



8805 Forest St
Gilroy, CA
95020

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8805 FOREST ST
Gilroy, CA
ACT ID Z0010120

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$2,050,000
Down Payment	100% / \$2,050,000
Loan Type	All Cash
Lot Size (SF)	173,369
Price/SF	\$11.82
Lot Size (Acres)	3.98 acre(s)
Price/Acre	\$515,075
Number of Lots	0
Type of Ownership	Fee Simple

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Advance Services Inc	3,081
Verity Health System Cal Inc	1,596
Saint Louise Hospital	500
Gavilan Jint Cmnty Cllege Dst	353
Footh-De Anza Commun Colleg Di	303
Cordevalle Golf Club LLC	250
Walmart	250
Soares Lumber Company	230
Gilroy Gardens Family Theme Pk	204
Giacalone Design Services	200
Target	200
Costco	196

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	15,931	62,277	73,041
2017 Census Pop	13,256	51,747	60,584
2017 Estimate HH	3,892	17,707	20,958
2017 Census HH	3,322	14,970	17,681
Median HH Income	\$58,223	\$84,811	\$88,790
Per Capita Income	\$21,900	\$33,522	\$35,654
Average HH Income	\$86,786	\$117,020	\$123,414

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

8805 Forest Ave in Gilroy offers an investor a great location for developing and continuing the booming development that has been going on in Gilroy, CA. This corner lot is 3.80 Acres located near the Premium Gilroy Outlets. This land offers easy access to highway 101 and Monterey Rd. Zoned M-1 Gilroy is home to 12 recreational parks, three of which have won awards for park design from the California Park and Recreation Society. Gilroy is also home to the Johnny Miller Signature Golf Course at Eagle Ridge, which is a great city attraction especially to golf aficionados. The city has also become a favorite shopping destination with the recent development of the Premium Gilroy Outlets, off Highway 101 and just 1.5 miles from the subject property. This shopping facility houses 145 outlet stores, attracting savvy shoppers and tourists from all over the Bay Area and is great source of employment for the area. The City of Gilroy lies in South Santa Clara County, bordered by San Martin, Morgan Hill and Watsonville. It is a short drive to Monterey Bay, Santa Cruz, San Joaquin Valley and the San Francisco Bay area and easily accessible from Highway 101 or 152.

INVESTMENT HIGHLIGHTS

- Well Located 3.8 Acre Parcel in Gilroy CA
- Property can be sold individually into 4 separate parcels.
- M1 Zoning

