



GILROY GATEWAY

Retail Space for Lease

[Click here to see real footage of the space!](#)



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THE CENTER

Gilroy Gateway is a 150,000 SF shopping center strategically located adjacent to the 101 freeway and Simon's Gilroy Premium Outlets. Under new ownership, the center will be fully redeveloped to attract several national retailers and to enhance its position within the trade area. These include investing in updating the existing pylon sign along the freeway, updating the building facade. The center offers numerous drive thru pads, anchor opportunities, serving a trade area from San Jose to Monterey. Gilroy Gateway presents an opportunity for businesses to thrive and establish a presence in a high-traffic retail corridor.

As the former RV dealership exits the property, Gilroy Gateway will introduce several new major national retailers to the thriving Gilroy market starting with the recent grand opening of Floor & Decor. Amazon has also joined in the exciting development of the east side with it's purchase of the adjoining 56 acres to develop it's new state of the art 450,000 SF Data Center.

AVAILABILITIES





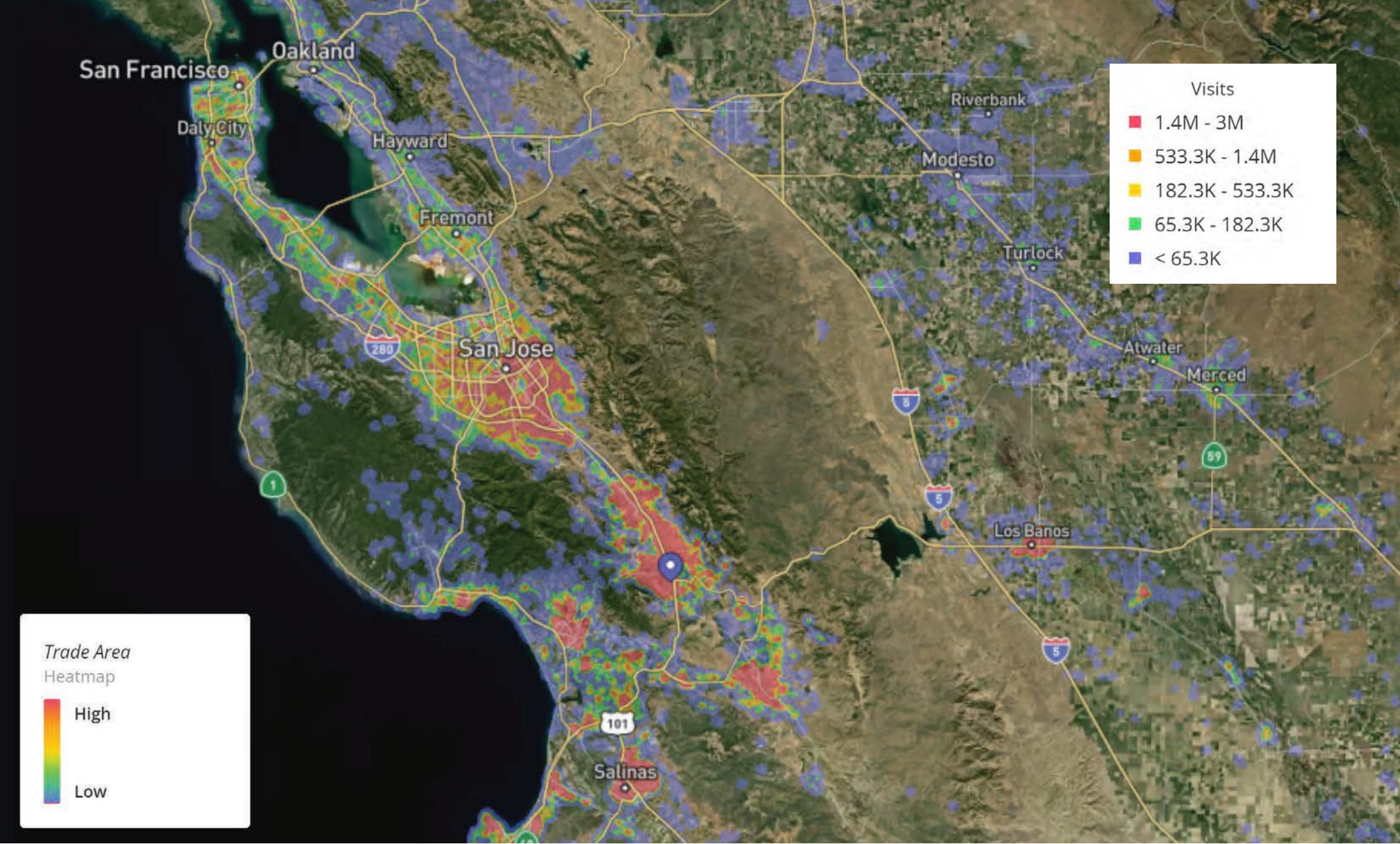
	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population – estimate	11,000	62,000	70,000
2028 Population – projection	13,000	68,000	75,000
HOUSEHOLD INCOME			
2024 Avg. Household Income	\$121,614	\$142,541	\$159,196
2024 Median Household Income	\$89,310	\$104,353	\$115,566
2024 EST HOUSEHOLD BY INCOME			
\$75,000-\$99,999	17.0%	13.4%	12.2%
\$100,000-\$149,999	21.7%	19.7%	19.3%
\$150,000-\$199,999	7.7%	13.0%	13.8%
\$200,000 and over	14.6%	19.8%	24.8%

ADJACENT PROPERTY: GILROY PREMIUM OUTLETS

- Gilroy Gateway is adjacent to the 579,000 SF Gilroy Premium Outlets which is one of the largest and most productive outlet shopping destinations South of the San Francisco Bay Area, and home to 110 stores
- Average Household Income within 15 miles of the center is projected to grow by 30% over the next five years
- The center is a popular destination for residents and tourists, conveniently located just 35 miles South of San Jose’s International Airport and Levi’s Stadium, home to the San Francisco 49ers
- Gilroy Premium Outlets has best-in-class brands including H&M, Coach, Lululemon, the North Face, Nike, and Levi’s

DYNAMIC DEMOGRAPHICS

	15 MILE	30 MILES	45 MILES
Total Population	244,000	1.7M	3M
Average Household Income	\$130,000	\$143,000	\$161,000





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