

# RARE DOWNTOWN GILROY OWNER USER/INVESTMENT OPPORTUNITY

- ±1,295 SF FREESTANDING RETAIL/RESTAURANT BLDG. | LARGE ± 10,785 SF CORNER LOT
- IDEAL FOR CAFÉ, TAPROOM, SPECIALTY FOOD, QUICK SERVICE RESTAURANT CONCEPTS

# 7300

MONTEREY RD, GILROY

FOR SALE



# EXECUTIVE SUMMARY

**7300 Monterey Rd** is a rare freestanding commercial restaurant/café property consisting of an approximately **±1,175 SF building situated on an approximately ±10,785 SF corner parcel** in the heart of **Downtown Gilroy**. **Currently occupied by Camino Coffee**, a well-known specialty **craft coffee operator** in Downtown Gilroy. Originally constructed in **1966** and extensively renovated in **2024**, the property features significant interior and exterior upgrades creating a highly attractive turnkey owner-user opportunity rarely found in the South Bay market. The property offers strong curb appeal, excellent building identity, and prominent exposure along **Monterey Rd**, one of Gilroy's primary commercial corridors.

The property is ideally suited for a variety of **owner-user uses** including **restaurant, café, coffee shop, bakery, specialty food operator, retail showroom, office, and other permitted commercial uses** allowed under the property's zoning designation. Opportunity for a taproom/beer & wine sales, subject to conditional use permit (CUP) approval. The modern improvements provide a unique opportunity for a buyer to immediately occupy and operate the property with minimal additional capital expenditure. **Buyer to verify zoning and permitted uses with the City of Gilroy.**

**Seller shall deliver the property vacant within 30 days following the close of escrow**, allowing for immediate owner-user occupancy. Opportunities to acquire **newly remodeled, move-in ready restaurant-style commercial properties** in Downtown Gilroy are extremely limited, particularly assets offering this level of **visibility, frontage, signage exposure, and quality of improvements.**

The property benefits from **strong surrounding demographics, nearby retail and restaurant traffic, and convenient access to Downtown Gilroy amenities and major commuter routes.**

Freestanding commercial food-use properties with **modern renovations and immediate occupancy availability** rarely become available for sale in Downtown Gilroy.

7300 MONTEREY RD | GILROY, CA

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



## INVESTMENT OVERVIEW

**PRICE:** \$1,495,000

**BUILDING SIZE:** ±1,295 SF

**LOT SIZE:** ±10,785 SF

**YEAR BUILT/RENOV:** 1966/2024

**APN:** 841-13-003

**ZONING:** Downtown Specific Plan Area (Downtown Gilroy)

# INVESTMENT HIGHLIGHTS



## DOWNTOWN GILROY OWNER-USER OPPORTUNITY

- ±1,175 SF freestanding commercial restaurant/café building on a ±10,785 SF corner parcel.
- Rare opportunity to acquire a fully renovated Downtown Gilroy restaurant/retail property.
- Originally constructed in 1966 and extensively renovated in 2024.
- Excellent corner positioning with strong visibility and signage exposure along Monterey Rd.

## TURNKEY OWNER-USER OPPORTUNITY

- Currently occupied by Camino Coffee, a well-known specialty craft coffee operator in Downtown Gilroy.
- Seller to deliver property vacant within 30 days following close of escrow, allowing for immediate owner-user occupancy.
- Existing improvements create a move-in ready opportunity for restaurant, café, coffee shop, bakery, or specialty food operators.
- Modern renovations provide attractive interior and exterior improvements rarely found in comparable Downtown Gilroy properties.

