

RARE DOWNTOWN GILROY OWNER USER/INVESTMENT OPPORTUNITY

- ±1,295 SF FREESTANDING RETAIL/RESTAURANT BLDG. | LARGE ±10,785 SF CORNER LOT
- IDEAL FOR CAFÉ, TAPROOM, SPECIALTY FOOD, QUICK SERVICE RESTAURANT CONCEPTS

7300

MONTEREY RD, GILROY

FOR SALE



EXECUTIVE SUMMARY

7300 Monterey Rd is a rare freestanding commercial restaurant/café property consisting of an approximately **±1,175 SF building situated on an approximately ±10,785 SF corner parcel** in the heart of **Downtown Gilroy**. **Currently occupied by Camino Coffee**, a well-known specialty **craft coffee operator** in Downtown Gilroy. Originally constructed in **1966** and extensively renovated in **2024**, the property features significant interior and exterior upgrades creating a highly attractive turnkey owner-user opportunity rarely found in the South Bay market. The property offers strong curb appeal, excellent building identity, and prominent exposure along **Monterey Rd**, one of Gilroy's primary commercial corridors.

The property is ideally suited for a variety of **owner-user uses** including **restaurant, café, coffee shop, bakery, specialty food operator, retail showroom, office, and other permitted commercial uses** allowed under the property's zoning designation. Opportunity for a taproom/beer & wine sales, subject to conditional use permit (CUP) approval. The modern improvements provide a unique opportunity for a buyer to immediately occupy and operate the property with minimal additional capital expenditure. **Buyer to verify zoning and permitted uses with the City of Gilroy.**

Seller shall deliver the property vacant within 30 days following the close of escrow, allowing for immediate owner-user occupancy. Opportunities to acquire **newly remodeled, move-in ready restaurant-style commercial properties** in Downtown Gilroy are extremely limited, particularly assets offering this level of **visibility, frontage, signage exposure, and quality of improvements.**

The property benefits from **strong surrounding demographics, nearby retail and restaurant traffic, and convenient access to Downtown Gilroy amenities and major commuter routes.** Freestanding commercial food-use properties with **modern renovations and immediate occupancy availability** rarely become available for sale in Downtown Gilroy.

7300 MONTEREY RD | GILROY, CA



INVESTMENT OVERVIEW

PRICE: \$1,445,000

BUILDING SIZE: ±1,295 SF

LOT SIZE: ±10,785 SF

YEAR BUILT/RENOV: 1966/2024

APN: 841-13-003

ZONING: Downtown Specific Plan Area (Downtown Gilroy)

INVESTMENT HIGHLIGHTS



7300 MONTEREY RD | GILROY, CA

DOWNTOWN GILROY OWNER-USER OPPORTUNITY

- $\pm 1,175$ SF freestanding commercial restaurant/café building on a $\pm 10,785$ SF corner parcel.
- Rare opportunity to acquire a fully renovated Downtown Gilroy restaurant/retail property.
- Originally constructed in 1966 and extensively renovated in 2024.
- Excellent corner positioning with strong visibility and signage exposure along Monterey Rd.

TURNKEY OWNER-USER OPPORTUNITY

- Currently occupied by Camino Coffee, a well-known specialty craft coffee operator in Downtown Gilroy.
- Seller to deliver property vacant within 30 days following close of escrow, allowing for immediate owner-user occupancy.
- Existing improvements create a move-in ready opportunity for restaurant, café, coffee shop, bakery, or specialty food operators.
- Modern renovations provide attractive interior and exterior improvements rarely found in comparable Downtown Gilroy properties.

FLEXIBLE COMMERCIAL USE POTENTIAL

- Ideal for restaurant, café, coffee shop, bakery, retail showroom, office, and other commercial uses.
- Opportunity for a taproom/beer & wine sales, subject to conditional use permit (CUP) approval.
- Freestanding building configuration provides excellent identity and branding potential.
- Large parcel provides strong customer access, circulation, and flexibility for a variety of business operations.
- Buyer to verify zoning and permitted uses with the City of Gilroy.

STRONG DOWNTOWN LOCATION + ACCESS

- Located in the heart of Downtown Gilroy along one of the area's primary commercial corridors.
- Surrounded by nearby retail, restaurants, residential neighborhoods, and downtown amenities.
- Strong visibility and exposure along heavily trafficked Monterey Rd corridor.
- Convenient access to Highway 101 and major South County commuter routes.

