FOR SALE

MAHONEY & ASSOCIATES
COMMERCIAL REAL ESTATE

Multi-Tenant Medical Office Investment & Owner-User Opportunity

178 2nd Street | Gilroy, CA 95020

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EXCLUSIVELY LISTED BY:

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MAHONEY & ASSOCIATES
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

178 2ND ST
GILROY, CA 95020

Asking Price

$1,450,000

BUILDING SIZE
± 4,491 SF

TOTAL LOT SIZE
± 13,919 SF

ZONING
PO

Mahoney and Associates is pleased to present the opportunity to acquire 178 2nd Street, a well-maintained multi-tenant medical office property located in the established medical and professional office district of Gilroy, California. The property consists of a ± 4,491 square foot medical office building situated on a ±0.31-acre parcel and is thoughtfully designed with four individual suites, each featuring its own private entrance. The building offers exceptional flexibility for a variety of ownership strategies. Suites A and B are currently occupied, on a month-to-month basis by The Center for Cardiovascular / KAAJ Healthcare Group, providing near-term income with future occupancy flexibility. While Suites C and D are vacant, presenting immediate leasing or owner-user opportunities.

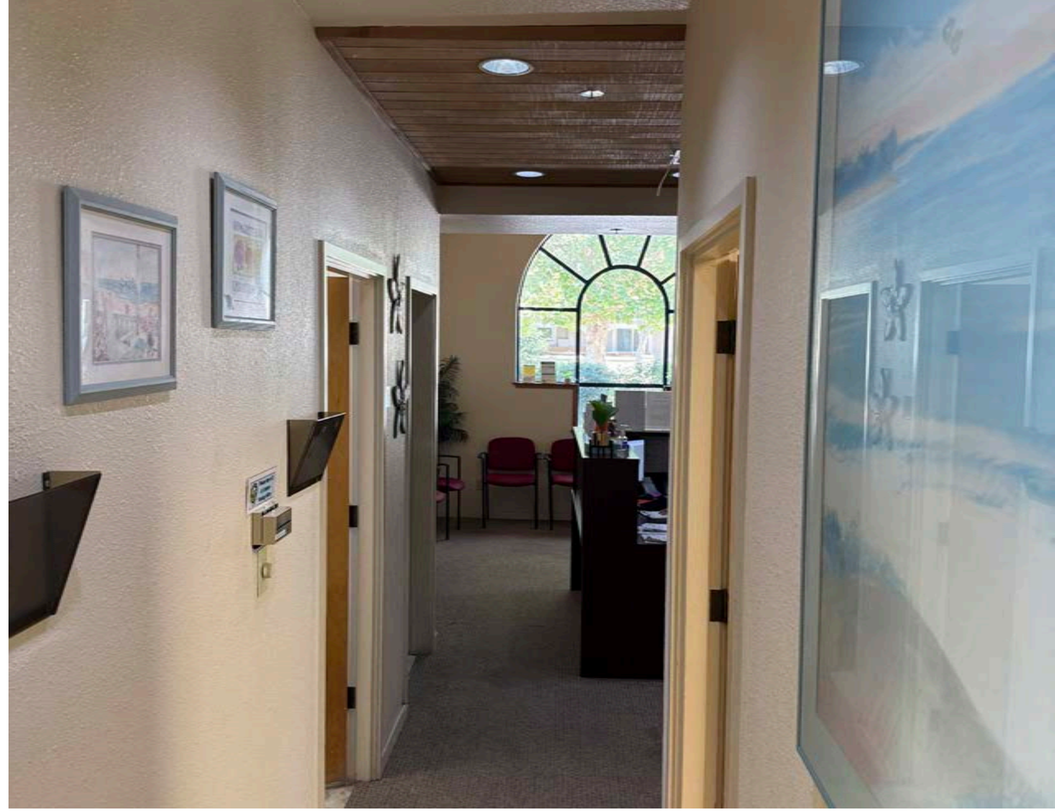
PROPERTY DETAILS

APN	799-03-068
Year Built	1999
Zoning	Professional Office

PROPERTY HIGHLIGHTS

- Interior connecting doors between Suites A & B and Suites C & D allow each side of the building to function as larger contiguous spaces or as separate tenant suites.
- 15 on-site parking spaces (14 standard + 1 ADA stall)
- Flexible layout accommodates multiple medical or professional office users
- Excellent accessibility to Highway 101, Downtown Gilroy, and regional medical services
- Sprinkler-protected throughout