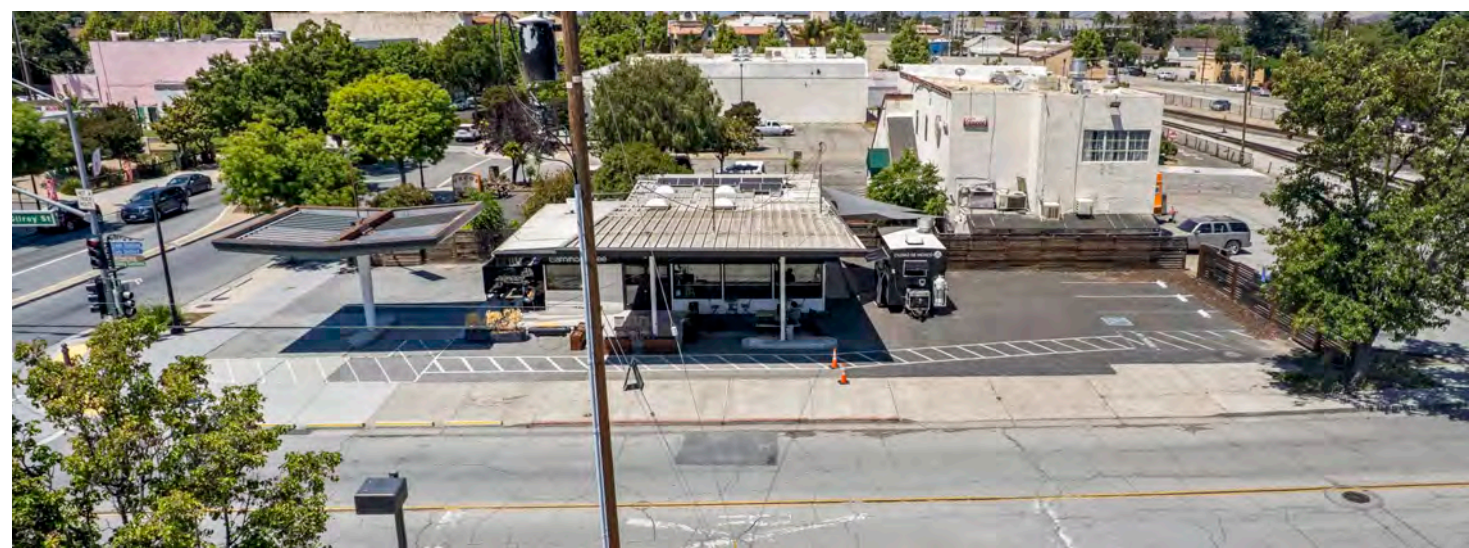
## FLEXIBLE COMMERCIAL USE POTENTIAL

- Ideal for restaurant, café, coffee shop, bakery, retail showroom, office, and other commercial uses.
- Opportunity for a taproom/beer & wine sales, subject to conditional use permit (CUP) approval.
- Freestanding building configuration provides excellent identity and branding potential.
- Large parcel provides strong customer access, circulation, and flexibility for a variety of business operations.
- Buyer to verify zoning and permitted uses with the City of Gilroy.

## STRONG DOWNTOWN LOCATION + ACCESS

- Located in the heart of Downtown Gilroy along one of the area's primary commercial corridors.
- Surrounded by nearby retail, restaurants, residential neighborhoods, and downtown amenities.
- Strong visibility and exposure along heavily trafficked Monterey Rd corridor.
- Convenient access to Highway 101 and major South County commuter routes.

