



## ±0.60 AC Lowe's Out Parcel Opportunity

### ±950 SF Drive-Thru Pad Development

FOR SALE

Parcel: 841-18-060

### Property Highlights

- Lowe's outparcel opportunity located along Camino Arroyo Dr
- Site has large regional draw based on adjacent co-tenants such as Lowe's, Costco, and Walmart Supercenter
- Ample parking field with multiple convenient points of ingress/egress
- Convenient positioning immediately off CA 101

For Leasing  
Information Contact:

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### TRAFFIC COUNTS

Ranz Lane  
101 Fwy  
Pacheco Pass Hwy  
Source: Costar

approximately 25,000 cpd  
approximately 106,900 cpd  
approximately 24,400 pd

# Surrounding Trade Aerial



7151 Camino Arroyo | Gilroy, CA 95020



**GILROY PREMIUM OUTLETS**  
A SIMON CENTER

NikeFactoryStore COACH THE NORTH FACE Levi's OUTLET STORE

**NOB HILL**  
FOODS



**747**  
STUDENTS  
ENROLLED IN  
2022-2023



## 2024 DEMOGRAPHICS

### 1 Mile

Population	10,447
Avg Household Income	\$124,010
Daytime Population	7,910

### 3 Miles

Population	53,314
Avg Household Income	\$152,082
Daytime Population	25,510

### 5 Miles

Population	66,865
Avg Household Income	\$165,831
Daytime Population	28,603

\*Source: Esri



BARNES & NOBLE



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