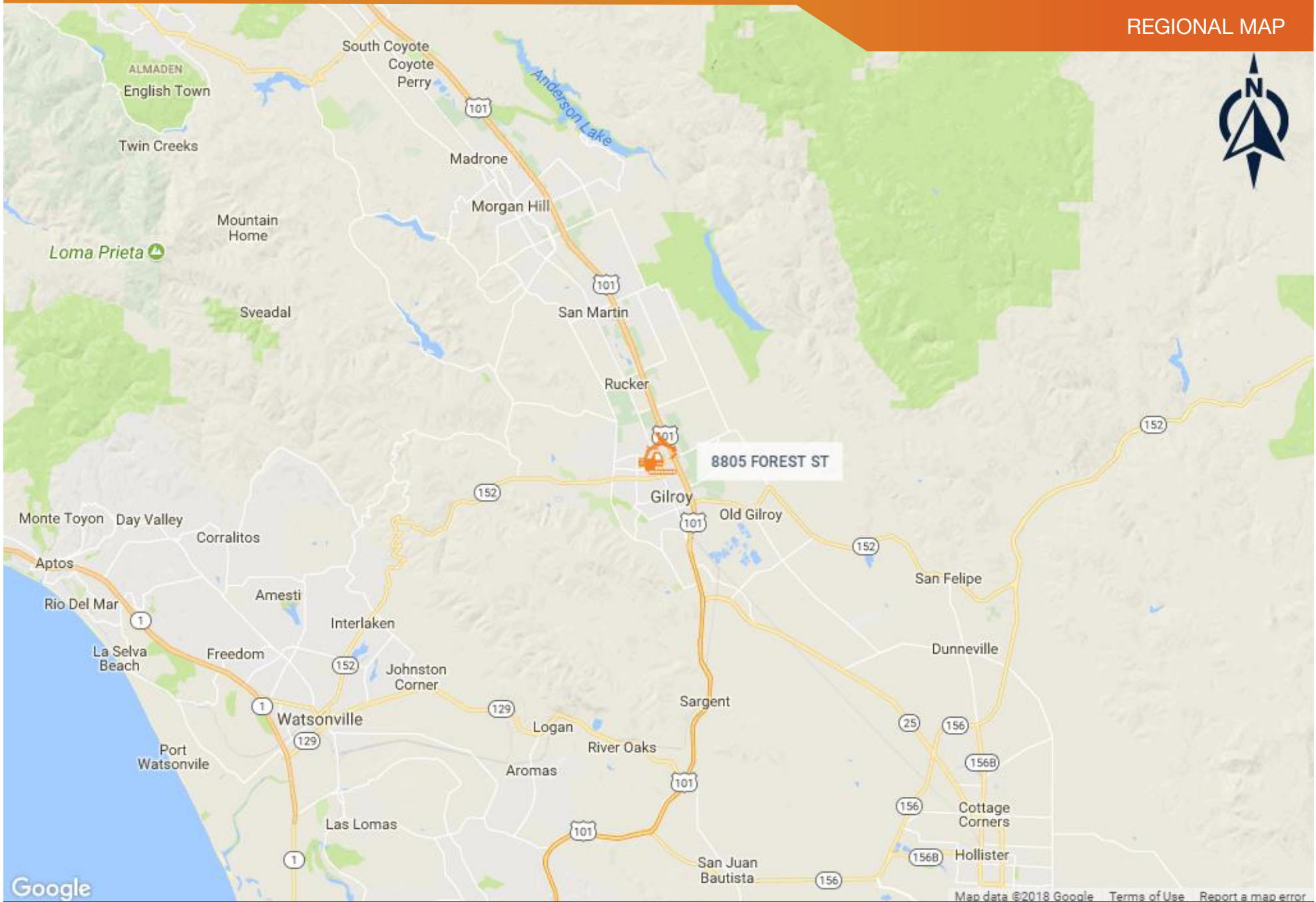


PROPERTY SUMMARY

THE OFFERING		
Price		\$2,050,000
Property Address		8805 Forest St, Gilroy, CA
Assessors Parcel Number		835-31-027
Zoning		M1 Zoning
General Plan		Industrial
Utilities		Public
Ingress/Egress		Yes
