



Commercial Property For Sale

Commercial - Fenced Yard

6620 MONTEREY RD, GILROY, CA 95020

Introducing 6620 Monterey Rd, Gilroy, CA, 95020 – a prime commercial owner/user opportunity with an upside of future multi-family development. This property boasts a 2,700 SF, stand-alone, two-story building with a large fenced and gated paved yard, offering the ideal space for your operations. Built in 2006, this well-maintained property has one grade level and one dock high roll up door.

Get in touch

Tony Odom
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tony.odom@compass.com
CalDRE #01817881

COMPASS
COMMERCIAL

Property Details & Highlights

Building Name	Commercial - Fenced Yard
Property Type	Commercial
Property Subtype	Flex Space
APN	84114081
Building Size	2,700 SF
Lot Size	22,810 SF
Year Built	2006
Number of Floors	2
Number of Buildings	1

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Zoned DSP-G (Downtown Specific Plan - Gateway District,) it provides the flexibility to accommodate a range of business activities. The property is identified as one of the City's opportunity sites for the Housing Element, with a total capacity of 13 low-income residential units for future development. Located between the newly constructed Monterey Gateway Apartments (75-units) and Roem Builder's development of 94 residential units this property provides a strategic position in the heart of the thriving South Bay/Gilroy market.

The area surrounding the property provides unparalleled opportunities for an owner/user and/or housing redevelopment.



- 2,700 square foot stand-alone office building
- Dock High and Grade Level Doors
- 0.53 acres with paved fenced yard
- Power: 400 amps / 3-Phase 240/120 v
- Efficient Office Floorplan
- Future Multi-Family Development Site
- Identified as one of Gilroy's Housing Opportunity Sites
- Located within the Gateway District of the Downtown Specific Plan
- Large Scale Development Sites Surround the Property

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Property Photo



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Property Photo



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Retailers and Residential



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Aerial Map



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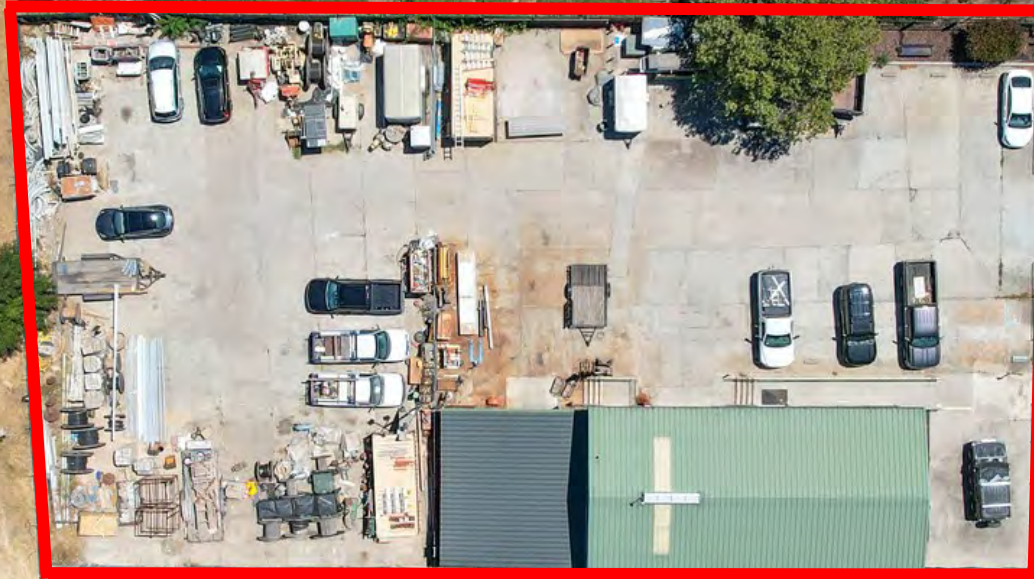
Aerial Photo Looking West



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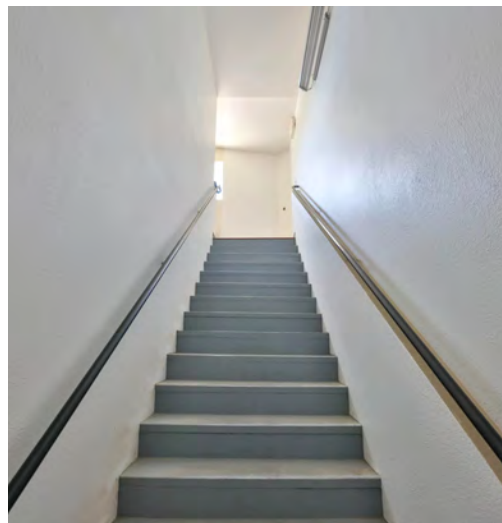
Overhead



