



# Mixed Use Land For Sale

95, 101, 105 Howson Street & 8200 Church Street  
Gilroy, CA 95020



## Features

APN: 790-36-012

1.96 Acres (85,378 SF)

Zoned: Downtown Gateway District (FAR of 0.75 / up to 30 DU per acre)

Large In-Fill Site just off of Monterey Highway near Schools, Parks, Retail and Public Transportation. Located just north of Gilroy's Downtown Core.

Price: \$4,750,000

## Exclusive Agents

Doug Ferrari

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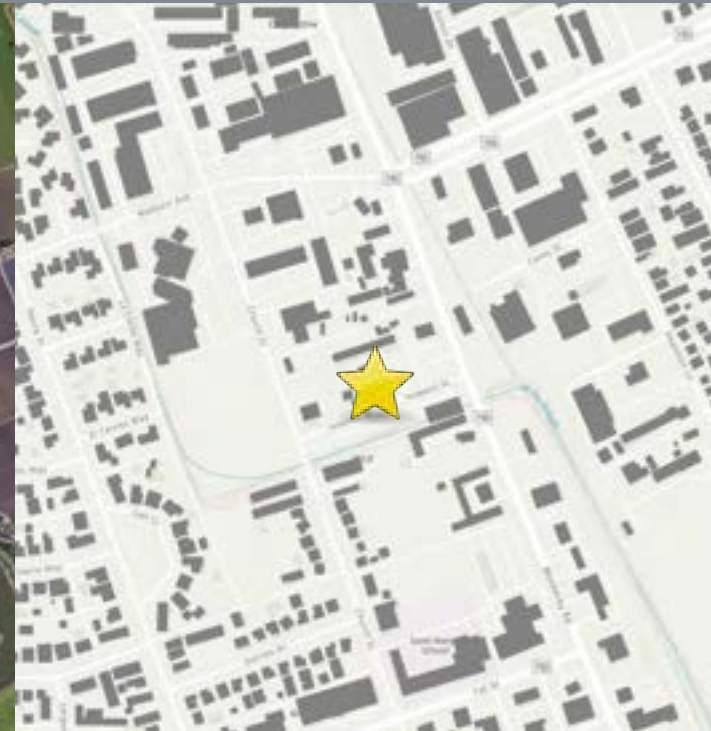
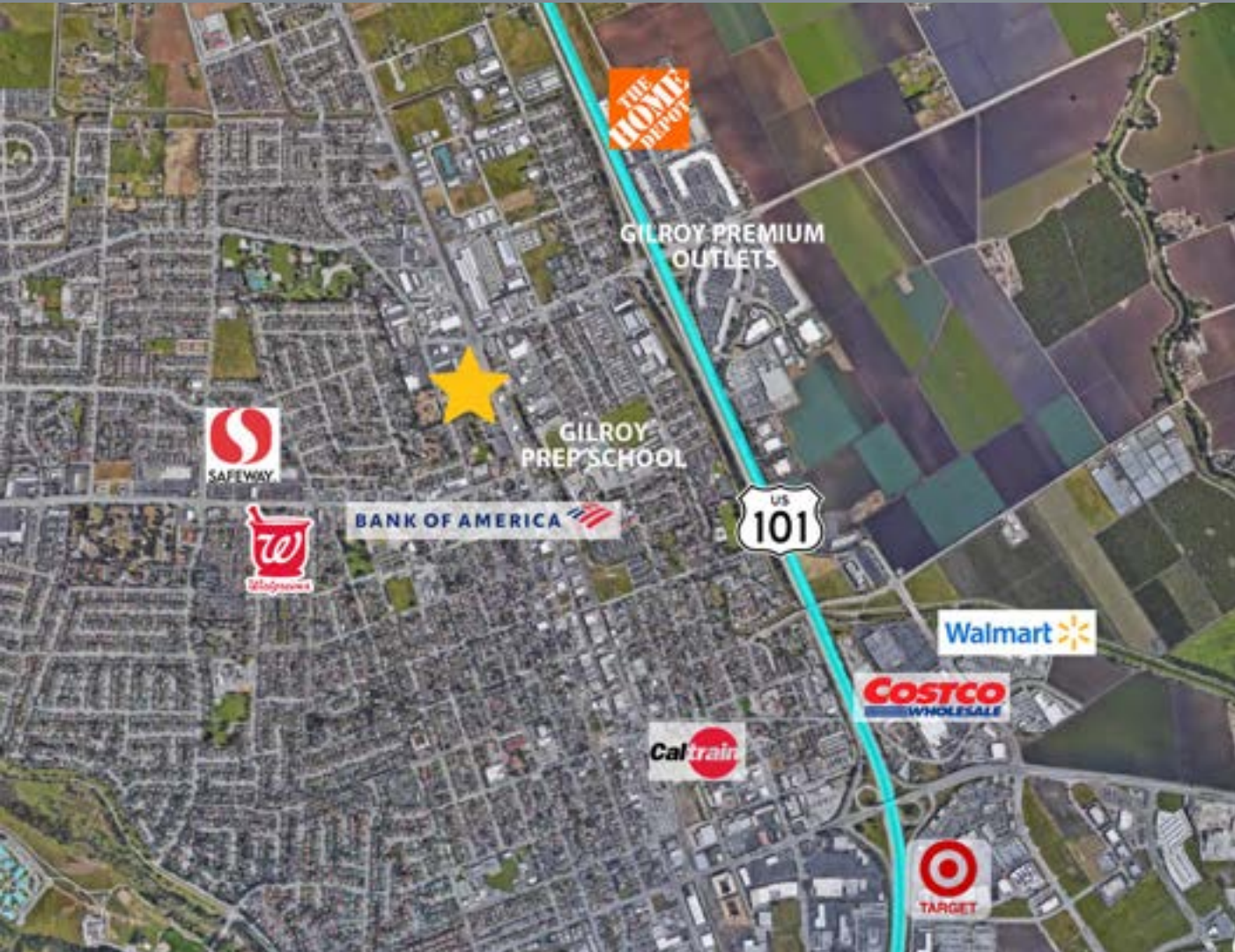
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## LOCATION

The subject property is located in the city of Gilroy at the northeast corner of Church and Howson Streets. Gilroy is one of fifteen incorporated cities that lies in the southern most region of Santa Clara County. Historically, the economic engine in Gilroy was based in agriculture with its primary crops being prunes, onions, flowers, and of course garlic. Gilroy is also home to several food processing companies that employ many local residents. Additionally, Gilroy is known for its Premium Outlets which draws shoppers from all over Northern California and from the central coast. Recently, Amazon announced that it purchased 66 acres of vacant land just south of the Premium Outlets.

The immediate neighborhood is primarily developed with commercial uses along Monterey Highway with residential enclaves to the west. The site has excellent access to U.S. Highway 101 less that one-half mile to the east via Leavesley Road. The subject sits at the northern gateway to downtown Gilroy and just one mile north of the Cal Train Station/Gilroy Transit Corridor which provides rail and bus service north to San Jose and other communities in Santa Clara County.

## PLAT MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,331	60,144	67,999
AVERAGE HH INCOME	\$104,347	\$138,756	\$143,115



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