



6,500 SF
FULLY IMPROVED
RESTAURANT BUILDING

\$220,000
ASKING RATE

GILROY CROSSINGS RETAIL FOR LEASE OR GROUND LEASE

FORMER FAMOUS DAVES | 6925 CAMINO ARROYO | GILROY, CA

For leasing
information
contact

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JOIN GILROY CROSSINGS CURRENT TENANTS



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Mathews

GILROY CROSSINGS

6925 CAMINO ARROYO | GILROY, CA 95020

Property Highlights

ASKING \$220,000 for lease or ground lease

±6,500 SF fully improved restaurant building

±1.6 ACRE parcel

FULLY IMPROVED pad at Gilroy Crossings - Regional Power Ctr

GILROY CROSSINGS CENTER

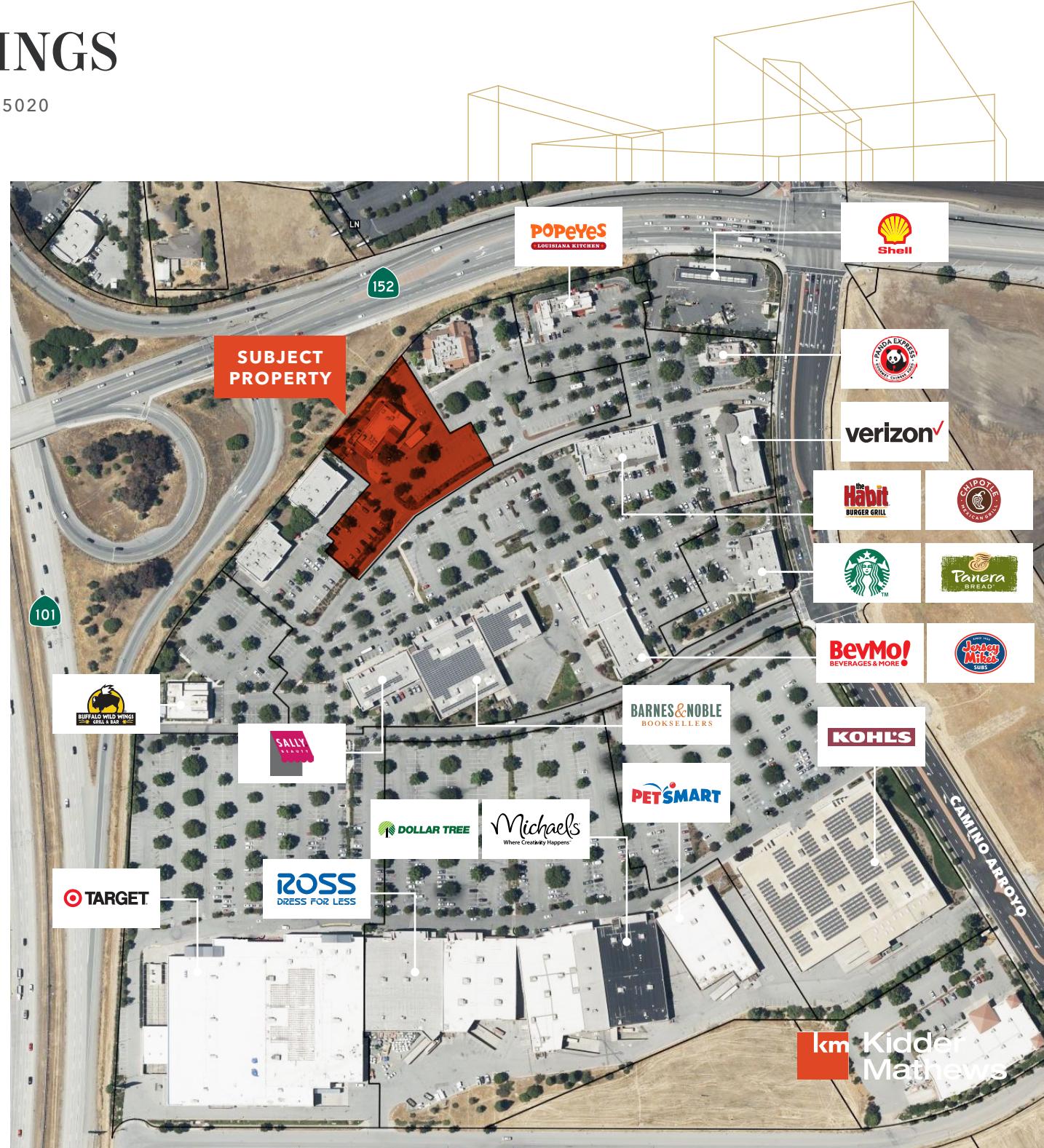
TENANTS INCLUDE: Target, Barnes & Noble, Ross, Kohl's, Michaels, Bevmo, Petsmart, Starbucks, Buffalo Wild Wings, and many more

