

For Sale



SUBJECT PROPERTY FOR SALE



OWNER USER OR NNN SINGLE TENANT LEASD INVESTMENT OPPORTUNITY
7950 ARROYO CIRCLE GILROY, CA



Property Highlights



Freestanding Commercial Building For Sale - Retail, Commercial, Office, Showroom, Restaurant. Can be sold vacant or as leased investment with a new ten (10) year Lease with Los Cuates Mexican Restaurant



7,550 SF building on a ±2.27 acre parcel



Freeway Pylon Signage



Furniture, Fixtures and Equipment included



Adjacent to Gilroy Outlet Center and Johnson RV



Freeway Visibility on Hwy 101



Exceptional Parking available (2.27 acre site)

SITE PLAN





Investment Summary

Offering Price: \$3,900,000

Total Building Area: ±7,550 sf

Total Land Area: ±98,881.2 SF (2.27 Acres)

New Lease: Ten (10) year Term

Rent: \$18,875 per month plus NNN's.

Increase: Ten (10%) percent increase in rent in Year 6.

Ownership Type: Fee Simple

Property can be delivered VACANT or delivered with a New Lease with Los Cuates Restaurant Seafood and Bar

Investment Highlights

OWNER USER OPPORTUNITY OR RARE SINGLE TENANT NET LEASE

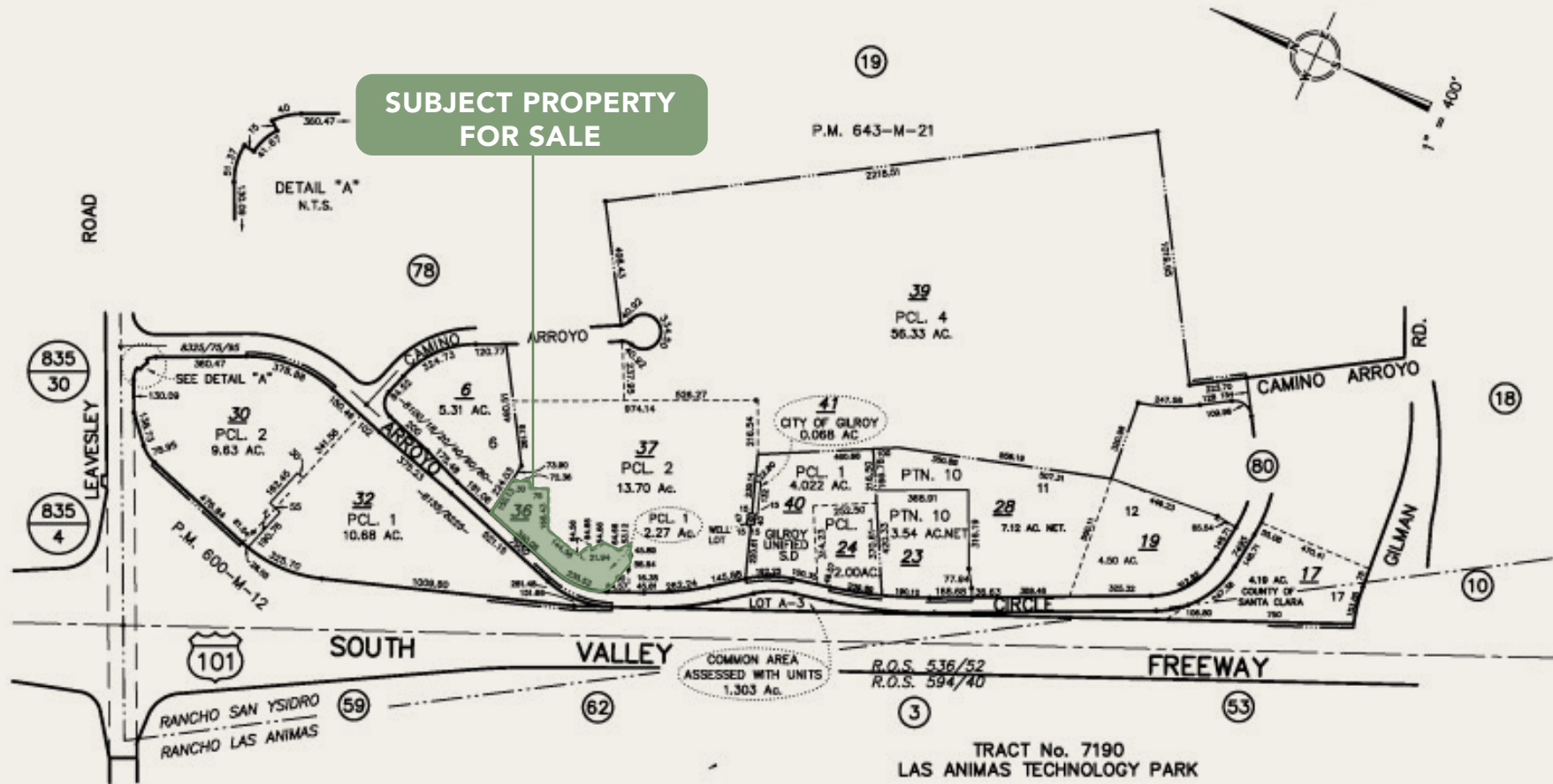
- Current Owner / Operator Los Cuates Restaurant Seafood & Bar would sign a new ten (10) year term NNN lease.
- Fee simple NNN lease with tenant responsible for all property taxes, insurance, and common area maintenance.
- The site is 2.27 acres
-Freestanding 7550 sf fully improved operating restaurant with new Outdoor patio area.
- The site provides parking for restaurant building plus excess land area that can potentially be subdivided to create a new separate parcel for future development.