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PHOTOS



PHOTOS



PHOTOS

gilroy
downtown

SUBJECT PROPERTY

MONTEREY RD

E 6TH ST

E 7TH ST



PHOTOS



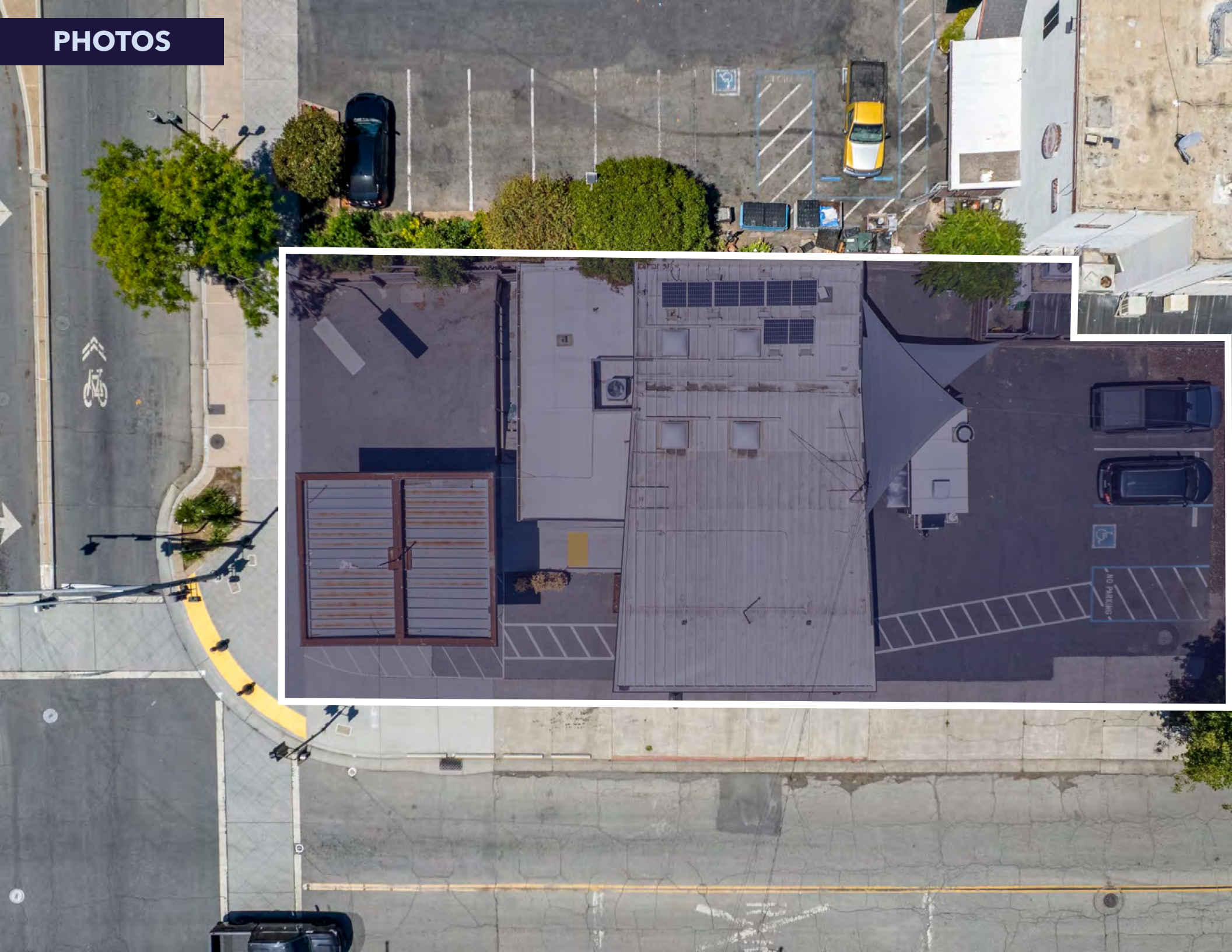
E 7TH ST

MONTEREY RD

SUBJECT PROPERTY



PHOTOS



DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	21,067	66,475	110,150
Households	5,802	19,509	33,923
Average Household Size	3.4	3.3	3.1
Owner Occupied Housing Units	2,599	12,284	22,231
Renter Occupied Housing Units	3,303	7,585	12,159
Median Age	34.8	38	39.7
Median Household Income	\$104,979	\$128,896	\$135,972
Average Household Income	\$129,781	\$154,671	\$164,492

7300

MONTEREY RD, GILROY

FOR MORE INFORMATION, CONTACT:

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