INTERIOR



EXTERIOR

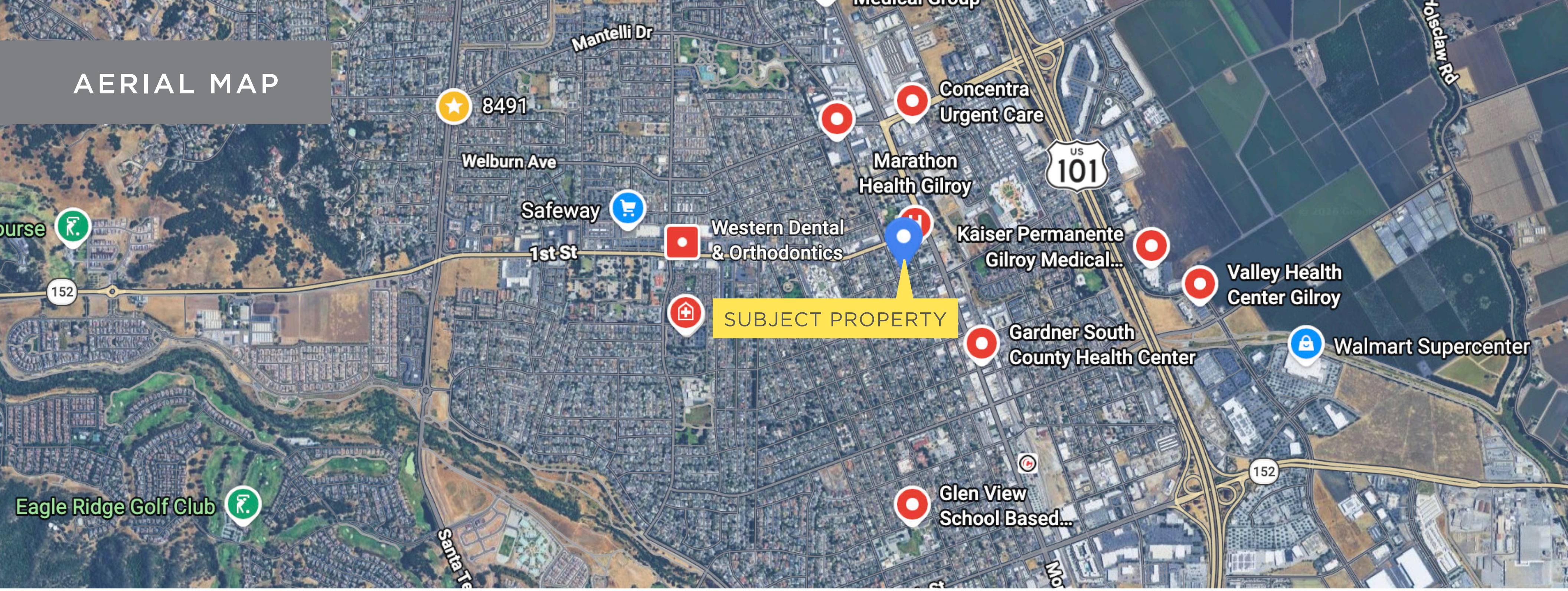

CARDIOLOGY
(408) 842 5190
178
SECOND STREET
HEALTH CARE


(408) 842 5190
178
SECOND STREET
HEALTH CARE

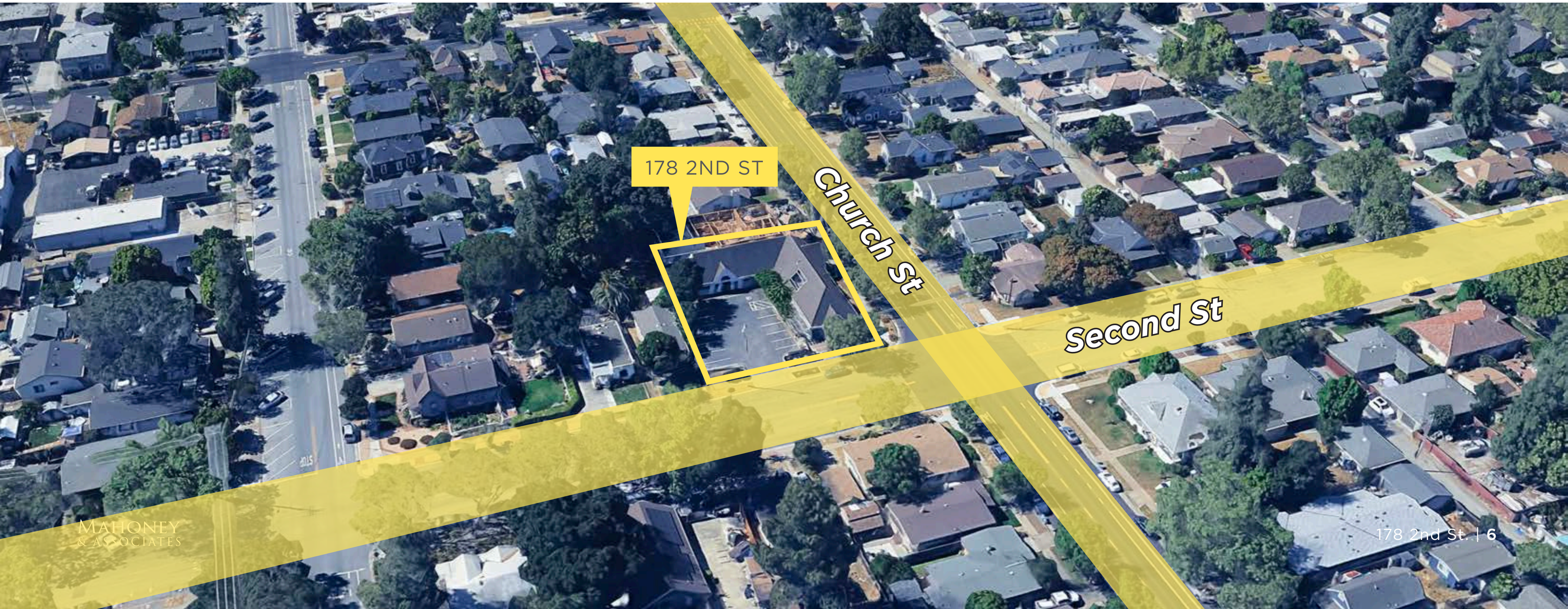