Access		Forest Street

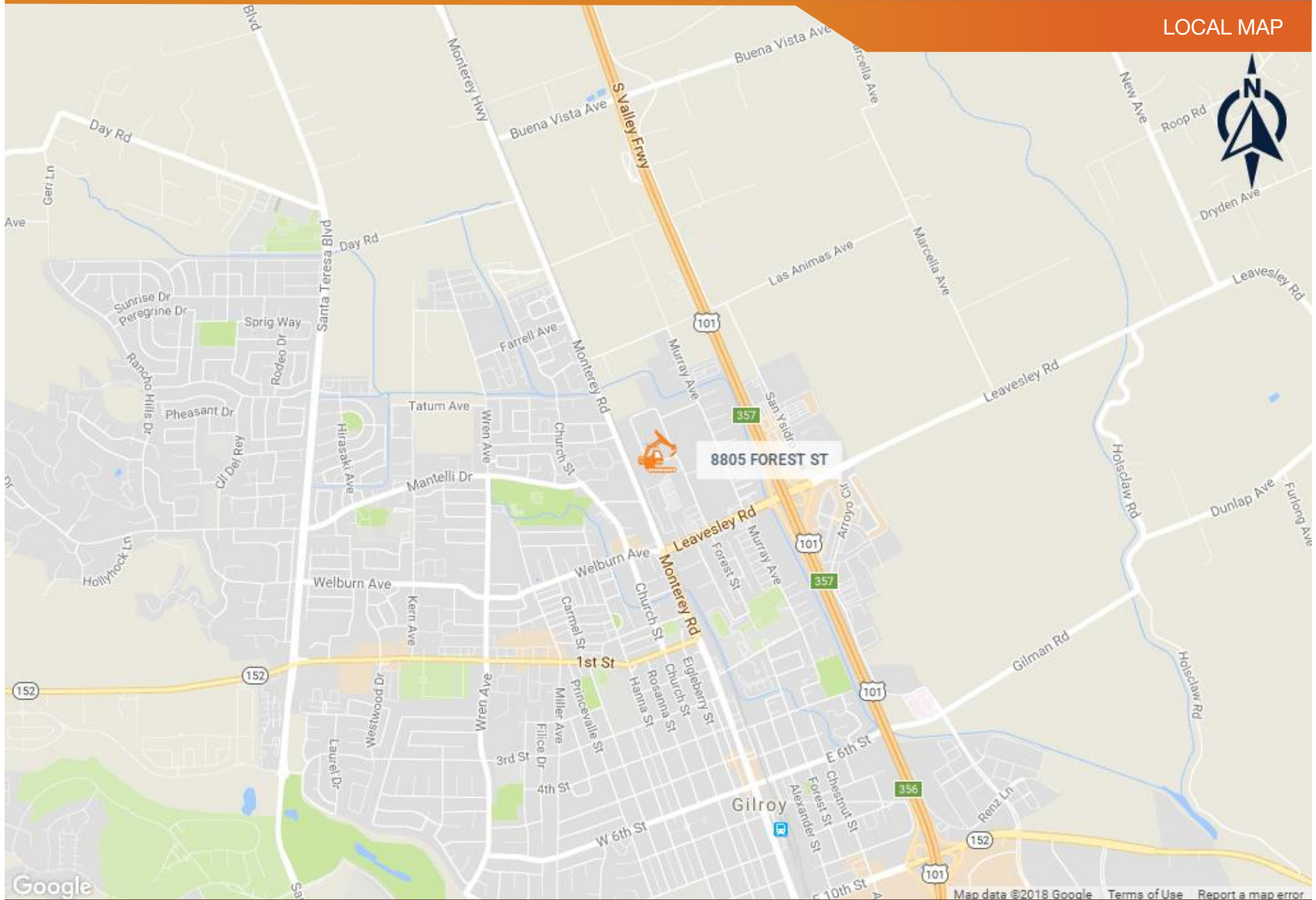
SITE DESCRIPTION		
Lot Size (SF)		173,369
Price/SF		\$11.82
Lot Size (Acres)		3.9800
Price/Acre		\$515,075
Number of Lots		4
Price/Lot		\$512,500
Type of Ownership		Fee Simple





