



Multi-Tenant Commercial For Sale

7579 Monterey St, Gilroy, Ca 95020

User Or Investment

SORCI & SON

7581

Artemex

Mexican Arts
and Crafts
Party Decorations

Retail

ABIERTO

de los Madre

Excellent Frontage

Renz & Renz
Local Roots; National Reach

Prime Multi-Tenant Commercial

Address - 7579 Monterey Rd, Gilroy, Ca

List Price \$1,449,999

Building Size 5,000 Sqft

Lot Size 5,736 Sqft

Year Built 1920

DO NOT GO DIRECT. DO NOT DISTURB TENANTS

Property includes multiple addresses:

7579 Monterey Street, 7581 Monterey Street

Property Highlights

- **Prime Multi-Tenant Commercial**
- **Rare Signalized Intersection**
- **Excellent Frontage and Exposure**
- **Beautiful Patio**
- **3 Bathrooms**
- **Newer Roof (2021)**
- **Flexible Zoning and Function**

EXECUTIVE SUMMARY

Renz and Renz Investment and Commercial is proud to offer the investment opportunity known as

7579 Monterey St, Gilroy, Ca 95020. The property features 3 rentable units with a layout of 2

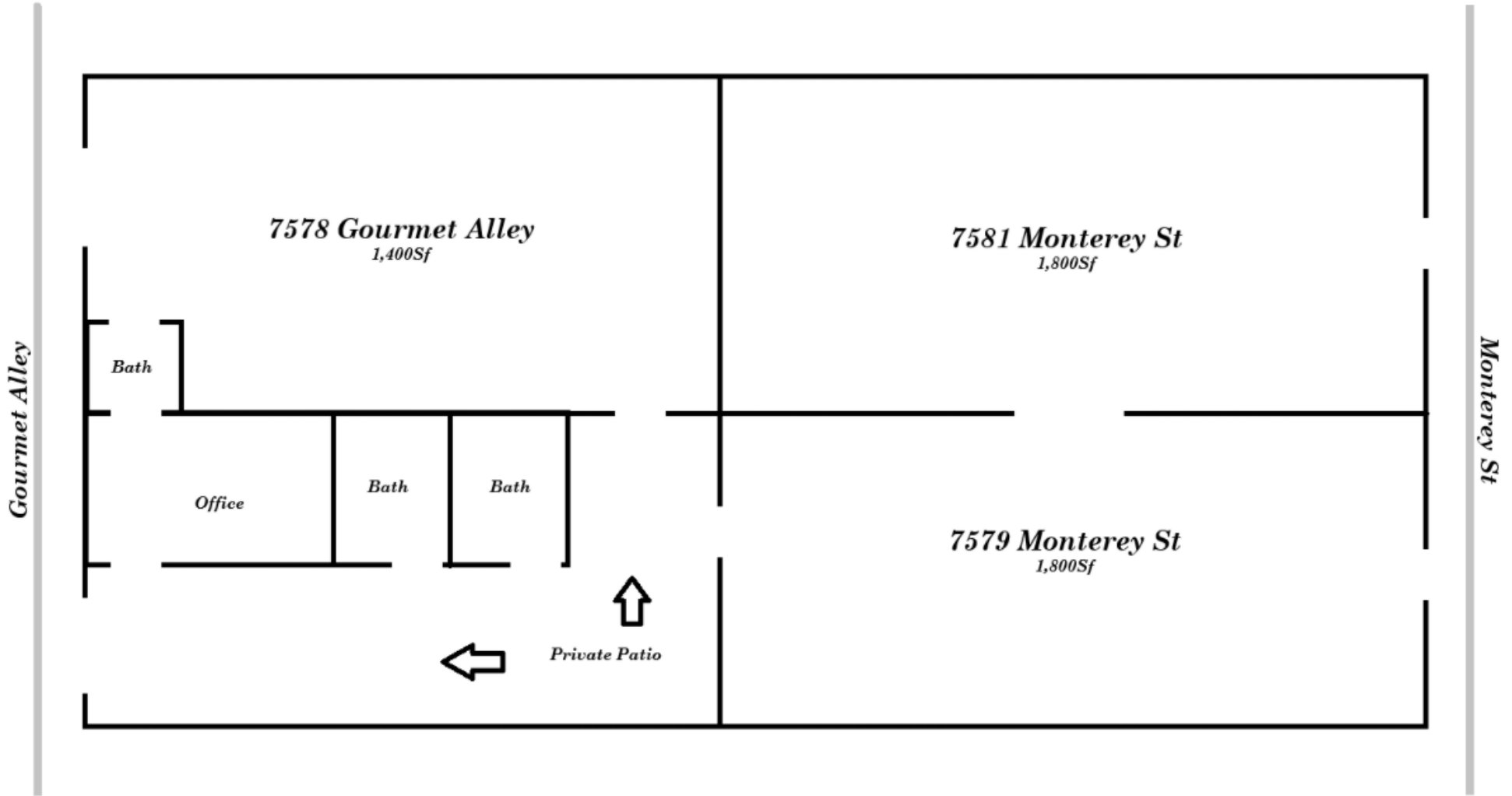
separate retail spaces in the front facing Monterey st, 1 private office/commercial space in the back

facing Gourmet Alley, and a fully fenced outdoor patio! Exposure and market presence is prime

as the property is located at the corner of Lewis St and Monterey St in Historic Downtown Gilroy.

Separately metered for Gas and PGE, master meter for Water/Sewer. Prime owner/user or

investment! The owner and tenants currently occupy the property on a month-to-month basis.



*Floor plan and sqft are estimated and not to scale



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Subject

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Gourmet Alley

Monterey St







Gilroy California

POPULATION
58,696

MEDIAN AGE
35.2

MEDIAN HOUSEHOLD INCOME
\$127,391
% 1 YEAR GROWTH

NUMBER OF EMPLOYEES
27,500

MEDIAN PROPERTY VALUE
\$915,200
17.6% 1 YEAR GROWTH





We offer a variety of services encompassing commercial and investment sales, purchases, leasing and more. Our broker George L. Renz has over 4 decades of experience negotiating purchases, sales, tax deferred exchanges and leases. Our team works personally with each client to make sure their goals are clearly understood and we tailor a plan of action that is unique to each customer's situation. Call Renz & Renz today to see how we can help you take your next steps with property investment.



Exclusively Listed By



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