PARKING ONLY


NO PARKING

AERIAL MAP

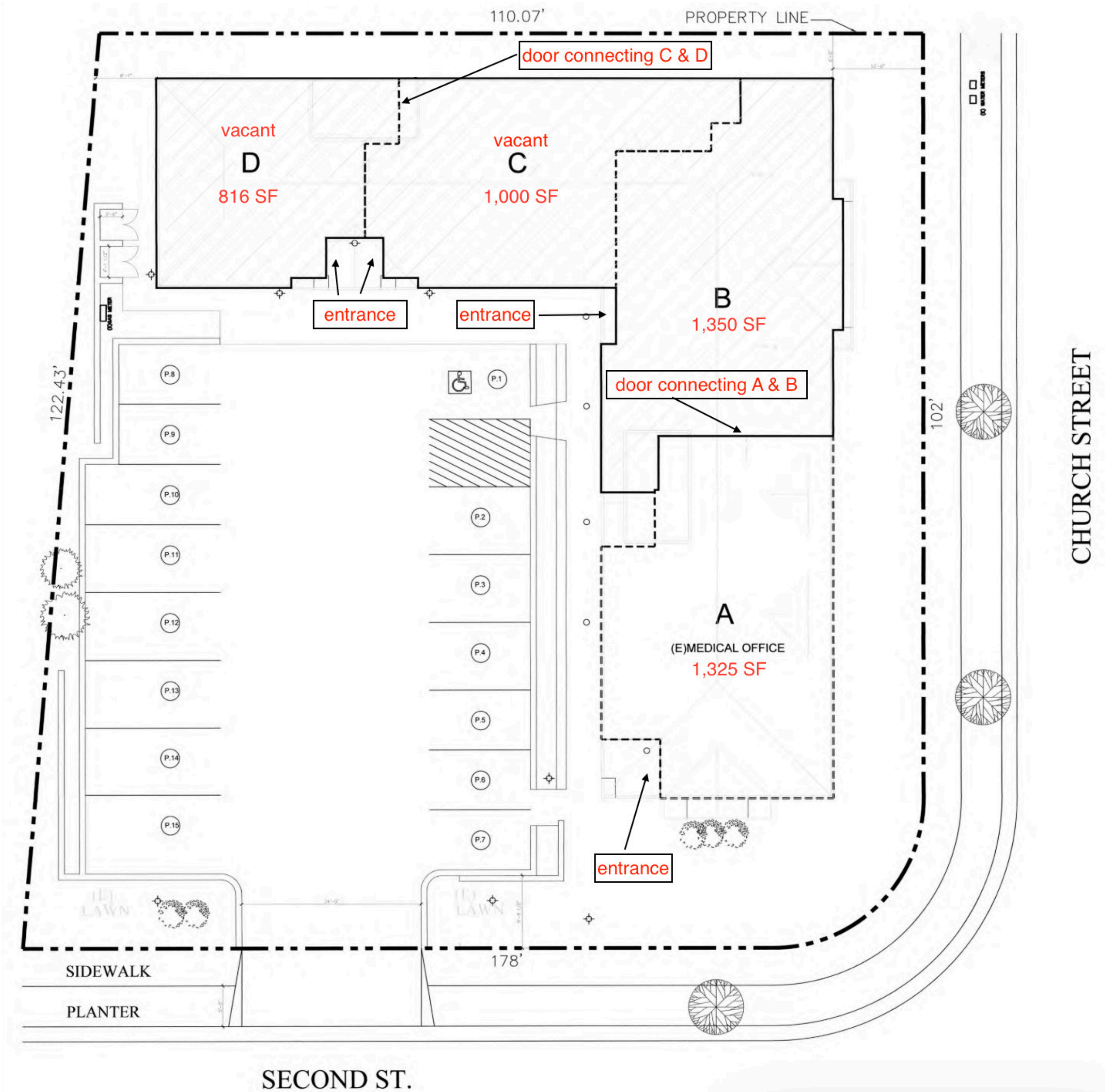


Mantelli Dr
8491
Welburn Ave
Safeway
Western Dental & Orthodontics
1st St
152
Eagle Ridge Golf Club
Concentra Urgent Care
Marathon Health Gilroy
US 101
Kaiser Permanente Gilroy Medical...
Valley Health Center Gilroy
SUBJECT PROPERTY
Gardner South County Health Center
Walmart Supercenter
Glen View School Based...

