

# 8797

SAN YSIDRO AVE, GILROY, CA

±9,757 SF



SKY ZONE

Ashley  
HOMESTORE

Mancini's  
SLEEPWORLD



101

AVAILABLE:

±9,757 SF  
with Additional  
Mezzanine Space

8797

# PROPERTY HIGHLIGHTS



Freeway Visibility from Both sides of Highway 101



Pylon Signage Available



Co-tenants include: Gold's Gym, Sky Zone, Mancini's, and Ashley Furniture

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,316	61,695	71,093
Avg. Household Income	138,807	155,435	161,427
Daytime Population	7,675	20,963	26,699

## TRAFFIC COUNTS

Leavesley Rd	22,200 ADT
San Ysidro Ave	8,400 ADT
Murray Ave	2,900 ADT

Source: 2020 Esri.

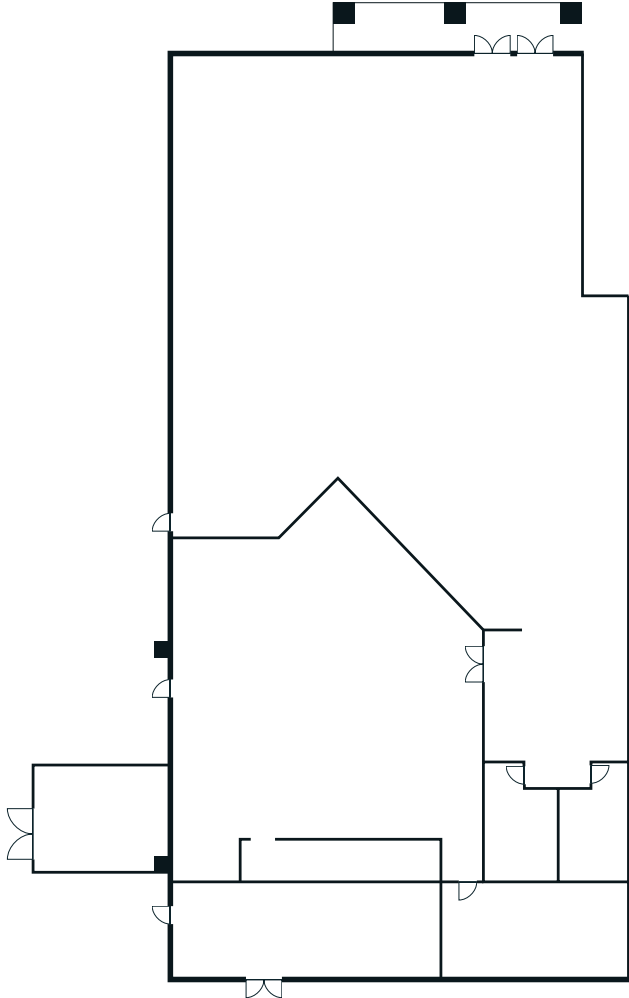
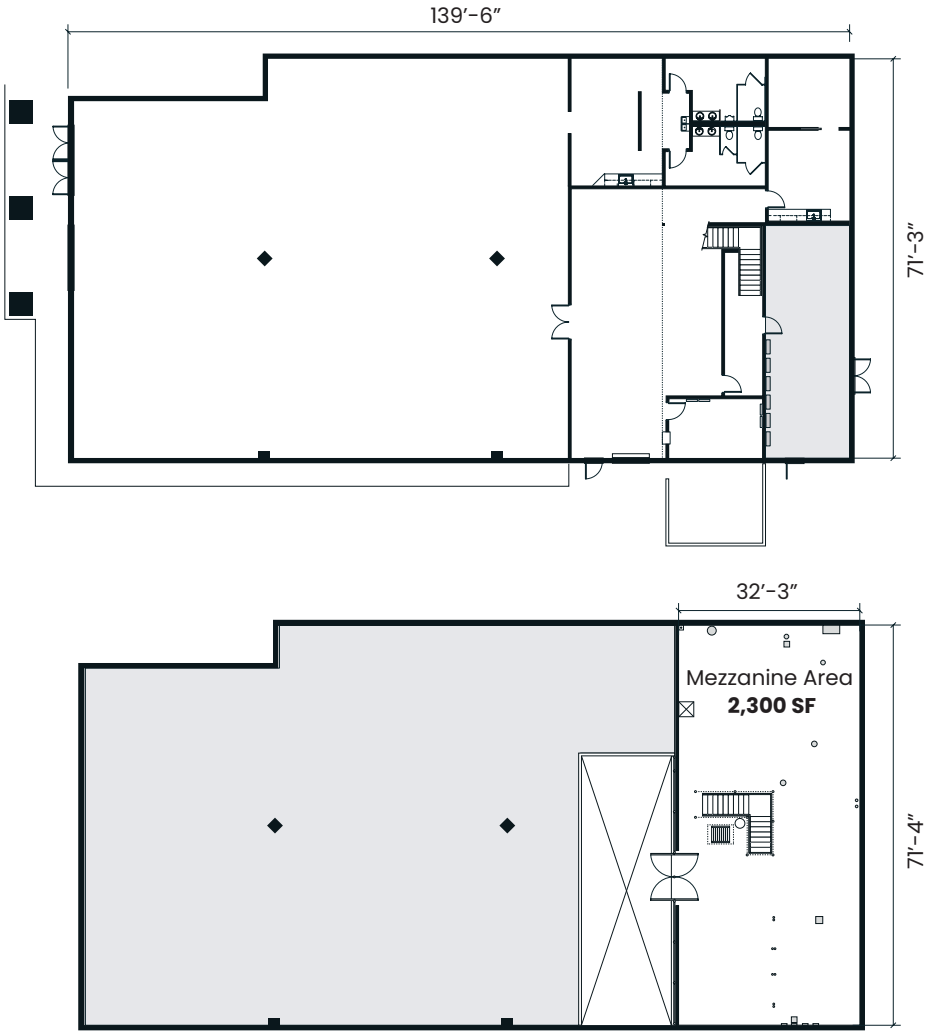