LARGE parking field

SIGNALIZED ACCESS with multiple ingress/egress points into the center

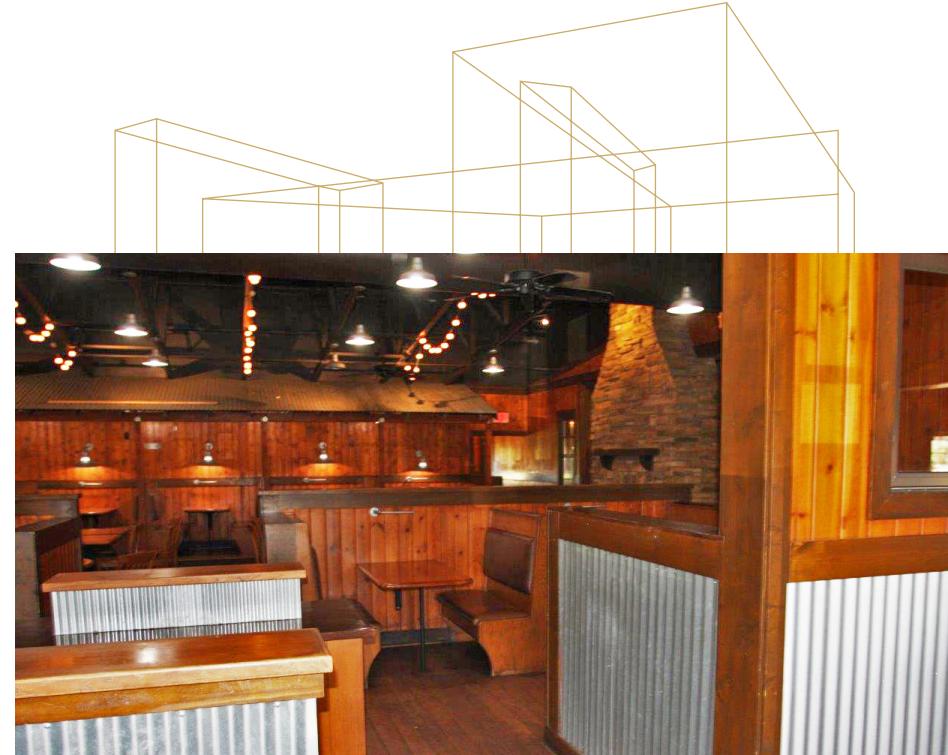
WELL-MAINTAINED retail center

ACCESS to large trade area with great demographics including Morgan Hill, Hollister, San Martin, San Jose, Watsonville, and San Juan Bautista



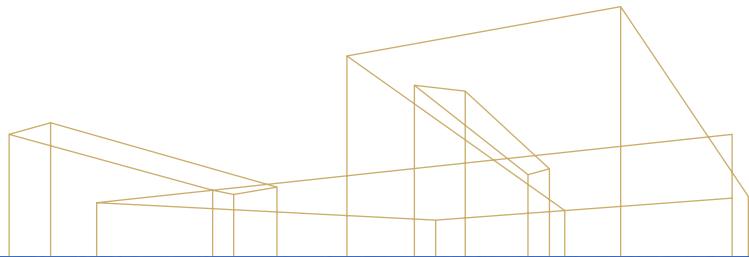
GILROY CROSSINGS

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Property Tenants

Space	Tenant	SF
M-1	Kohl's	88,408
M-6	Ross Dress For Less	30,187
M-5	Bed Bath & Beyond	25,393
M-3	Michaels	24,288
M-8	Barnes & Noble	23,049
M-4A	DD's Discounts	22,231
M-2	PetSmart	22,133
2	BevMo	10,005
3	Pier 1 Imports	10,004
P1A	Panera Bread	5,065
4-1	Lane Bryant	4,800
6A1-2	Leslie's Pool	3,673
8-6	Verizon	3,510
1-3	Spectrum	3,335
8-1	The Vitamin Shoppe	3,315
10	Habit Burger Grill	2,771
6A-3	SC County Credit Union	2,502
P10	Panda Express	2,448
6B-1	Sushi Omakase	2,177
8-3	Baskin Robbins	2,100
9-1	Chipotle Mexican Grill	2,004
9-6	Pieology	1,996
P1B	Starbucks	1,803
4-3	EyeC Optometry	1,600
4-2	Sally Beauty Supply	1,600
9-4	European Wax Center	1,582
9-2	Accu-Dental	1,511
1-1	Jersey Mike's Subs	1,443
8-4	Supercuts	1,200
1-4	Veda Nails & Spa	1,145
6945	Popeye's	-
6705	Target	123,709
850	Shell	-
6935	Mimi's Cafe	-
6925	Available	6,500
6805	Buffalo Wild Wings	-