PRIME GILROY LOCATION

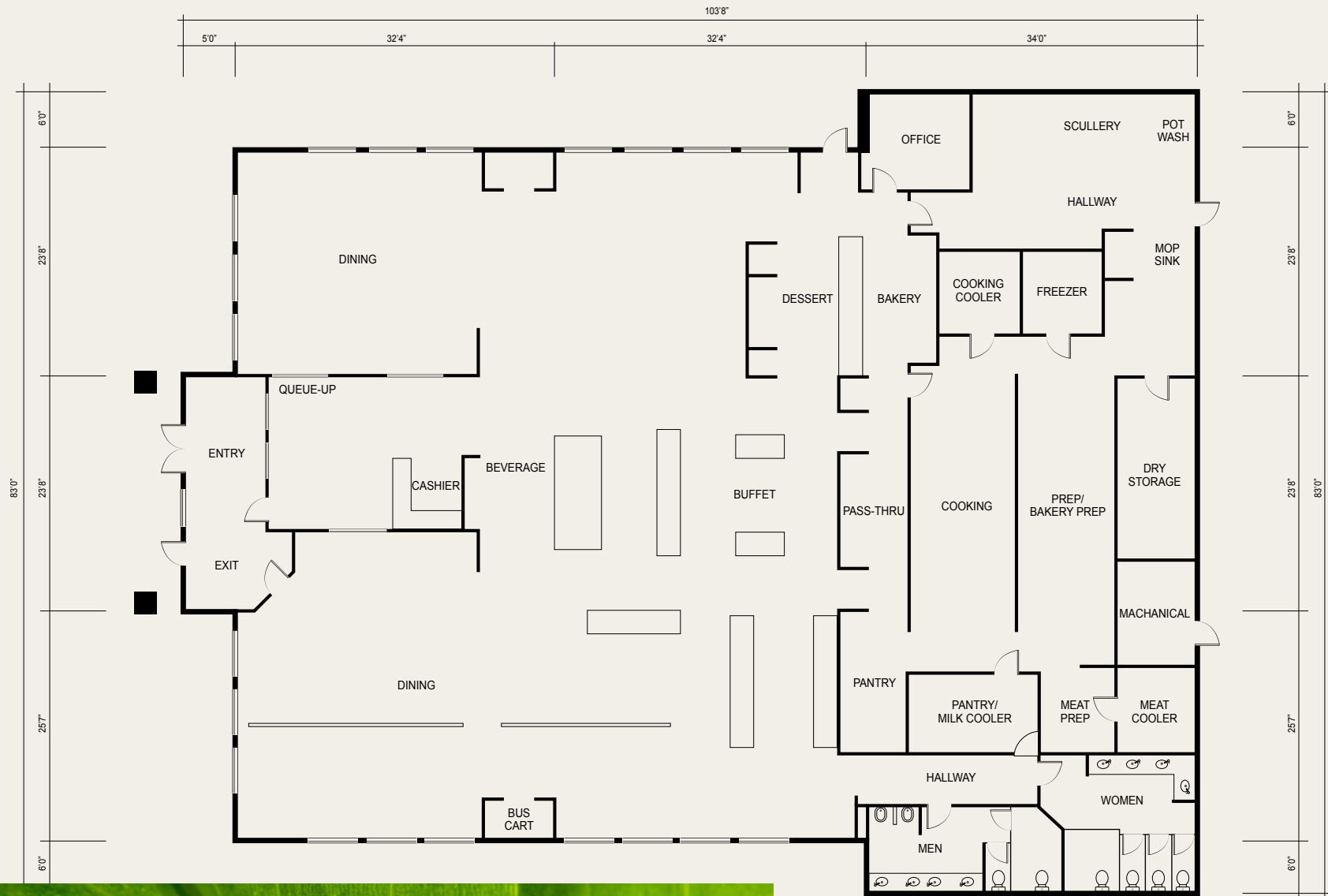
- The site is ideally situated adjacent to Hwy 101, with immediate on-off ramp access.
- Located next to Gilroy Premium Outlets, which includes stores: Adidas, Ann Taylor, Coach, J. Crew, Kate Spade New York, Lululemon, Michael Kors, Nike, Polo Ralph Lauren, The North Face, True Religion, Under Armour, and many more.
- Dense residential and commercial corridor located across Highway 101.
- The site is located 33 miles south of San Jose and is located 72 miles south of San Francisco.



