



Office Building For Lease

9015 Murray Avenue

9015 MURRAY AVE, GILROY, CA 95020

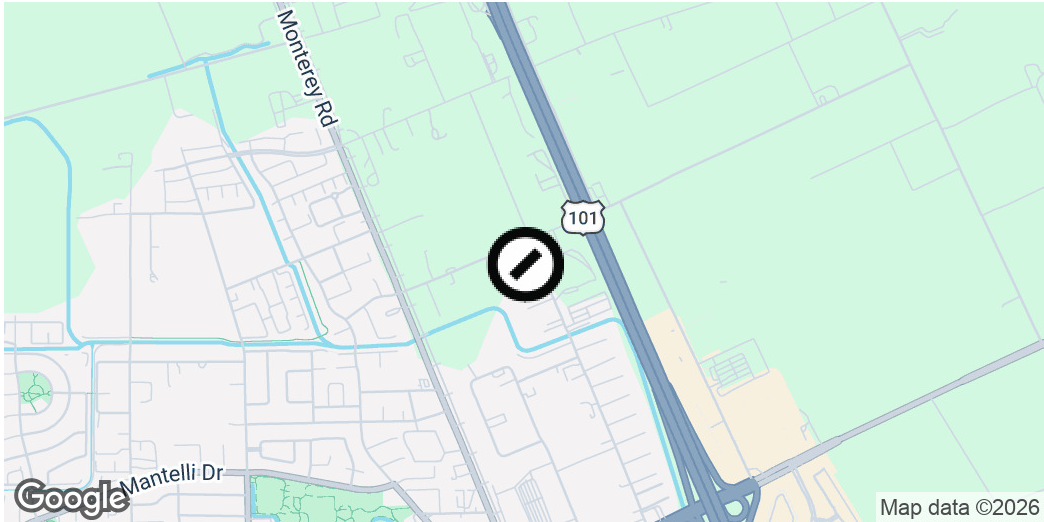
Embrace a new standard of modern convenience at 9015 Murray Ave, Gilroy, CA, 95020. This premier property offers an array of enticing features to elevate your business operations. Boasting contemporary design and versatile floor plans, the property provides the perfect canvas for customization to suit your unique needs. Benefit from ample parking for employees and visitors, as well as state-of-the-art facilities designed to optimize productivity and comfort. With

COMPASS
COMMERCIAL

Get in touch

Tony Odom
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Executive Summary



Offering Summary

Lease Rate:	\$1.30 SF/month (NN)
Building Size:	54,432 SF
Available SF:	7,600 SF
Lot Size:	114,240 SF
Number of Units:	4
Year Built:	2002
Zoning:	M1
Market:	South Bay/San Jose
Submarket:	Gilroy

Property Overview

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Property Highlights

- 7,600 square feet of warn shell space
- Customize your complete office/flex needs
- Generous Tenant Improvement Allowance

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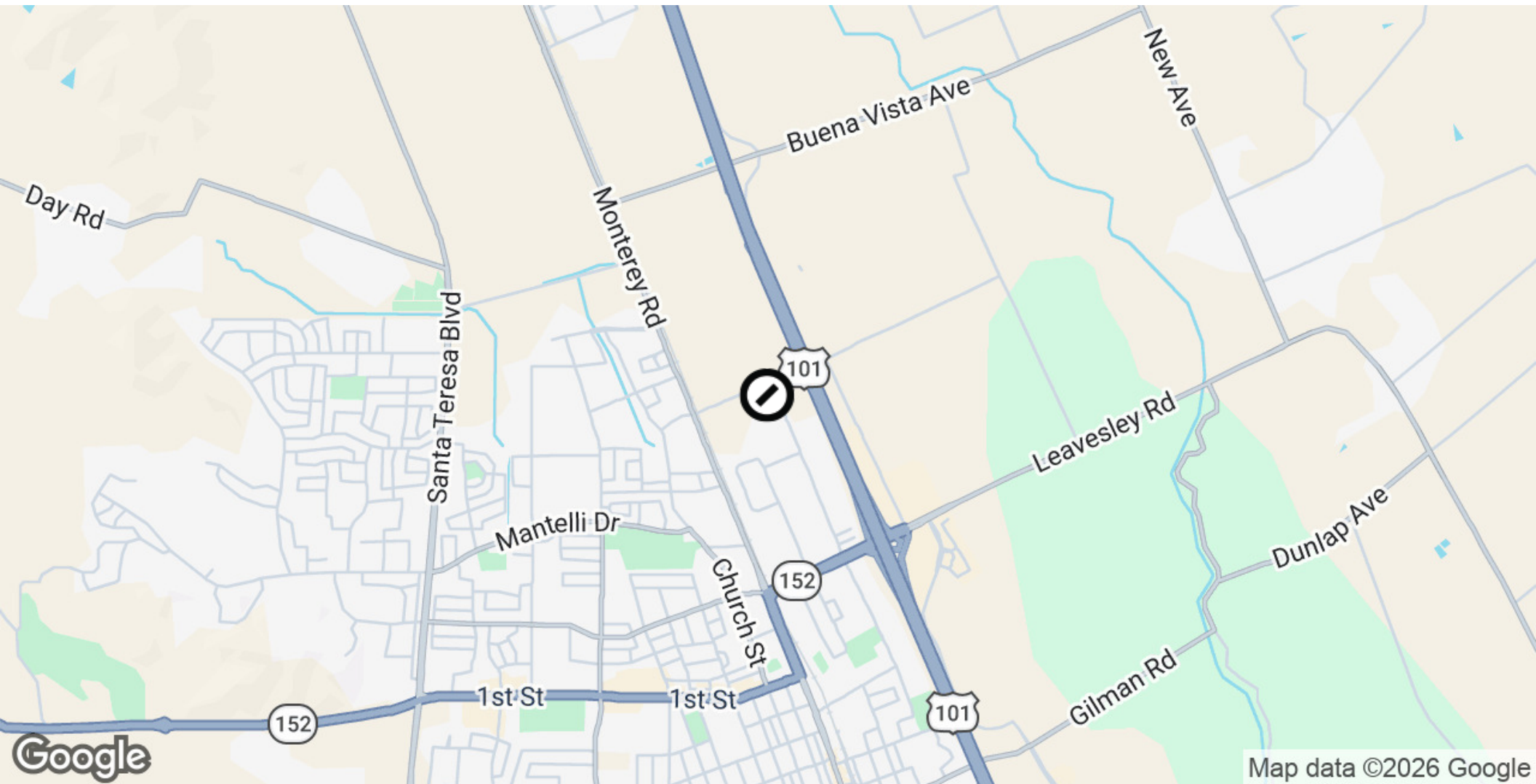
Floor Plan