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FINANCIAL ANALYSIS



PROPERTY SUMMARY

THE OFFERING		Notes
Land Price	\$2,050,000	
Land Price/SF	\$11.82	
Land Price/Acre	\$515,075	
Development Type	Land	
Floor Area Ratio (FAR)	N/A	
Density	N/A	

FINANCING		Notes
New Acquisition Financing	All Cash	

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,651
debt and equity
financings
in 2016**



**National platform
operating
within the firm's
brokerage
offices**



**\$5.1 billion
total national
volume in 2016**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

MARKET OVERVIEW



SAN JOSE OVERVIEW

The San Jose-Sunnyvale-Santa Clara metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito Counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains more than 2 million inhabitants in 15 cities. More than half of the region's residents reside in the city of San Jose. It is the metro's largest city with more than 1 million residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped to turn the area into the world's most prominent technology hub, a distinction that remains today.

METRO HIGHLIGHTS



PREMIER HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups.



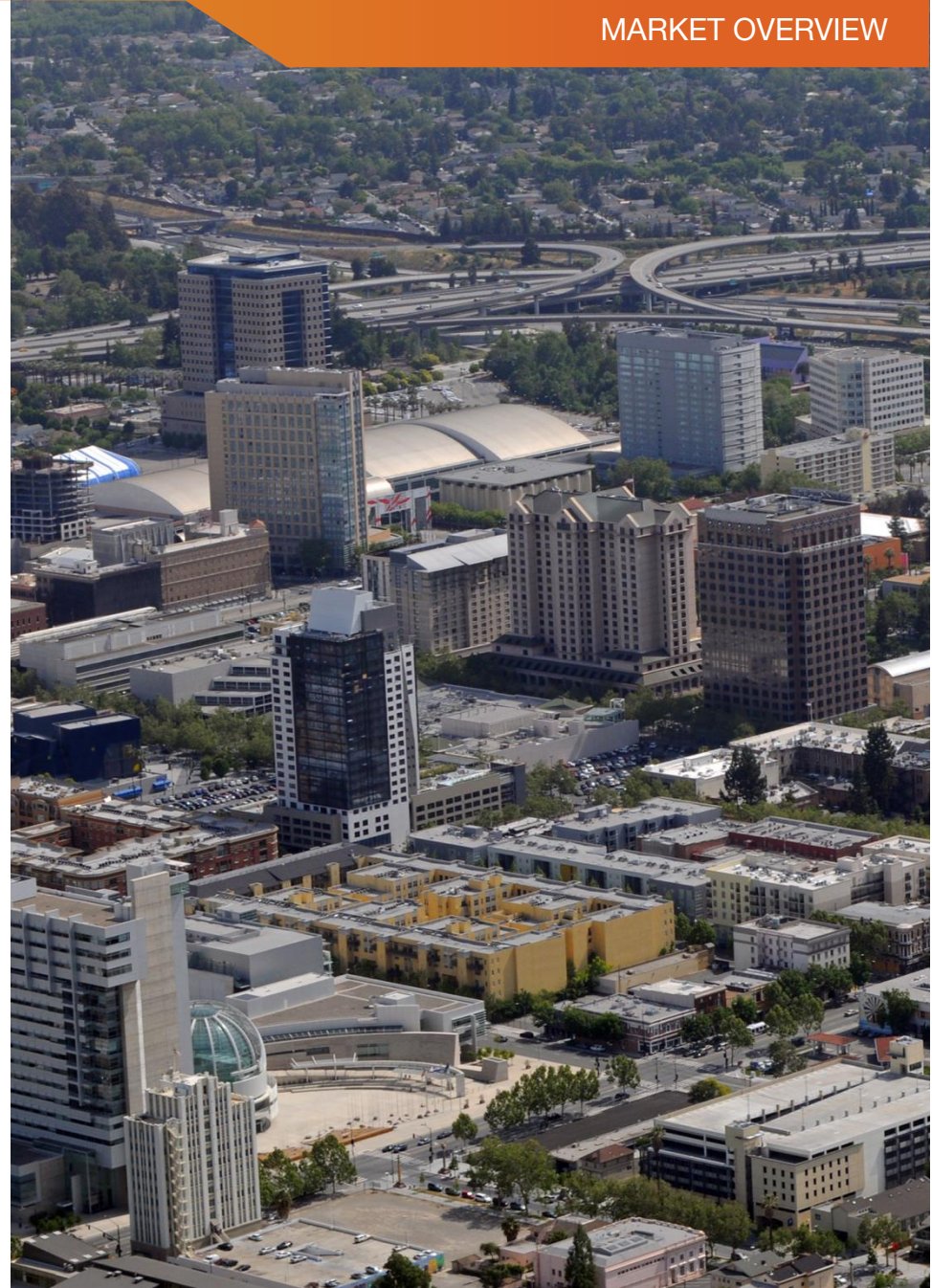
HIGH INCOMES

Well-paying jobs in the tech sector contribute to a median annual household income level that is almost double the U.S. median.



HIGHLY EDUCATED WORKFORCE

Nearly half of all residents age 25 and older have obtained at least a bachelor's degree, well above the U.S. average.



Created on February 2018

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	8.45%	7.36%	7.06%
5 to 14 Years	18.96%	16.65%	16.06%
15 to 17 Years	4.82%	4.61%	4.50%
18 to 19 Years	2.70%	2.55%	2.54%
20 to 24 Years	7.69%	6.97%	6.85%
25 to 29 Years	7.63%	6.86%	6.72%
30 to 34 Years	8.07%	7.01%	6.75%
35 to 39 Years	7.20%	6.70%	6.44%
40 to 49 Years	13.44%	14.01%	13.95%
50 to 59 Years	9.91%	12.52%	13.25%
60 to 64 Years	3.45%	4.75%	5.09%
65 to 69 Years	2.26%	3.54%	3.92%
70 to 74 Years	1.88%	2.50%	2.69%
75 to 79 Years	1.22%	1.63%	1.75%
80 to 84 Years	1.11%	1.14%	1.18%
Age 85+	1.21%	1.21%	1.25%
Median Age	29.85	33.56	34.64

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	9,143	38,528	46,016
Elementary (0-8)	16.92%	11.16%	10.60%
Some High School (9-11)	14.60%	9.55%	9.46%
High School Graduate (12)	23.15%	20.81%	20.28%
Some College (13-15)	17.08%	20.98%	21.46%
Associate Degree Only	7.60%	8.91%	8.75%
Bachelors Degree Only	10.51%	17.84%	18.50%
Graduate Degree	6.04%	8.18%	8.49%

Source: © 2017 Experian



Population

In 2017, the population in your selected geography is 15,931. The population has changed by 47.88% since 2000. It is estimated that the population in your area will be 16,039.00 five years from now, which represents a change of 0.68% from the current year. The current population is 50.01% male and 49.99% female. The median age of the population in your area is 29.85, compare this to the US average which is 37.83. The population density in your area is 5,067.00 people per square mile.



Households

There are currently 3,892 households in your selected geography. The number of households has changed by 38.75% since 2000. It is estimated that the number of households in your area will be 4,055 five years from now, which represents a change of 4.19% from the current year. The average household size in your area is 3.73 persons.



Income

In 2017, the median household income for your selected geography is \$58,223, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 8.56% since 2000. It is estimated that the median household income in your area will be \$69,781 five years from now, which represents a change of 19.85% from the current year.

The current year per capita income in your area is \$21,900, compare this to the US average, which is \$30,982. The current year average household income in your area is \$86,786, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 52.11% White, 2.18% Black, 0.19% Native American and 5.82% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 72.55% of the current year population in your selected area. Compare this to the US average of 17.88%.



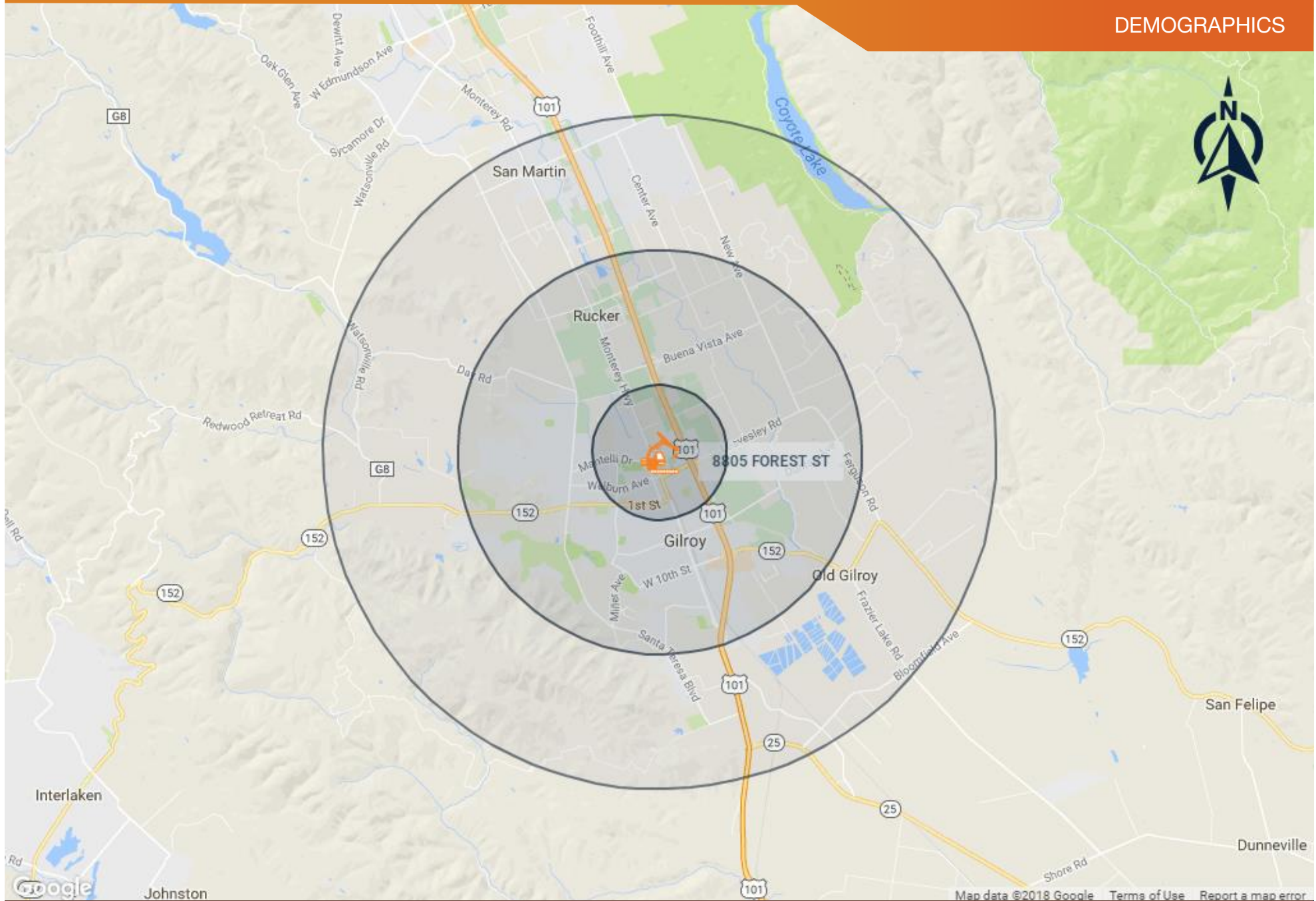
Housing

The median housing value in your area was \$463,150 in 2017, compare this to the US average of \$193,953. In 2000, there were 1,547 owner occupied housing units in your area and there were 1,259 renter occupied housing units in your area. The median rent at the time was \$793.