Parcel Map



Floor Plan



Property Overview

7950 Arroyo Circle benefits from approximately _____ linear feet of frontage on Arroyo Circle and the 101 Freeway, with approximately 12,334 cars per day passing in front of the property along Arroyo Circle and over 107,000 cars per day passing along the 101 Freeway. The site is situated on one (1) parcel of land (APN: 841-69-036) totaling approximately 98,881.20 sf or 2.27 acres.

Address 7950 Arroyo Circle, Gilroy, CA 95020

Building 7,550 SF Freestanding Restaurant building with outdoor patio

Parking Abundant dedicated restaurant parking

Access The property has two (2) public points of ingress and egress leading to Arroyo Circle

Year Built 2000

Zoning C3 Shopping Center Commercial
General Plan 2040 General Services Commercial





For Sale

LOS CUATES RESTAURANT SEAFOOD & BAR

Los Cuates Restaurant Seafood and Bar is a premier and authentic Mexican Restaurant that has been proudly serving the Gilroy area since December 2019. Since then, our mission has been to provide high-quality food, serving a variety of dishes for any taste bud. We would like to bring a little Mexico into your mouth, we are a traditional Mexican restaurant and family friendly restaurant.



[VIEW DRONE VIDEO HERE](#)

CITY OF GILROY

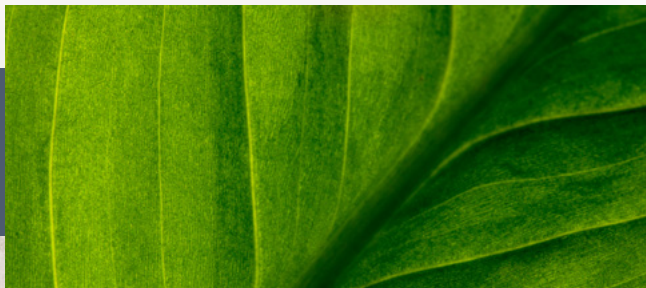
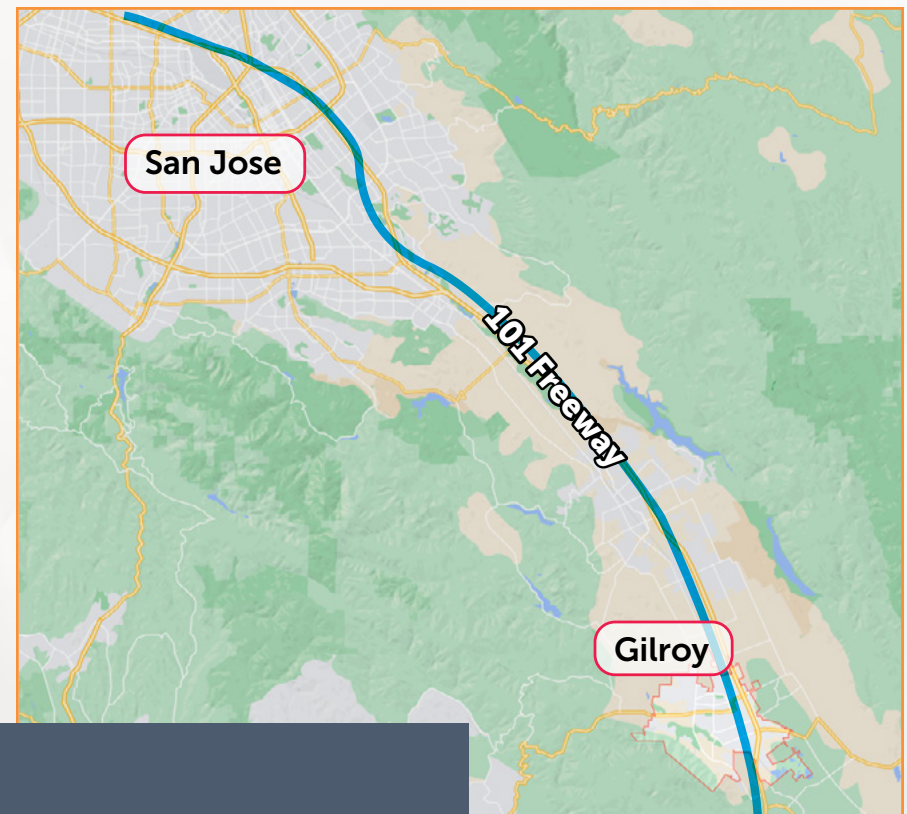
The city of Gilroy is situated on 16.52 square miles in Northern California's Santa Clara County, centrally located at the southern gateway to Silicon Valley and proud to be "A Community with a Spice for Life." Having gained fame as the "Garlic Capital of the World," Gilroy has grown from its early agricultural roots into a vibrant, family-friendly city of nearly 60,000 residents. Along the way, Gilroy has managed to hold on to its genuine