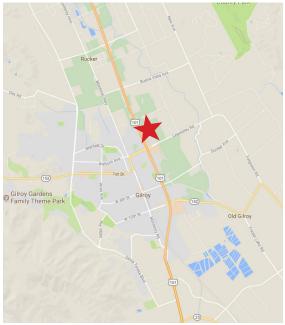
Drive Through Build-to-Suit Opportunity 8757 San Ysidro Avenue, Gilroy, California 95020



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





1543 Lafayette Street, Suite C Santa Clara, 95050 Office 408.879.4000 www.primecommercialinc.com

Doug Ferrari 408.879.4002 CA BRE 01032363

Dixie Divine 408.879.4001 dferrari@primecommercialinc.com ddivine@primecommercialinc.com CA BRE 00926251 & 01481181

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SAN YSEDRO AVE. \mathcal{O} U D (E) PARIOUG (T) (E) PARKING (E) BUILDONG (E) BUILDING 7777 SAN 1587973 AST ____ PROPERTY_LINE Ð ----------HIGHWAY 101 101 98,430 ADT Sears Build-to-Suit UMD Location San Ysidro Avenue



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Site Plan

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Aerial Map & **Demographics**



Demographics

Population Avg. HH Income

1 Mile 8,270 \$59,010

3 Miles 59,092 \$103,291

5 Miles 68,733 \$109,368

Traffic Counts

8,400 ADT
38,500 ADT
98,430 ADT



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