# PHOTOS



# PHOTOS



# PHOTOS

oilroy  
downtown

SUBJECT PROPERTY

E 6<sup>TH</sup> ST

E 7<sup>TH</sup> ST

MONTEREY RD

Caltrain VTA



PHOTOS



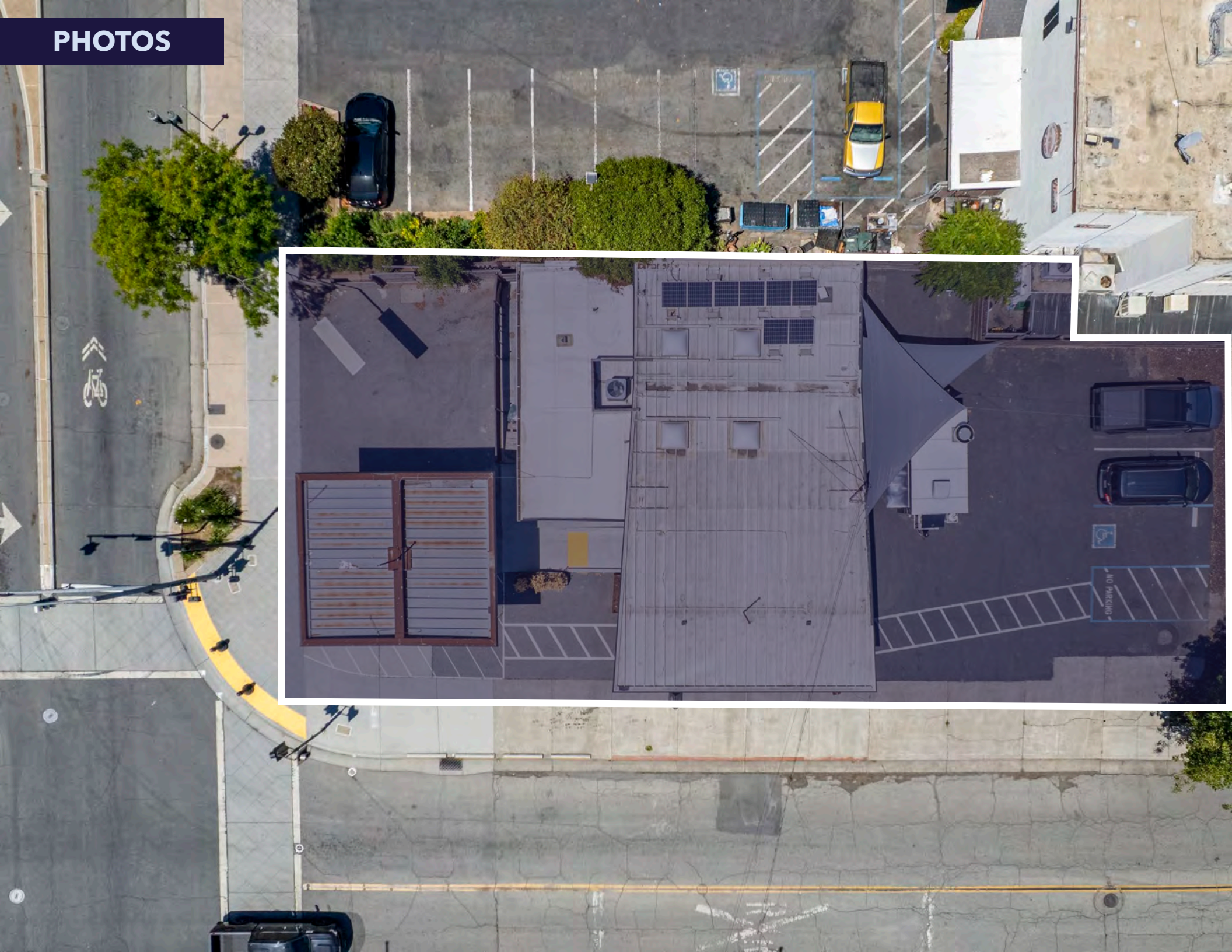
E 7<sup>TH</sup> ST

MONTEREY RD

SUBJECT PROPERTY



# PHOTOS



# DEMOGRAPHICS

## 2026 SUMMARY

## 1-MILE

## 5-MILE

## 10-MILE

### Population

21,067

66,475

110,150

### Households

5,802

19,509

33,923

### Average Household Size

3.4

3.3

3.1

### Owner Occupied Housing Units

2,599

12,284

22,231

### Renter Occupied Housing Units

3,303

7,585

12,159

### Median Age

34.8

38

39.7

### Median Household Income

\$104,979

\$128,896

\$135,972

### Average Household Income

\$129,781

\$154,671

\$164,492

# 7300

MONTEREY RD, GILROY

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