small-town charm, natural open spaces, and strong community spirit. The city is probably best known for the annual Gilroy Garlic Festival, which started in 1979 and has drawn hundreds of thousands of garlic lovers from around the world. The entire event is staffed by volunteers working together to benefit local school groups, charities, and non-profit organizations. There are also various garlic shops and restaurants where people can enjoy genuine Gilroy garlic all year long.

Aside from agricultural products, Gilroy is also home to several food processing companies and government centers that employ many locals. Gilroy Premium Outlets and other large retail centers draw shoppers from all over the Bay Area and Central Coast regions. The city is strategically located in southern Silicon Valley, approximately 25 miles south of San Jose, California. It has excellent freeway access to the entire Bay Area, the Salinas Valley, and Central California. Gilroy is also a planned stop for the proposed High-Speed Rail line from San Francisco to Los Angeles.

Today Gilroy continues to diversify its economy through retail, light industry, technology, and recreational development. About 1,000 acres remain available for industrial growth.

GILROY PREMIUM OUTLETS

Located just 20 minutes south of Silicon Valley and San Jose directly off Highway 101, this center offers one of the largest collection of designer and name brand outlets in Northern California. The Gilroy Premium Outlets sits on 54 acres and has 578,222 SF of leasable area. The project was built in 2004 and is owned by Simon Property Group. Key tenants include: Adidas, Brooks Brothers, Coach, Hugo Boss, J. Crew, Kate Spade New York, Lucky Brand, Lululemon, Nike, Polo Ralph Lauren, The North Face, Michael Kors, and many more.