## PYLON SIGN

Visible from Hwy 101



# PROPERTY FLOOR PLANS



# SPACES GALLERY



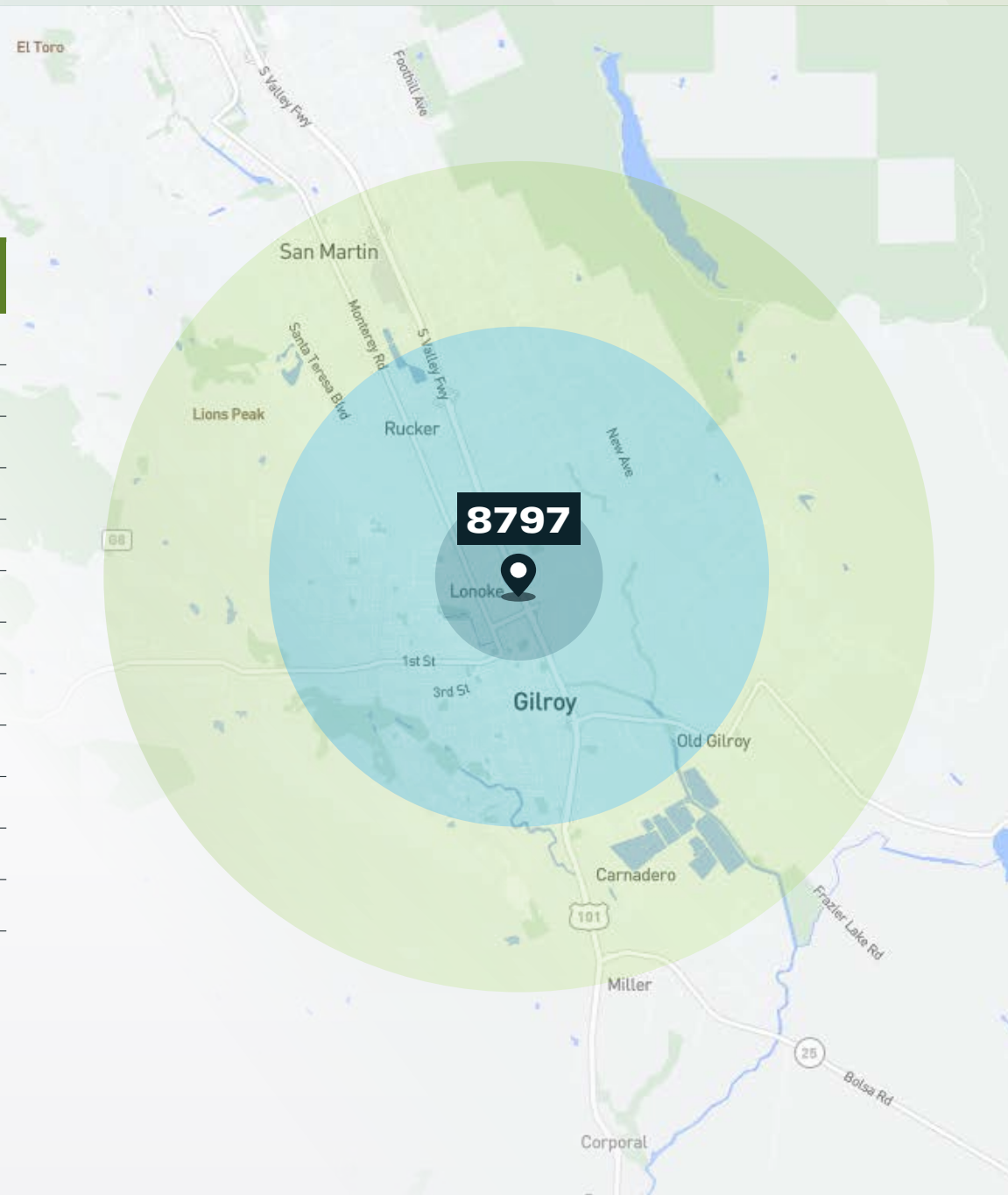
# PROPERTY SITE PLAN



# DISTANCE DEMOGRAPHICS

## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
2023 Total Population	8,316	61,695	71,093
2028 Projected Total Population	8,376	64,419	73,826
Median Age	30.2	34.4	35.3
Total Households	2,182	18,170	21,062
Total % Owner Occupied Housing Units	49.0	58.0	59.8
Total % Renter Occupied Housing Units	49.3	38.4	36.4
Average Household Income	138,807	155,435	161,427
Median Household Income	104,752	113,088	116,922
Per Capita Income	37,522	45,340	47,597
Population 25 yrs +	4,909	40,489	47,056
% White Collar Occupations	53.0	55.2	56.2
% Blue Collar Occupations	29.7	26.0	25.2
Average Household Size	3.77	3.35	3.33



# MARKET AERIAL

## 8797

SAN YSIDRO AVE, GILROY, CA

### SAN YSIDRO SHOPPING CENTER



### SOUTH VALLEY PLAZA SHOPPING CENTER



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### GILROY CROSSING SHOPPING MALL



# 8797

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