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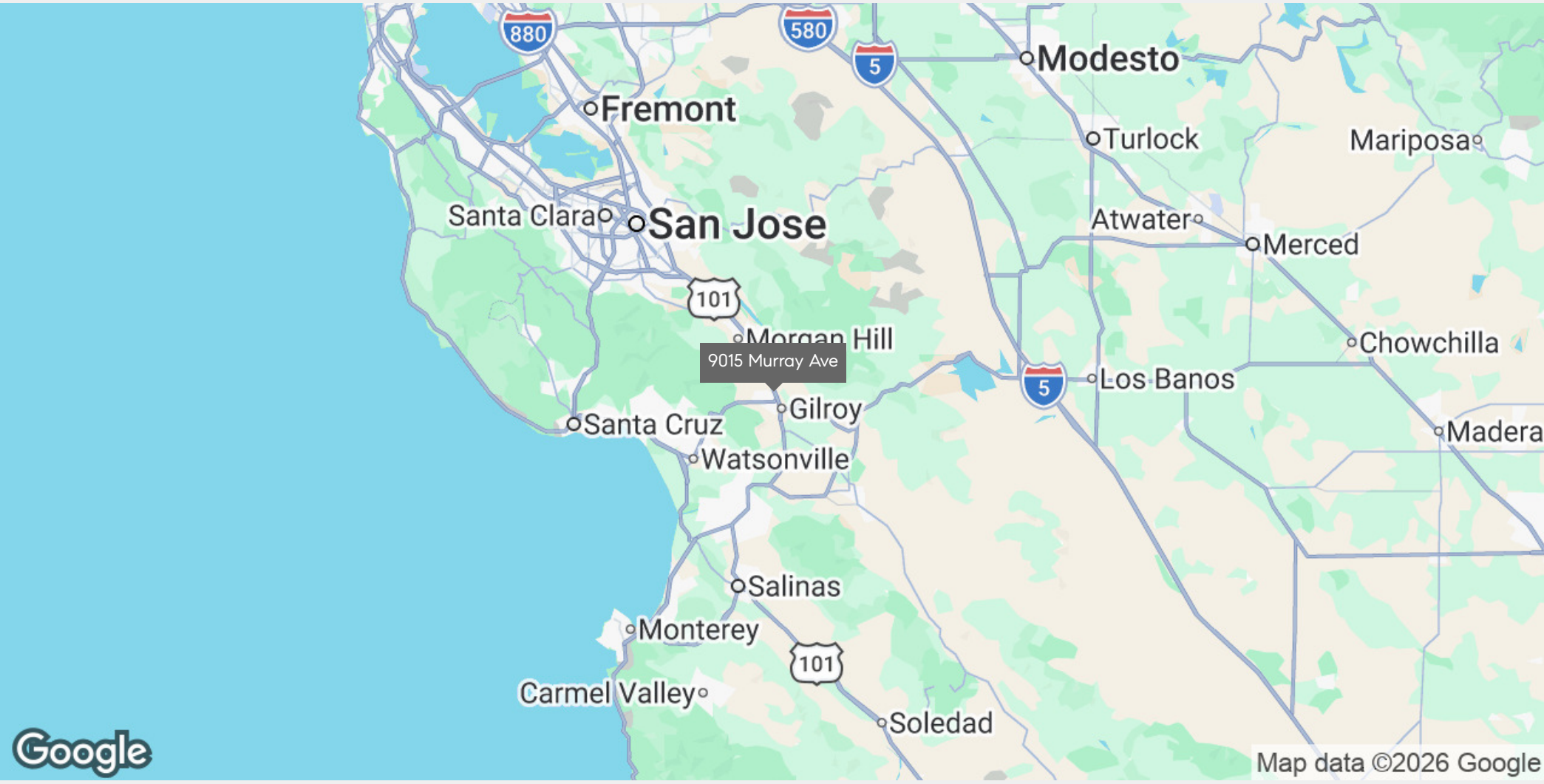
Location Map