TARGET **ROSS** *Michaels* **PETSMART**
 DRESS FOR LESS

KOHL'S **BevMo!** **BARNES & NOBLE** **SALLY**
 BEVERAGES & MORE BOOKSELLERS

BIG LOTS! **99¢ ONLY** **McDonald's** **DMV** **TACO BELL** **Pollo Loco**
HARBOR FREIGHT TOOLS **AutoZone** **Smart & Final** **Guitar Center** **enterprise**

NISSAN OF GILROY **GILROY** **GILROY** **GILROY**
 Chrysler Dodge Jeep RAM CHEVROLET BUICK GMC

EVILING GILROY TOYOTA **GILROY CADILLAC** **GILROY** **TESLA**
 HYUNDAI

BUFFALO WILD WINGS **Famous Dave's** *Mimi's Cafe* **POPEYES**
 LEGENDARY PI-EAR-3-ONE LOUISIANA KITCHEN

PANDA EXPRESS **CHIPOTLE** **the Habit** **Starbucks** **Panera** **Jersey Mike's Subs**
 BURGER GRILL

Marshalls **LOWE'S**
 Home Improvement Warehouse

BEST BUY **GameStop**

ULTA **HomeGoods**
 BEAUTY

Starbucks **chili's**

Jack **CHUCK E. CHEESE'S**
 in the box

Walmart **KAISER PERMANENTE**
 Supercenter

COSTCO
 WHOLESALE

GUSD
 GILROY UNION SCHOOL DISTRICT

JOHNSON RV
 Premium Pre-Owned Superstore



JAS QUATE'S RESTAURANT
 Steakhouse & Bar





SANTA CLARA COUNTY

The County of Santa Clara, also referred to as “Silicon Valley”, is unique because of its combination of physical attractiveness and economic diversity. With its numerous natural amenities and one of the highest standards of living in the country, the County has long been considered one of the best areas in the United States in which to live and work. The Mediterranean climate of the region remains temperate year-round due to the area’s geography and its proximity to the Pacific Ocean. The area is warm and dry much of the year. Rarely is the humidity uncomfortable, and the thermometer seldom drops below freezing. Rain generally confines itself to the winter and snow to the tops of the local mountains, the Mt. Hamilton Range lining the eastern border of the County and the Santa Cruz Mountains to the west.

