

WELBURN CORNERS

195-A Welburn Ave
Gilroy, CA

2ND GEN RESTAURANT

±1,620 SF FOR LEASE



DIXIE DIVINE

CA DRE 00926251 & 01481181
ddivine@primecommercialinc.com
408.313.8900

BRENNAN J. MONRO

CA DRE 02180211
bmonro@primecommercialinc.com
408.560.6100 *

 PRIME COMMERCIAL
INCORPORATED

www.primecommercialinc.com
MAIN OFFICE: 408.879.4000

PROPERTY

OVERVIEW

ADDRESS: 195-A Welburn Avenue,
Gilroy, CA 95020

TYPE: 2nd Generation Restaurant

SIZE: 1,620 SF

PRICE: \$5,265 / Monthly
(\$2.65 / SF + NNN \$0.60)



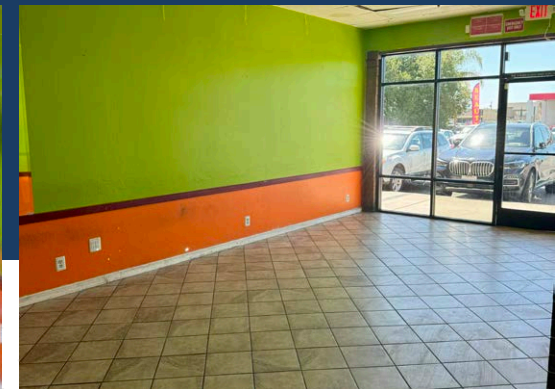
FEATURES

INTERIOR

- Former Tacqueria
- 8' Type 1 Hood
- Above Ground Grease Trap
- 250-Amp Power

EXTERIOR

- Exterior Facade Signage
- Monument Signage Opportunity
- On-Site Parking Lot
- High Traffic Counts - Located on Corner of Welburn Avenue and Monterey Road
- Surrounded by complementary retail, with Gilroy Outlets nearby





AERIAL MARKET

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	21,067	51,099	63,407
Daytime Population	20,862	46,239	57,306
Avg. Household Income	\$145,152	\$157,144	\$171,015

TRAFFIC COUNTS	CARS PER DAY
Welburn Avenue	19,100
Monterey Road	11,300
Church Street	10,100

Prime Commercial, Incorporated © 2025 Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable, however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose.