



END CAP RETAIL SPACE

6945 Pacheco Pass Hwy

Gilroy, CA

±1,780 SF

AVAILABLE

Highlights



Outstanding Gilroy Intersection of Camino Arroyo
@ HWY 101 & 152



Front Corner Space, 1,780 SF with Potential Outdoor
Seating Area



Next to High Traffic Popeyes Chicken



Gilroy Crossing Center **Tenants Include:** Target, Barnes &
Noble, Ross, Kohl's, Michaels, Bevmo, PetSmart, Starbucks,
Buffalo Wild Wings, and many more



40,000 Average Daily Traffic on Hwy 153/101

DEMOGRAPHICS

	3 Miles	5 Miles
Population	43,548	55,545
Average Household Income	\$121,716	\$140,615

TRAFFIC COUNTS

Pacheco Pass Hwy & S Valley Frwy	104,200 ADT
Pacheco Pass Hwy & Camino Arroyo	29,500 ADT
Camino Arroyo	12,900 ADT

Source: ©2022 Esri.



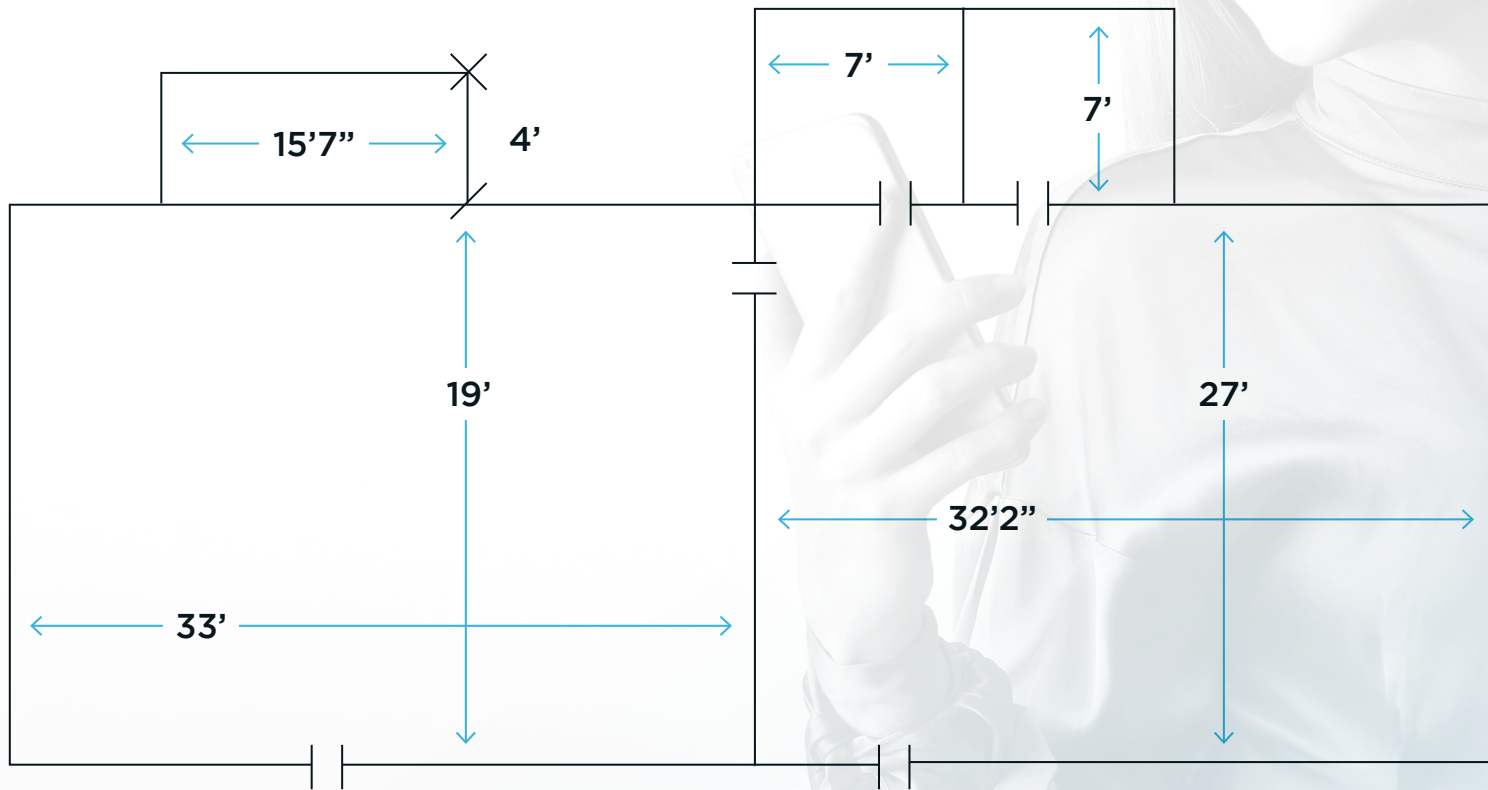
CONTACT AGENT FOR RATES



Neighboring Tenants

SUITE	TENANT	SF
M-1	Kohl's	88,408
M-6	Ross Dress For Less	30,187
M-5	Bed Bath & Beyond	25,393
M-3	Michaels	24,288
M-8	Barnes & Noble	23,049
M-4A	DD's Discounts	22,231
M-2	Petsmart	22,133
2	Bevmo	10,005
3	Pier 1 Imports	10,004
PIA	Panera Bread	5,065
4-1	Lane Bryant	4,800
6A1-2	Leslie's Pool	3,673
8-6	Verizon	3,510
1-3	Spectrum	3,335
8-1	The Vitamin Shoppe	3,315
10	Habit Burger Grill	2,771
6A-3	SC County Credit Union	2,502
P10	Panda Express	2,448
6B-1	Sushi Omakase	2,177
8-3	Baskin Robbins	2,100
9-1	Chipotle Mexican Grill	2,004
9-6	Pieology	1,996
PIB	Starbucks	1,803
4-3	Eyec Optometry	1,600
4-2	Sally Beauty Supply	1,600
9-4	European Wax Center	1,582
9-2	Accu-Dental	1,511
1-1	Jersey Mike's Subs	1,443
8-4	Supercuts	1,200
1-4	Veda Nails & Spa	1,145
6945	AVAILABLE	1,780
6945	Popeye's	—
6705	Target	123,709
850	Shell	—
6935	Mimi's Cafe	—
6925	Famous Dave's	—
6805	Buffalo Wild Wings	—

Site Plan



PLAN IS NOT TO SCALE



Gilroy

Retail Aerial

GILROY CROSSING

TARGET Marshalls. BARNES & NOBLE
 KOHL'S PETSMART Starbucks
 BUFFALO WILD WINGS ROSS DRESS FOR LESS BevMo! Michaels BED BATH & BEYOND

SOUTH VALLEY SHOPPING CENTER

Burlington BIG LOTS! SUBWAY Guitar Center & Smart & Final. P. P. Leo
 TOYOTA TACO BELL CHEVROLET 99¢ ONLY STORES McDonald's NISSAN HYUNDAI



152

PACHECO PASS HWY
 S VALLEY FRWY



GILROY LIBRARY

BROWNELL ACADEMY MIDDLE SCHOOL



SOUTH VALLEY MIDDLE SCHOOL

101

PACHECO CENTER

COSTCO WHOLESALE Walmart HomeGoods Lowe's Jamba
 CHUCK E. CHEESE Jack in the box ULTA Beauty Starbucks OLD NAVY BEST BUY



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