

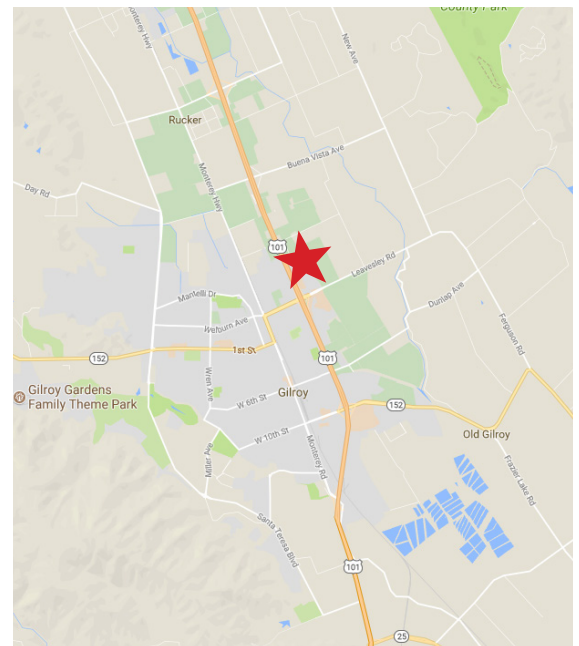
Drive Through Build-to-Suit Opportunity

8757 San Ysidro Avenue, Gilroy, California 95020



Features:

- Drive-Through Retail Pad available at Alamo Plaza. Anchored by Ashley Home, Mancini's Sleep World, and Sears Home
- Up to 3,000 square feet of building area possible
- Next to the Gilroy Premium Outlets
- Excellent location with US Highway 101 exposure (98,430 vehicles daily)
- New monument sign planned with panel for Pad Tenant fronting US Highway 101
- Abundant on-site parking and ease of access from San Ysidro Avenue
- Call Agent for building specifications and pricing



