



Commercial Flex Property For Sale

6881 Monterey St, Gilroy, Ca 95020



Renz & Renz
Local Roots; National Reach

Commercial Flex For Sale

Address - 6881 Monterey St, Gilroy, Ca 95020

List Price	\$5,399,999 (\$175 per sqft)
Building Size	30,737 Sqft
Lot Size	1.26 Acres
Year Built	1990

Property Highlights

- 2 Minutes from Hwy 101 & 152
- 1 Minute from Major National Retailers
- Front Retail 14k SF + Rear Racked Storage
- Open Showroom
- Versatile Floor Plan
- Flexible Zoning
- Below Replacement Cost est. \$9,221,200

Property Summary:

Prime 30,737 SF Flex-Showroom & High-Bay Warehouse Monterey Rd Retail Corridor. This expansive commercial building at 6881 Monterey Rd, ideally configured for both retail and warehouse operations. The front 14,000 square feet was previously used for retail sales, featuring a customer-facing lay-out with excellent visibility. The rear 16,000 square feet boasts high ceilings (22'-24') and was used as racked warehousing, making it ideal for logistics, distribution, or storage-intensive businesses. Lots of natural lighting w/ skylights & 600 Amp, 3-Phase Power. This dual-purpose layout provides flexibility for a wide range of commercial uses in a prime Gilroy location.

Potential Uses:

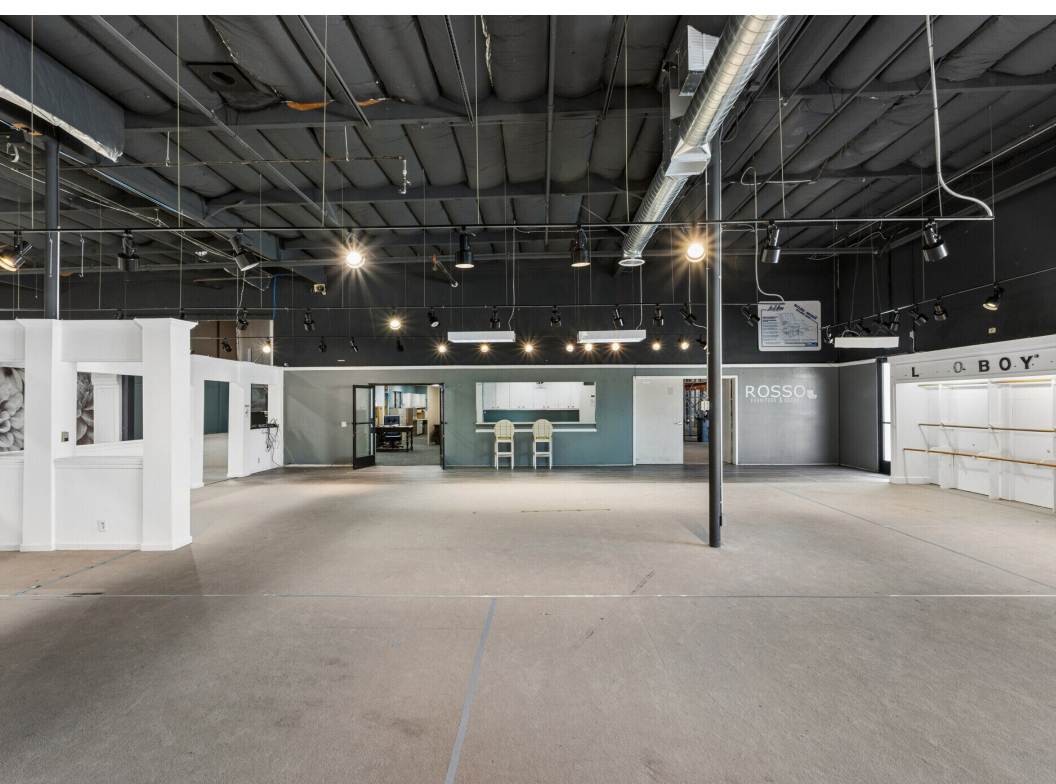
A vast array of potential uses including but not limited to GYM, Furniture Store, Automotive, Watercraft, ATV, Motorcycle, RV Sales & Service, General Retail, Office, Medical, Showroom, Grocery Store, Sports Facility, Event Center and much more!

Location:

Positioned 25 miles south of San Jose with excellent freeway access and under consideration as a future high-speed rail stop between San Francisco and Los Angeles, Gilroy is a thriving community of over 58,000 residents with a median age of 36, a median household income of \$131,554, and a median property value of \$975,800. Renowned for its Garlic Festival, Gilroy Premium Outlets, Gilroy Gardens Family Theme Park, and access to more than 20 wineries and tasting rooms along the Santa Clara Valley Wine Trail, Gilroy continues to grow and attract new opportunities.









Gilroy California

POPULATION
59,004

MEDIAN AGE
37

MEDIAN HOUSEHOLD

NUMBER OF EMPLOYEES

MEDIAN PROPERTY VALUE

INCOME
\$133,107

28,363

\$1,030,000





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