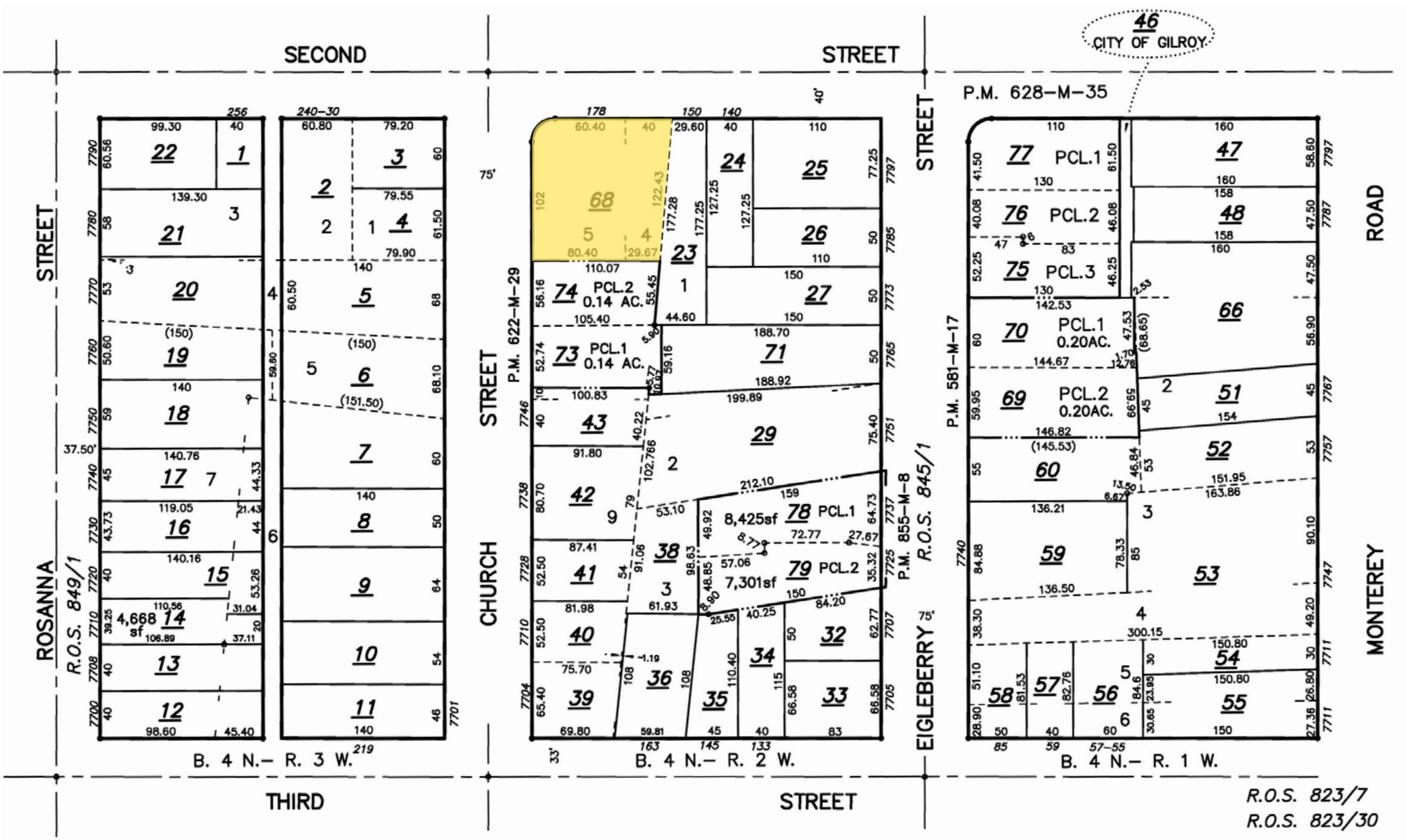


178 2ND ST
Church St
Second St

FLOOR PLAN


110.07'
PROPERTY LINE
door connecting C & D
vacant
D
816 SF
vacant
C
1,000 SF
B
1,350 SF
entrance
entrance
door connecting A & B
122.43'
102'
A
(E)MEDICAL OFFICE
1,325 SF
entrance
CHURCH STREET
178'
SIDEWALK
PLANTER
SECOND ST.