GILROY CROSSINGS

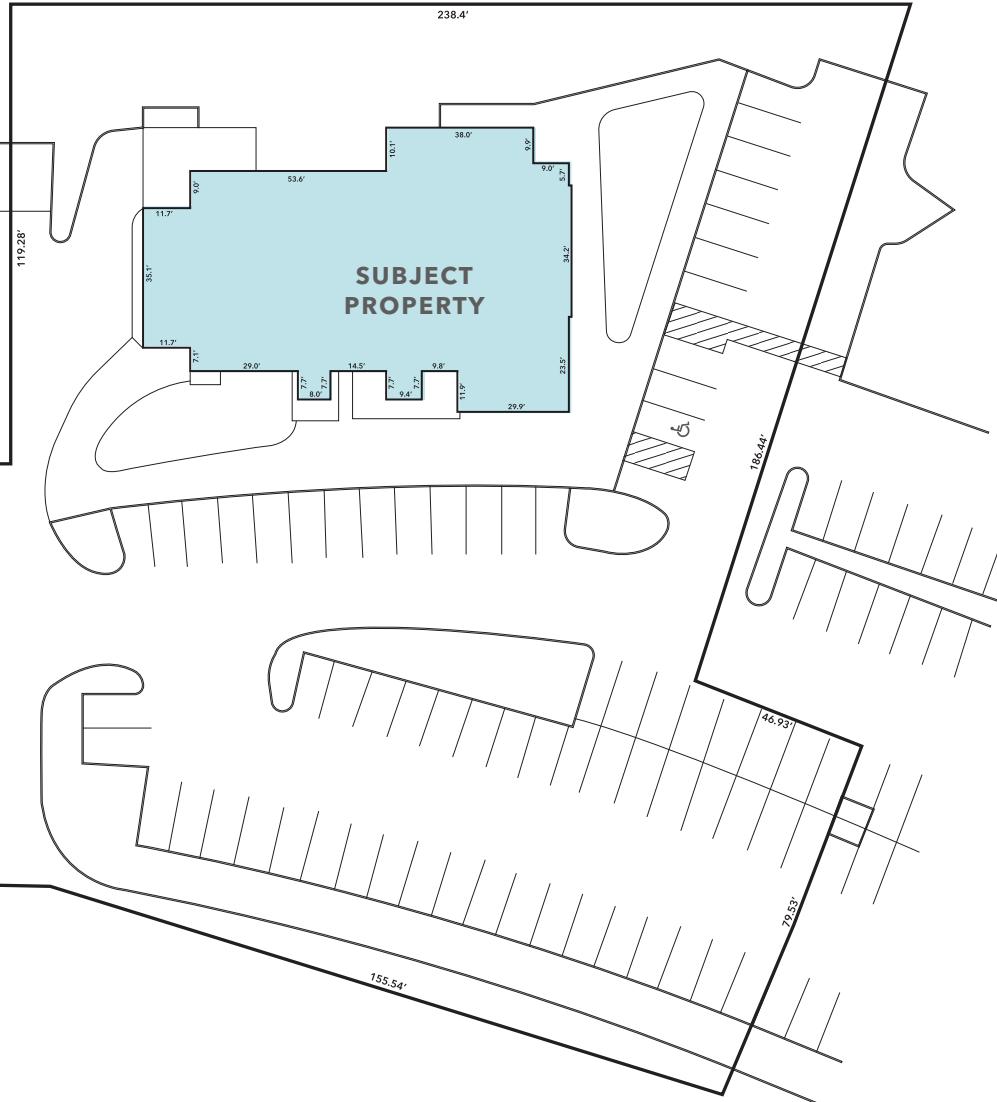
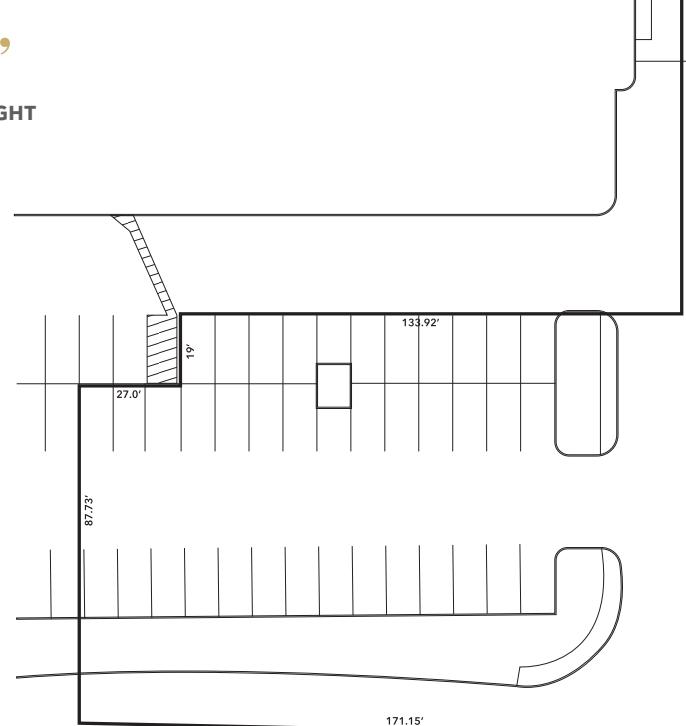
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±6,500