Employment

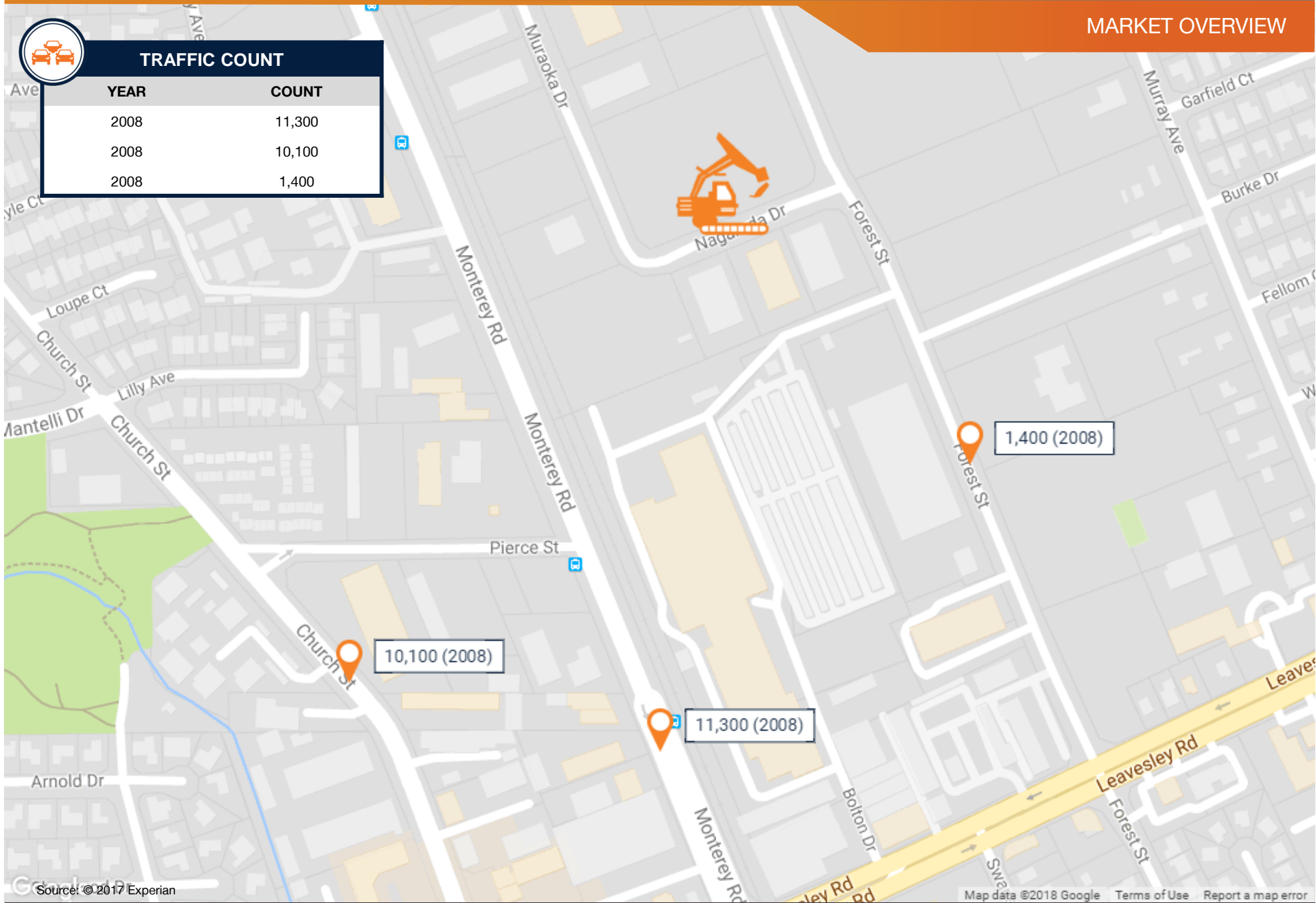
In 2017, there are 5,810 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 45.44% of employees are employed in white-collar occupations in this geography, and 53.72% are employed in blue-collar occupations. In 2017, unemployment in this area is 7.59%. In 2000, the average time traveled to work was 30.00 minutes.





TRAFFIC COUNT

YEAR	COUNT
2008	11,300
2008	10,100
2008	1,400



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