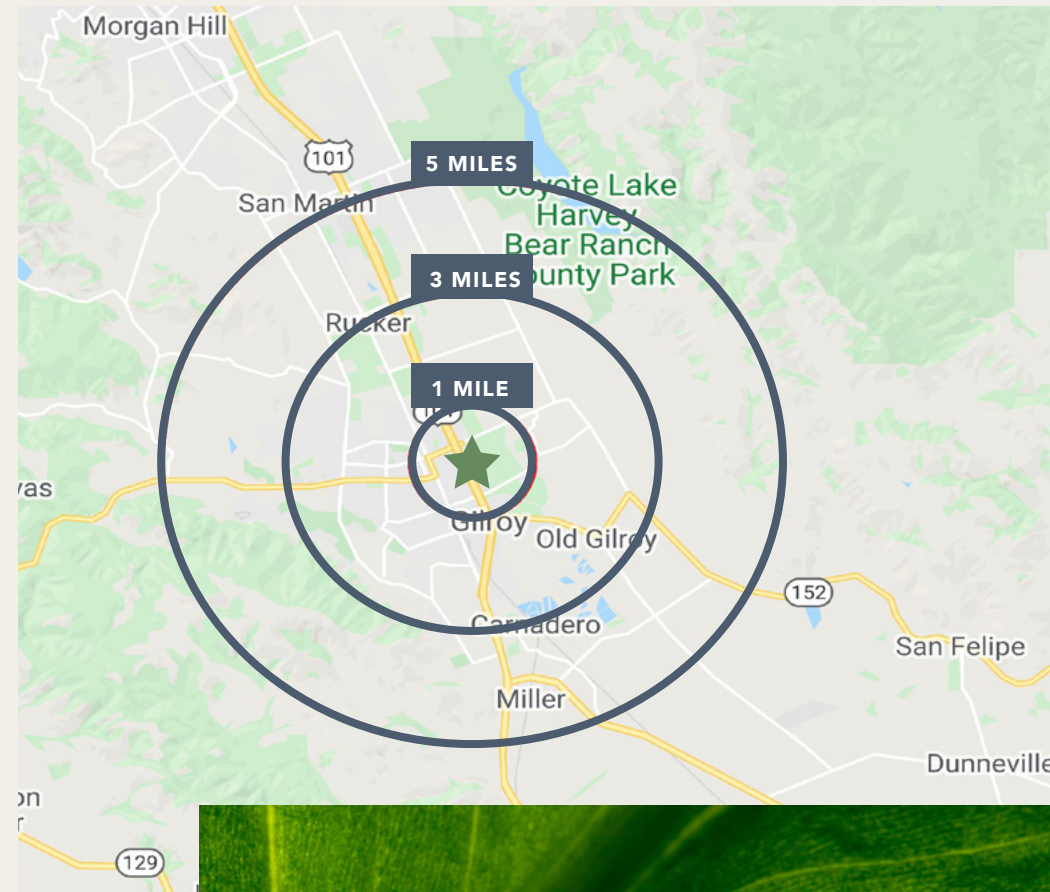
The County of Santa Clara is located at the southern end of the San Francisco Bay and encompasses 1,312 square miles. The fertile Santa Clara Valley runs the entire length of the county from north to south, ringed by the rolling hills of the Diablo Range on the east, and the Santa Cruz Mountains on the west. Salt marshes and wetlands lie in the northwestern part of the county, adjacent to the waters of San Francisco Bay.

Today, the County is a major employment center for the region, providing more than a quarter of all jobs in the Bay Area. It has one of the highest median family incomes in the country, and a wide diversity of cultures, backgrounds and talents. The County of Santa Clara continues to attract people from all over the world.



DEMOGRAPHIC PROFILE	1 MILE	3 MILES	5 MILES
Place of Work			
2020 Businesses	707	1,890	2,110
2020 Employees	8,426	21,699	23,965
Population			
2020 Population - Current Year Estimate	9,944	57,979	66,192
2025 Population - Five Year Projection	10,212	60,648	69,218
Generations			
Generation Alpha (Born 2017 or Later)	730	3,510	3,864
Generation Z (Born 1999-2016)	2,966	16,087	17,997
Millennials (Born 1981-1998)	2,856	14,558	16,212
Generation X (Born 1965-1980)	1,798	11,842	13,530
Baby Boomers (Born 1946-1964)	1,196	9,487	11,542
Greatest Generations (Born 1945 or Earlier)	399	2,495	3,048
Race and Ethnicity			
White	5,082	32,408	37,622
Black or African American	177	1,141	1,232
Asian	280	5,339	6,377
American Indian or Alaska Native	202	937	1,013
Other Race	3,780	14,853	16,172
Two or More Races	414	3,175	3,628
Hispanic	8,184	33,468	36,447
White Non-Hispanic	1,202	16,728	20,572
Class of Worker			
2020 Employed Civilian Population 16+	4,160	30,889	30889
White Collar	1,576	14,114	16,605
Services	803	5,232	5,752
Blue Collar	1,782	7,716	8,531
Daytime Population			
2020 Daytime Population	10,484	59,128	59128

DEMOGRAPHIC PROFILE	1 MILE	3 MILES	5 MILES
Daytime Workers	4,630	18,683	23,412
Daytime Residents	5,854	31,290	35,716
Households			
2020 Households - Current Year Estimate	2,395	19,235	19,235
2025 Households - Five Year Projection	2,448	20,051	20,051
2020 Average Household Income	\$81,697	\$141,953	\$141,953
2025 Average Household Income	\$88,193	\$159,653	\$159,653
2020 Average Value of Owner Occ. Housing Units	\$603,049	\$935,982	\$935,982



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