SQUARE FEET

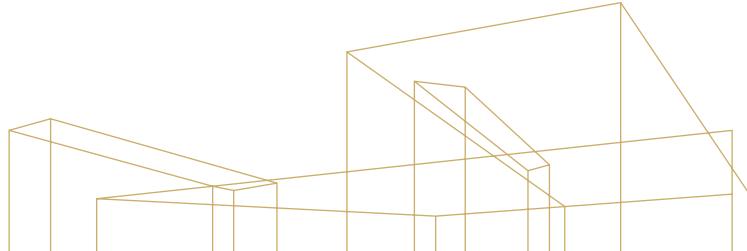
21.5'

CLEAR HEIGHT



GILROY CROSSINGS

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POPULATION

	3 Miles	5 Miles	10 Miles
2022 Total Population	47,935	60,420	94,083
2027 Projected Population	47,509	59,814	93,125
2010 Census Population	44,257	56,153	89,620
Projected Annual Growth (2022-2027)	-0.2%	-0.2%	-0.2%
Historical Annual Growth (2010-2021)	0.7%	-0.6%	-0.4%
2022 Median Age	34.4	35.2	36.3

HOUSEHOLDS

	3 Miles	5 Miles	10 Miles
2022 Total Households	13,931	17,852	28,806
2027 Projected Households	13,840	17,709	28,565
2010 Census Households	12,688	16,405	27,207
Projected Annual Growth (2022-2027)	-0.1%	-0.1%	0.9%
Historical Annual Growth (2010-2021)	1.8%	-0.2%	-0.2%
Avg Household Size	3.4	3.4	3.2

BUSINESS

	3 Miles	5 Miles	10 Miles
Total Business (2022 Est)	667	2,170	2,389
Total Employees (2022 Est)	5,605	20,591	22,588
Employee/Business (2022 Est)	8	8	9

INCOME

	3 Miles	5 Miles	10 Miles
Avg HH Income (2022 Est)	\$124,690	\$138,196	\$144,347
Median HH Income (2022 Est)	\$98,332	\$109,590	\$114,310
Total Consumer Spendng (2022 Est)	\$593.2M	\$809.1M	\$1.3B

RACE/ETHNICITY

	3 Mile	5 Miles	10 Miles
White (2022)	38,564	47,705	73,948
Black or African American (2022)	1,225	1,535	2,243
Native American (2022)	1,466	1,612	2,280
Est. Asian (2022)	4,530	6,769	10,868
Hawaiian or Pacific Islander (2022)	183	234	339
Other Race (2022)	1,967	2,564	43,536

EDUCATION (AGE 25+)

	3 Mile	5 Miles	10 Miles
Some High School Grade 9-11 (2021 Est)	7,271	8,156	10,407
High School Graduate (2022 Est)	7,140	8,497	12,827
Some College (2022 Est)	10,214	12,724	20,574
Associates Degree Only (2022 Est)	2,174	2,603	3,980
Bachelors Degree Only (2022 Est)	4,679	7,214	13,512
Graduate Degree (2022 Est)	2,379	3,830	6,558

DATA SOURCE: COSTAR



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