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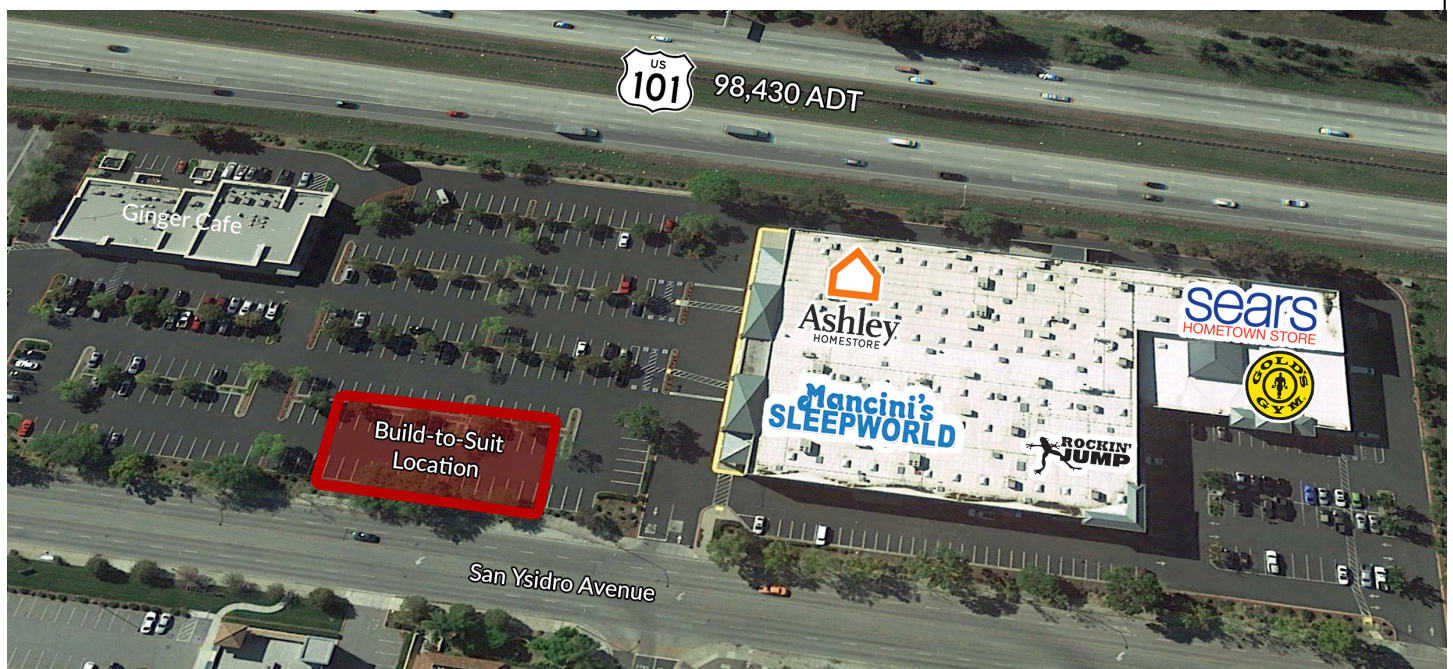
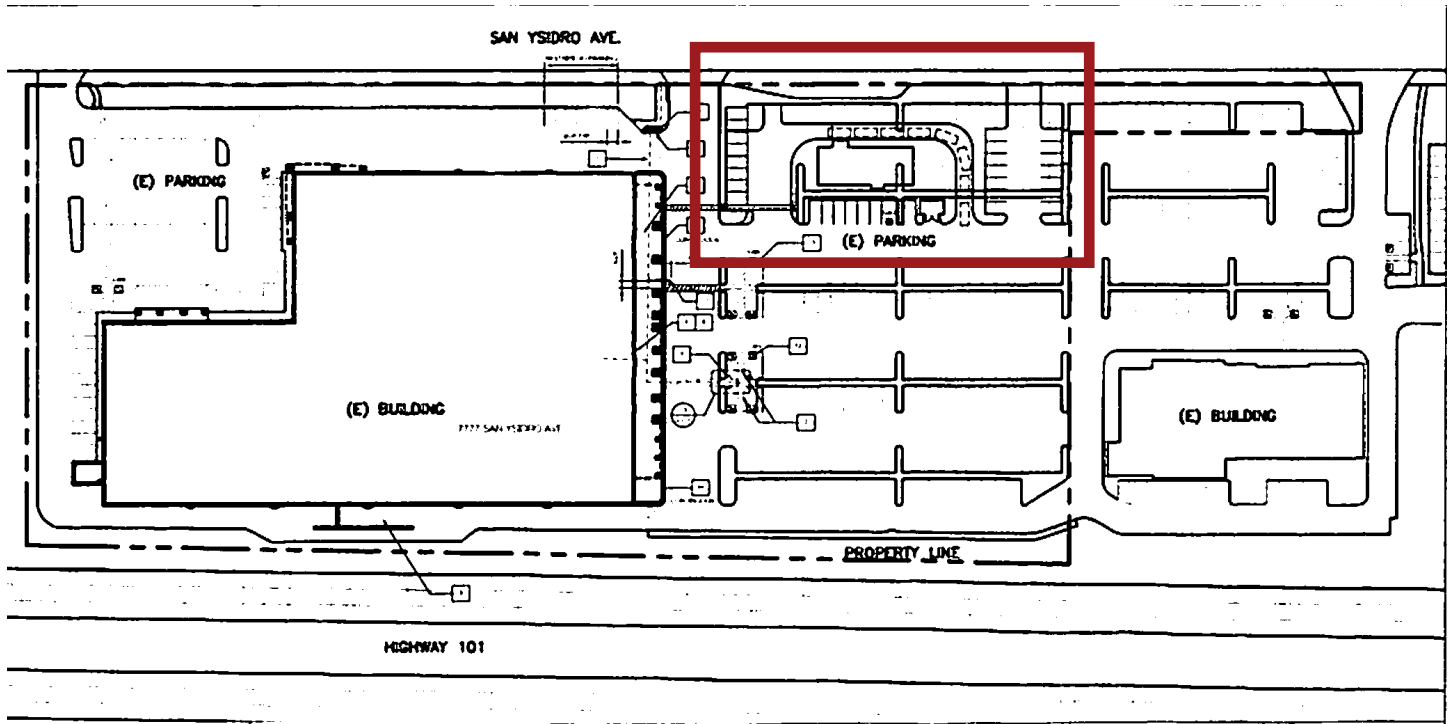
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Site Plan





Demographics

	1 Mile	3 Miles	5 Miles
Population	8,270	59,092	68,733
Avg. HH Income	\$59,010	\$103,291	\$109,368

Traffic Counts

San Ysidro Ave	8,400 ADT
Leavesly Road	38,500 ADT
HWY 101	98,430 ADT