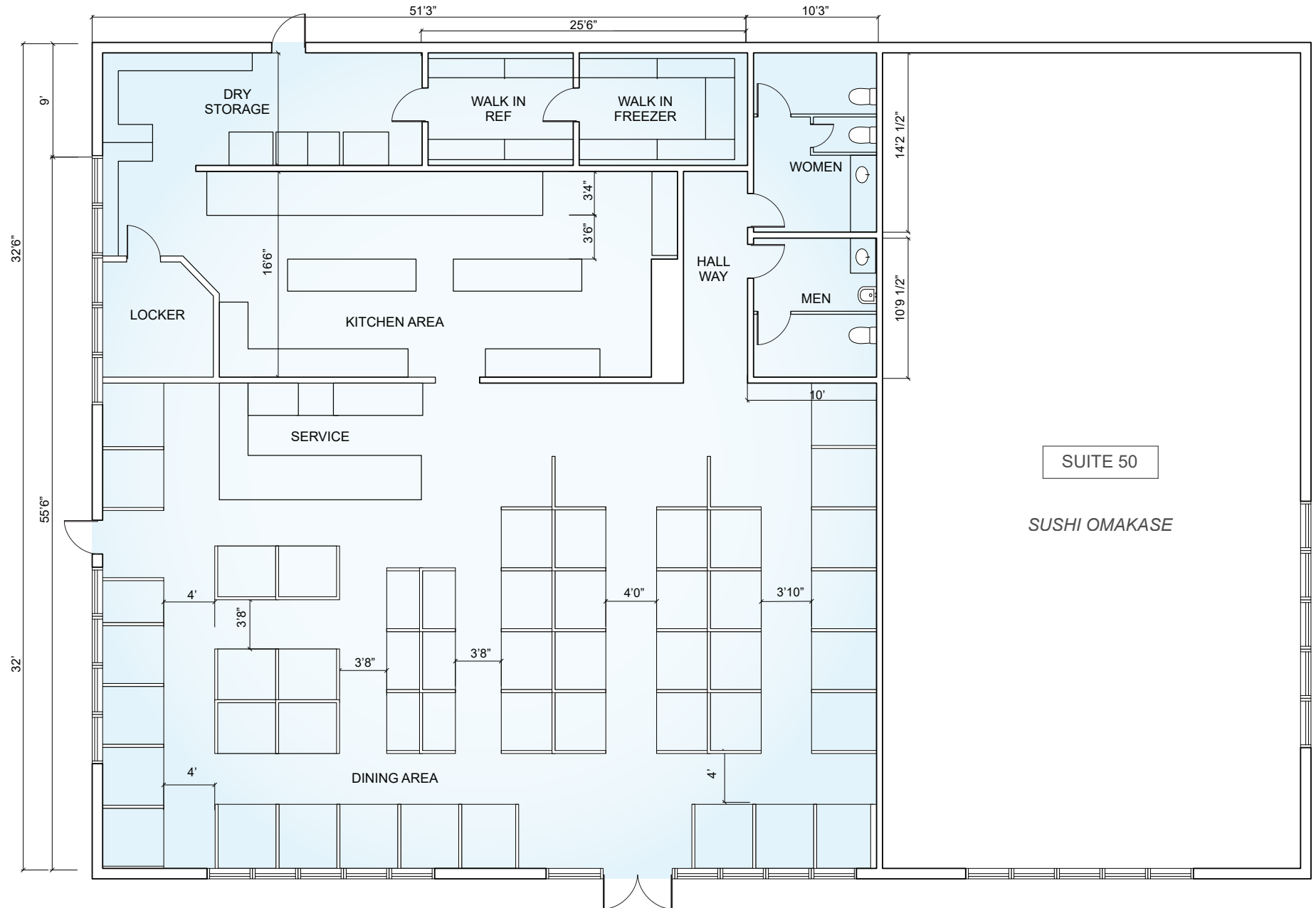
- **Located within Gilroy Crossing Shopping Center**, a Power Center shadow anchored by big-box national tenants including Target, Kohls, Nordstrom Rack, and many more. *(See Site Plan for neighboring tenant list)*
- **Visible restaurant unit** directly across from Barnes and Noble's.
- **Freeway visibility** and easy access to US 101 and State Route 152
- **Established and growing affluent population base** with strong demographics and high daytime population.
- **Strategically located in dense retail hub;** Gilroy Shopping Center ranked #1 within a 25 minute drive. *(Placer.AI)*
- **Abundant parking.** Ample surface parking lot shared with neighboring tenants.
- **Access to large trade area** including Morgan Hill, Hollister, San Martin, San Jose, and Watsonville.
- **3,998 SF end-cap with significant restaurant improvements and equipment** - Large commercial kitchen with Stainless Steel Prep Counters, Type 1 Hood, Sinks, Gas Stoves, and Walk In Fridge & Freezer. *See interior photos.*

INTERIOR Photos



6905 CAMINO ARROYO, Suite 10

Floor Plan



SUITE 50

SUSHI OMAKASE

NEIGHBORING TENANTS

Site Plan

SUITE	TENANT
6905 #10	RESTAURANT AVAILABLE - 3,998 SF
6905 #50	Sushi Omakase
6915 #10	Leslie's Pool Supplies
6915 #50	Mirastar Federal Credit Union

6705	Target
6715	Ross Dress For Less
6725	Nordstrom Rack
6735	DD's Discounts
6741	Dollar Tree
6747	Michaels
6755	Petsmart
6765	Kohl's
6805	Buffalo Wild Wings
6815 #50	Sally Beauty Supply
6815 #60	Eye Optometry
6825	Barnes & Noble
6835	Daiso
6845 # 40	Spectrum
6845 #10	Veda Nails & Spa
6845 #60	Jersey Mike's Subs
6855	BevMo!
6865	Panera Bread
6865	Starbucks
6925	Famous Dave's
6935	Mimi's Café
6945	Popeye's
6955 #10	The Habit
6955 #40	European Wax Center
6955 #50	ACCU Dental & Orthodontics
6955 #70	Chipotle
6965 #10	The Vitamin Shoppe
6965 #40	Supercuts
6965 #50	Verizon Wireless
6975	Panda Express



DEMOGRAPHICS Market

Source: esri 2025

	1 MILE	3 MILE	5 MILE
Total Population	10,717	52,741	67,546
Daytime Population	13,346	54,644	65,186
Total Households	2,813	15,735	20,133
Avg. Household Size	3.65	3.30	3.31
Median Age	31.6	35.8	37.1
Avg. HH Income	\$136,030	\$186,729	\$197,255

TRAFFIC COUNTS	CARS PER DAY
HWY 101	104,000 ADT
State Route 152	84,500 ADT
Pachecho Pass Hwy	28,400 ADT
Camino Arroyo	12,900ADT



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