

32 Acre Equestrian Estate Property

1290 Masten Avenue, Gilroy, CA 95020

\$3,500,000

2 Residences & Pool!
Creekside Parcel!

Licensed Polo Field!
Arena, Mare Motels, & Barns!



Renz & Renz
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408.846.1031

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**NOT A PUBLIC ACCESS FACILITY. DO NOT GO STRAIGHT.
CALL LISTING AGENT TO SCHEDULE SHOWING.**

List Price	\$3,500,000
APNs	830-19-008
Lot Size	Approx. 32 Acres

This is an equestrian's dream! This 32 acre ranch is already an equestrian center. With the only regulation (USPA sanctioned) Polo Fields in the area leased out to a league.

This property boasts...

- Polo field (regulation-USPA sanctioned)
- Boarding facilities
- 125 x 225 lit covered arena
- A jumping/warm up arena with new footing
- 2 exerciser rounds
- Gallop Track
- Enclosed, open, & covered stalls
- Paddocks and shared pastures
- 2 mare motels
- Hay barn
- Wash stations/racks
- Equipment storage
- Farrier station
- Office
- Restrooms
- Car parking/ trailer parking
- 3,380 SqFt old main house with concrete pool
- 1,105 SqFt studio unit
- A garage leased to on-site saddlery specialist
- BBQ, picnic area with clubhouse and gazebo
- Pond
- Substantial 142 ft well with 500 gpm and natural gas on site
-and much more





ABOUT GILROY

Gilroy is best known as the Garlic Capital of the World, and home of the annual Garlic Festival in July. But the city is also known for its peaceful residential environment, its award-winning parks, golf course and recreation programs, and for its urban forest, for which the city has won Tree City USA awards annually since 1979.

Community Resources - A variety of superior community facilities and resources have placed Gilroy high in recent surveys which have attempted to measure the quality of life in Bay Area cities. Major community facilities unveiled in the last decade include St. Louise Regional Hospital along U.S. 101, Wheeler Manor (senior residence) and an expanded Senior Center complex at Sixth and Hanna streets. The Gilroy library is also newly refurbished and computerized. Gavilan Community College in Gilroy is known for the beauty of its campus, set in the foothills which surround the city. Downtown, new vitality and a healthy respect for history make for a lively and interesting town center. Mature neighborhoods blend with newer homes to create an ambient atmosphere for residential areas, served by nearby schools, parks and churches, and just the right combination of rural and suburban amenities. Average home costs in the area are in the \$658,500 range.

Street Plan - Gilroy is situated in South Santa Clara County at the crossing of U.S. Highway 101 and State Highway 152. The 1.5 square mile rectangle known as The Old Quad, was laid out in the mid-1800's, and served as the city's original city limits from its incorporation in 1870 until the first annexation in 1948. The system of numbered streets was used for east-west streets, with First Street / Hecker Pass Highway at the north, and 11th Street at the south. East-west streets added in modern times have not been numbered, but have been named after trees, birds, presidents, historic Gilroy names, and old Spanish or early American names. Sixth Street was once the central road, with perpendicular streets being labeled, for example, North Hanna to the north of 6th, and South Hanna to the south. The addressing scheme changed in 1969. Now Gilroy and Morgan Hill share a common numbering pattern for Monterey Road. East-West streets are labeled East and West as they cross Monterey.

Industry & Economy - Historically, Gilroy's economy has been based in agricultural products and processing. Over the years, prunes, tomatoes, flowers, onions and, of course, garlic, have contributed to the economic health of the agricultural industries. Food processing centers have also established themselves in Gilroy, and government centers also employ many local residents. The Outlets at Gilroy, a five-phase retail complex, draws shoppers from all over the Bay Area and Central Coast regions. The modern era has also seen an increase in interest in Gilroy as a site for expansion of Silicon Valley. About a thousand acres remain available for industrial growth.

***information gathered from the City of Gilroy website: <https://www.cityofgilroy.org/>

Population

	1 Mile	3 Miles	5 Miles
2010	1,663	17,958	66,299
2018	1,777	20,044	73,554
2023 (projected)	1,853	21,200	77,767

Households

	1 Mile	3 Miles	5 Miles
2010	498	4,943	19,674
2018	524	5,433	21,524
2023 (projected)	543	5,708	22,613
2018 Average Size	3.36	3.61	3.37

2018 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$121,439	\$101,227	\$87,920
Average Income	\$158,102	\$132,427	\$118,847
Per Capita Income	\$46,443	\$37,280	\$35,288

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Aerial Map



Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.

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Property Photos



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Renz & Renz Investment and Commercial Brokerage. Return completed forms to George@renzrenz.com for further detail, income information, and to schedule a viewing.

NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale/purchase of the following described Property known as: **1290 Masten Ave—San Martin, CA.**
2. Signor understands this investment is **an operating equestrian center not open to walk-in public. DO NOT GO STRAIGHT. To view the property you must arrange an appointment with the listing broker George Renz and have an agreed day and time. Tenants may not be contacted or disturbed. No animal, children, or user group names can be photographed.** California laws hinders any site visit for residential and private facilities without appropriate tenant notice **minimum of 48 hours.** You may not contact the tenant or any owner directly. All inquiries and requests to be made through seller's agent.
3. All materials provided to any party are considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
4. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz.** The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
5. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz.**
6. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
7. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this _____ Day of _____, 20_____.

Buyers Real Estate Agent

Prospective Buyer

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EXCLUSIVELY LISTED BY



GEORGE L. RENZ, CCIM

Renz & Renz
Investment & Commercial Brokerage

408-846-1031 office

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BRE License # 00854816

DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.