

0.93 Acre Commercial Lot

7150 Chestnut Street, Gilroy, CA 95020

\$750,000

Subject
0.93 AC

Renz & Renz
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Price	\$750,000
APN	841-12-057
Zoning	CM
Lot Size	0.93 Acres

Property Highlights

- Zoned for Commercial & Industrial uses
- Improved lot
- Just under 1 Acre
- Rare small lot
- Great access & proximity to Hwy 101 & 152





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	14,533	47,813	56,328
2018	16,317	54,272	64,558
2023 (projected)	17,199	57,883	69,054

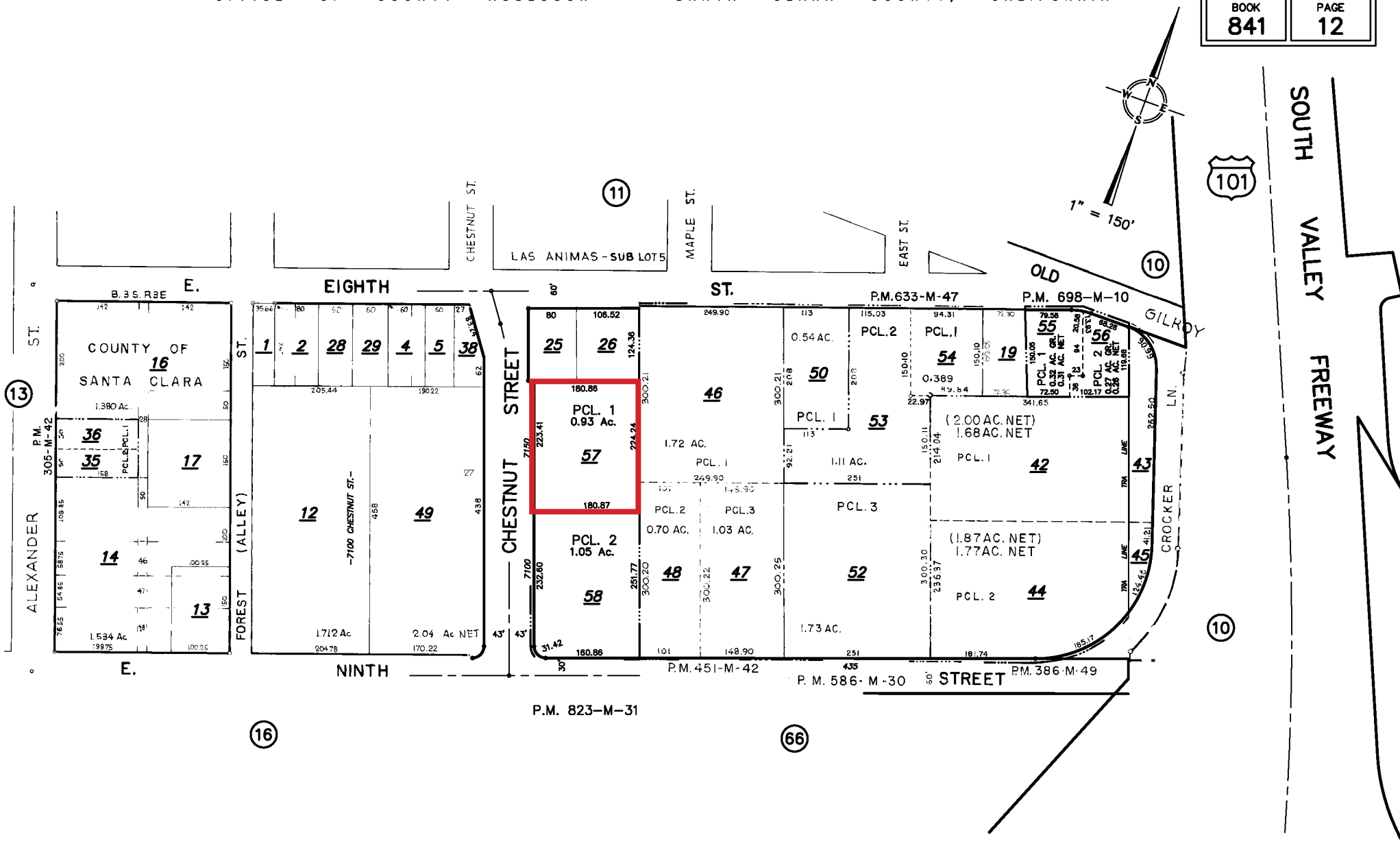
Households

	1 Mile	3 Miles	5 Miles
2010	3,872	13,816	16,421
2018	4,371	15,462	18,561
2023 (projected)	4,589	16,392	19,736
2018 Average Size	3.67	3.46	3.43

2018 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$56,055	\$76,980	\$84,953
Average Income	\$74,570	\$102,648	\$113,643
Per Capita Income	\$19,990	\$29,908	\$33,333

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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TRA DET. MAP 277

LAWRENCE E. STONE — ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2014–2015

Investment & Improved Listings

Gas Station (Currently 7-Eleven) - South Jordan, UT - For Sale \$3,000,000 or Lease \$18,000 per Month

Net Leased Single Tenant Caliber Collision - Gilroy, CA - \$2,600,000

Office & Apartments on Egleberry Street - Gilroy, CA - \$1,700,000

6 Unit Apartment Building - Gilroy, CA - \$1,499,000

NNN Investment Office Condominium - Gilroy, CA - \$490,000

NNN O'Reilly Auto Parts - Oxford, AL - \$475,000

Wells Fargo (Dark) - New Boston, TX - \$350,000

Approx. 32 Acre Equestrian, etc. Property - Gilroy, CA - \$3,850,000

44,000 SqFt Anchor Retail Space (Former OSH) - Gilroy, CA - For Lease \$30,000 per Month

Land & Development Projects

Rare 82 Acres of Industrial/Commercial within the City of Gilroy, CA - \$16,815,000

Hwy 101 22.53 Acres of Industrial/Commercial Redevelopment Land - Gilroy, CA - \$8,500,000

2 Seperate Parcels totaling 12.84 Acres of Industrial/Commercial Land next to Walmart - Gilroy, CA - \$7,400,000

3.69 Acres of M-2 Zoned Industrial Land - Gilroy, CA - \$1,750,000

Apartment Project on 7.67 Acres - Salinas, CA - \$1,700,000

3.14 Acres Zoned for High-Density Residential - Manteca, CA - \$1,250,000

16+ Acres of Agricultural Land - Gilroy, CA - \$1,095,000

0.93 Acre Commercial Lot - Gilroy, CA - \$750,000

2.8 Acres of Hwy Commercial on Corner of Hwy 152 & Hwy 33 - Dos Palos, CA - \$299,000

GEORGE L. RENZ, CCIM, SIOR, ALC

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