PARCEL MAP


SECOND STREET
THIRD STREET
ROSANNA STREET
CHURCH STREET
EIGLEBERRY STREET
MONTEREY ROAD
46 CITY OF GILROY
P.M. 628-M-35
P.M. 622-M-29
P.M. 581-M-17
P.M. 855-M-8
R.O.S. 849/1
R.O.S. 845/1
R.O.S. 823/7
R.O.S. 823/30
B. 4 N.- R. 3 W.
B. 4 N.- R. 2 W.
B. 4 N.- R. 1 W.
68
PCL.1 0.14 AC.
PCL.2 0.14 AC.
PCL.1 0.20AC.
PCL.2 0.20AC.
8,425sf
7,301sf
4,668 sf

ABOUT GILROY

Gilroy is the southern gateway to Silicon Valley and serves as the commercial, healthcare, and retail hub for South Santa Clara County. Strategically positioned along U.S. Highway 101, the city provides convenient access to San Jose, the Monterey Bay region, and California's Central Coast. Known as the "Garlic Capital of the World," Gilroy has grown into a thriving community supported by healthcare, advanced manufacturing, agriculture, logistics, retail, and professional services.

Today, Gilroy continues to experience residential and commercial growth, attracting new businesses and investment while maintaining its small-town character. Major employers include St. Louise Regional Hospital, Christopher Ranch, Gilroy Unified School District, and numerous technology and manufacturing firms throughout Santa Clara County.

History

Founded in 1870, Gilroy developed as an agricultural center due to its fertile land and location along early transportation routes. The arrival of the Southern Pacific Railroad accelerated economic growth, transforming the city into one of California's premier agricultural communities.

While agriculture remains an important part of Gilroy's identity, the city has diversified significantly over the past several decades. Today, Gilroy benefits from its proximity to Silicon Valley while offering a more affordable business environment, making it an attractive destination for medical providers, professional offices, and commercial investment.

2025 Demographics

Population	63,800
Median Household Income	$136,400
Median Home Value	$950,000
Per Capita Income	$53,900
Median Age	36.9

Housing

Gilroy offers a diverse housing market consisting primarily of single-family neighborhoods complemented by townhomes, apartments, and newer master-planned communities. Continued residential development has supported steady population growth and increased demand for healthcare, retail, and professional office services.

The city's combination of high quality of life, excellent schools, outdoor recreation, and comparatively affordable housing—relative to the core Silicon Valley markets—continues to attract families, professionals, and employers seeking long-term growth opportunities.

SANTA CLARA COUNTY OVERVIEW

Santa Clara County is the economic engine of Silicon Valley and one of the most prosperous regions in the United States. Home to nearly 1.9 million residents, the county is internationally recognized for innovation, technology, healthcare, higher education, and entrepreneurship. Its diverse economy creates sustained demand across office, medical, industrial, retail, and multifamily commercial real estate sectors.

Located in the heart of Northern California, the county offers exceptional transportation infrastructure, including U.S. Highways 101 and 280, State Routes 85 and 87, Caltrain commuter rail service, and Norman Y. Mineta San José International Airport. South County communities such as Gilroy continue to benefit from regional population growth and expanding business investment.

REGIONAL HIGHLIGHTS

- Global Center For Technology & Innovation
- Leading Healthcare Systems & Research Institutions
- Diverse Economy

ECONOMY

- Home to many of the world's leading technology companies and startups.
- Healthcare, biotechnology, advanced manufacturing, and professional services are major employment sectors.
- One of the highest median household incomes of any county in the United States.
- Gilroy serves as the commercial and healthcare center for South Santa Clara County while benefiting from Silicon Valley's continued expansion.
- Strong employment growth and limited commercial inventory continue to support long-term real estate fundamentals.

2025 DEMOGRAPHICS

Population	Households	Median Age	Median Household Income
1,916,000	646,000	38.1	$171,000

MAHONEY & ASSOCIATES

UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION... MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE VALUES.

With our collaborative team of real estate professionals and consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

$5 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A do not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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