

**HIGH-VISIBILITY
RETAIL, REIMAGINED**

8555
SAN YSIDRO AVE

**±69,176 SF BUILDING
AVAILABLE FOR LEASE**

GILROY, CA



**CUSHMAN &
WAKEFIELD**

POSITIONED AT THE CENTER OF GILROY'S DOMINANT RETAIL CORRIDOR

Formerly part of the neighboring Gilroy Premium Outlets, 8555 San Ysidro Avenue is being repositioned as a standalone retail and service destination designed to serve the greater Gilroy trade area. The property offers exceptional visibility along Highway 101, delivering exposure to over 100,000 vehicles per day and immediate access to one of the region's most established retail corridors.

The entire $\pm 69,176$ SF building is available and can be demised to accommodate a wide range of retail, fitness, medical, and service uses. Planned exterior upgrades and new signage will further enhance the property's presence.

HIGHLIGHTS:

- $\pm 69,176$ SF available (demisable)
- Asking Price - smaller space(sub $\pm 10,000$ SF): \$2.75/SF per month NNN + 2026 Estimated NNN's of \$0.70/SF per month
- Asking Price - larger space: \$1.50/SF per month NNN + 2026 estimated NNN's of \$0.70/SF per month
- Adjacent to a major retail outlet destination
- 106,000 ADT freeway exposure
- Strong regional retail corridor
- Exterior upgrades planned
- Diverse tenant use potential

RETAILERS IN THE MARKET INCLUDE:

Target, Costco, Walmart, Lowe's, Best Buy, Kohl's, Home Depot, Marshalls, and HomeGoods



FLEXIBLE SPACE TO FIT YOUR CONCEPT

The ±69,176 SF building can be configured to accommodate a wide range of tenant sizes and uses. From anchor users to smaller shop spaces, the layout offers flexibility to create a dynamic tenant mix. Prominent storefront visibility, multiple access points, and ample parking support a seamless customer experience.



SAN YSIDRO AVENUE



Highway 101 Visible Eyebrow Signage Available



SUITE	SF
D010	±12,026
D020	±6,298
D040	±6,000
D050	±2,518
D060	±3,298
D070	±2,886
D080	±4,444
D090	±2,158
D100	±2,768
D110	±2,998
D113	±1,996
D115	±3,347
D135	±7,440
D145	±5,140
D146	±5,859
TOTAL SF	±69,176

LEGEND	
	Structural Element
	Primary Entrance

ANCHORED BY A TOP RETAIL DESTINATION

Adjacent to the Gilroy Premium Outlets, the property benefits from one of Northern California's strongest retail draws, attracting over 3 million visitors annually. This high-performing retail environment is supported by a deep roster of national brands, creating consistent traffic and long-term stability in the trade area.

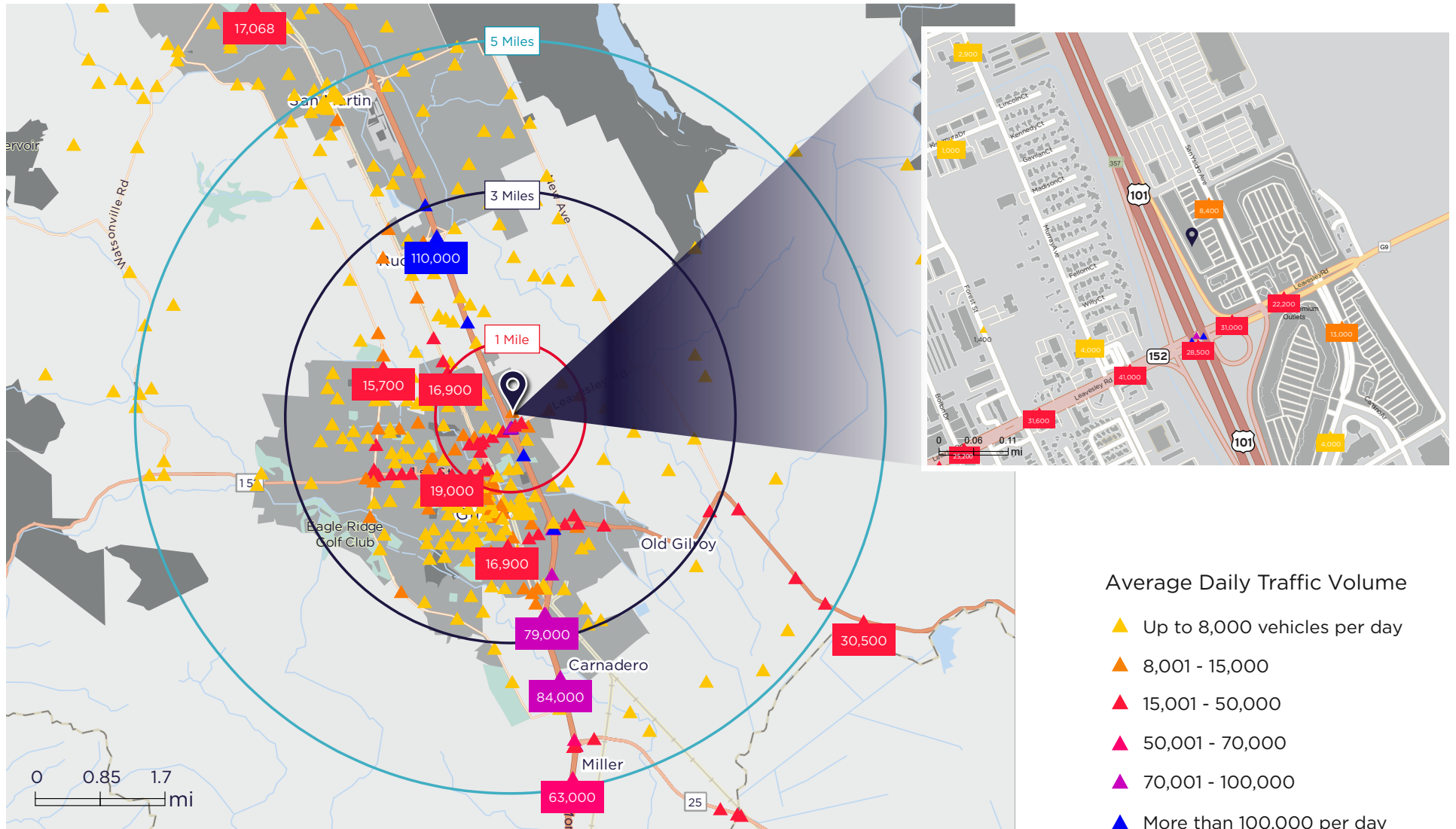


A STRONG AND GROWING TRADE AREA

Gilroy continues to emerge as a high-growth market supported by strong household incomes and an expanding population base. The area benefits from both local residents and regional visitors, creating a diverse and dependable customer profile for retailers and service providers.

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	8,510	52,033	60,078
2025 Population	9,361	62,641	71,386
2030 Population	9,143	62,354	70,983
2010-2017 Annual Rate			
2017-2022 Annual Rate	-0.47%	-0.09%	-0.11%
2025 Male Population	51.4%	50.4%	50.5%
2025 Female Population	48.6%	49.6%	49.5%
2025 Median Age	33.1	36.7	37.6
HOUSEHOLDS			
2010 Households	2,079	15,159	17,522
2025 Total Households	2,522	18,731	21,365
2030 Total Households	2,497	18,855	21,484
2010-2017 Annual Rate			
2017-2022 Annual Rate	-0.20%	0.13%	0.11%
2025 Average Household Size	3.60	3.30	3.29
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$106,822	\$131,246	\$135,398
2030 Median Household Income	\$128,702	\$152,984	\$157,849
2017-2022 Annual Rate	3.80%	3.11%	3.12%
AVERAGE HOUSEHOLD INCOME AND MEDIAN HOME VALUE			
2025 Average Household Income	\$142,295	\$169,175	\$176,024
2030 Average Household Income	\$168,384	\$193,475	\$200,247
2017-2022 Annual Rate	3.42%	2.72%	2.61%
2025 HOME VALUE (ESRI)			
	1 MILE	3 MILES	5 MILES
2025 Median Home Value (Esri)	\$770,161	\$974,914	\$1,044,392
2025 Average Home Value (Esri)	\$814,045	\$1,098,710	\$1,169,926
DATA FOR ALL BUSINESSES IN AREA			
	1 MILE	3 MILES	5 MILES
Total Businesses:	605	1,889	2,200
Total Employees:	6,752	19,346	22,914
Total Residential Population:	9,361	62,641	71,386
Employee/Residential Population Ratio:	0.72:1	0.31:1	0.32:1
POPULATION SUMMARY			
2025 Total Daytime Population	12,795	56,956	68,692
Workers	7,844	24,600	31,769
Residents	4,951	32,356	36,923

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