

# 2.12 Acres

## GAS STATION & FOOD SITE FOR SALE

\$45.00 PER SQ. FT. (NET, AFTER OFFSITE IMPROVEMENTS)

6970 CAMINO ARROYO, GILROY, CA

- > At Gilroy's Major Power Center Area
- > Intersection Includes: Target, Kohls, Super Walmart, Costco, Lowes & much more
- > Proposed Site Plan includes Gas Station, Sit-Down Restaurant and Approved 4 story, 91 room hotel

### Demographics - 2024

Average HH Income: \$165,755  
Population: 66,718

### Traffic Counts - 2024

Hwy 152: 104k ADT  
Hwy 101: 128k ADT

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# Site Plan



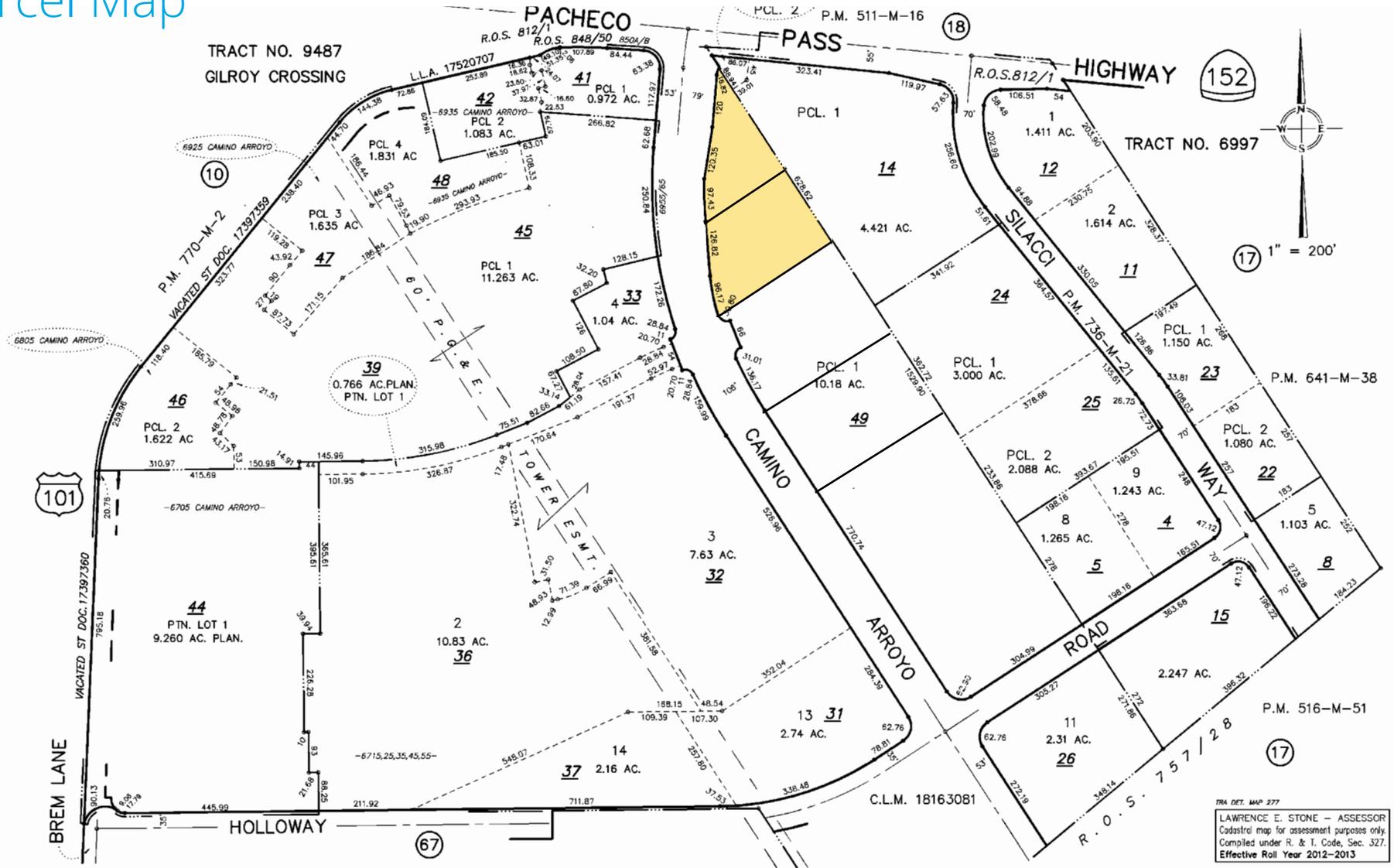
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# Parcel Map



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