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Regional Map



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Additional Photos



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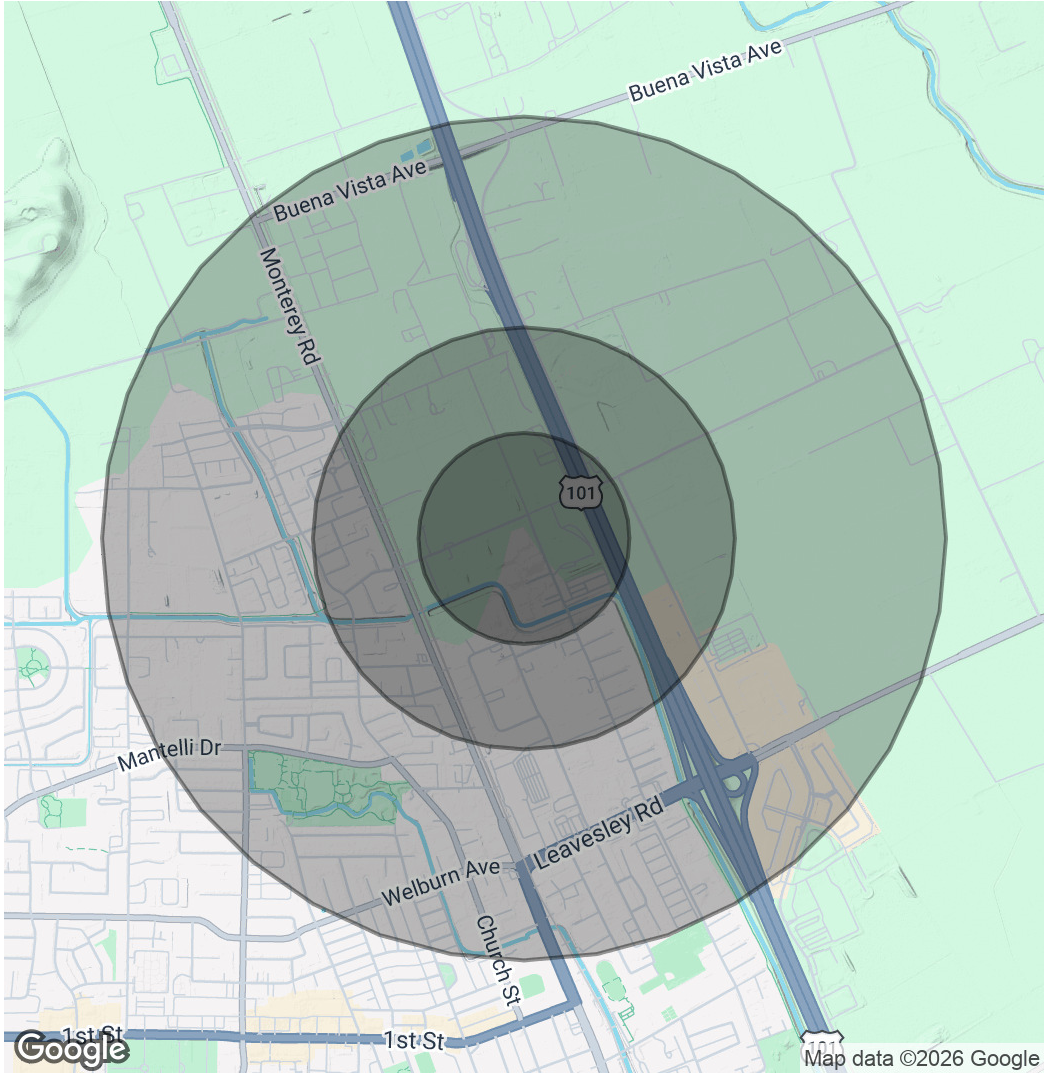
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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	411	2,073	9,705
Average Age	32.0	32.1	33.2
Average Age (Male)	29.0	30.9	31.9
Average Age (Female)	37.4	34.8	34.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	104	549	2,638
# of Persons per HH	4.0	3.8	3.7
Average HH Income	\$121,197	\$124,715	\$137,126
Average House Value	\$780,608	\$823,679	\$906,045

2023 American Community Survey (ACS)



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