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Interior Photos



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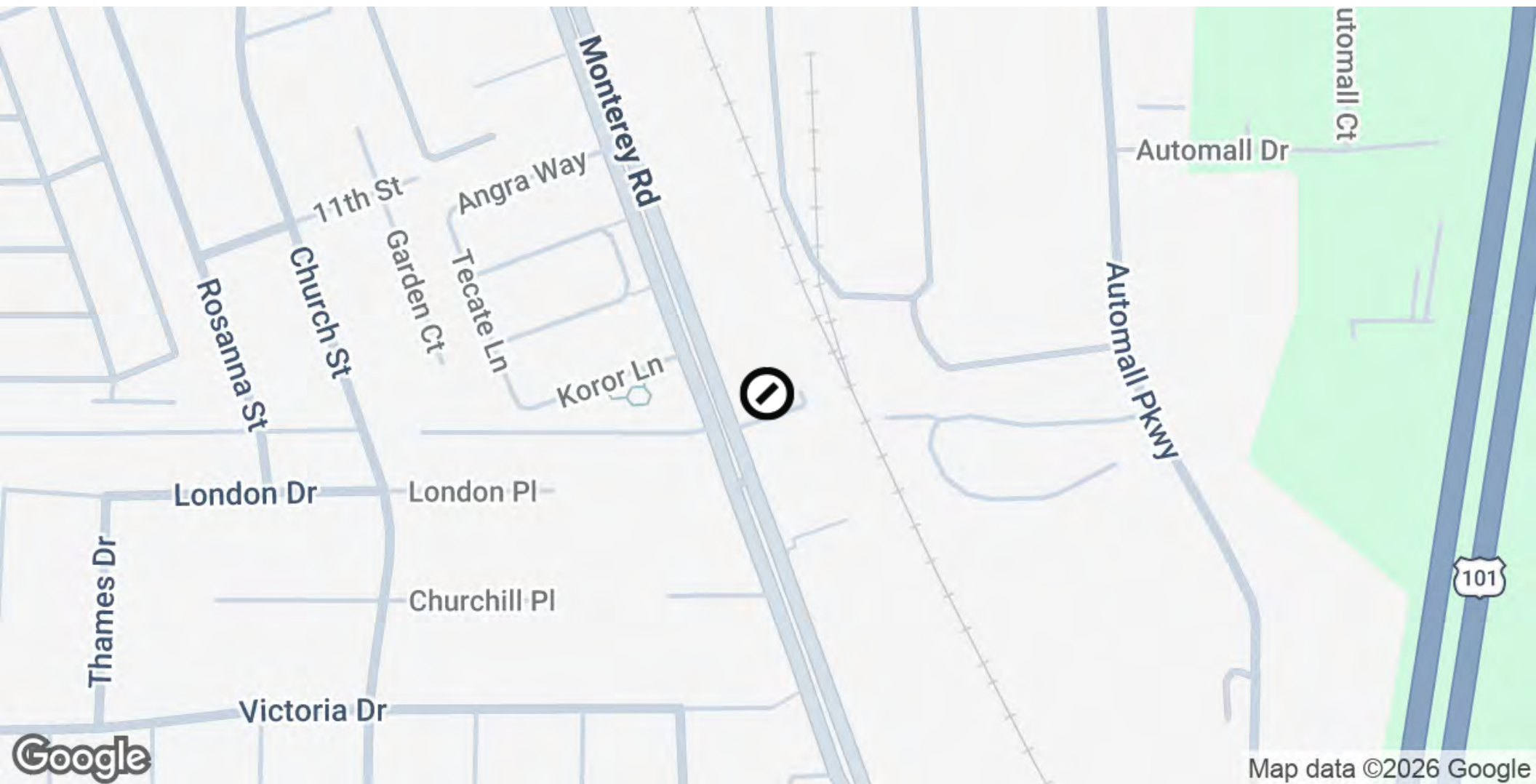
Additional Photos



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Location Map



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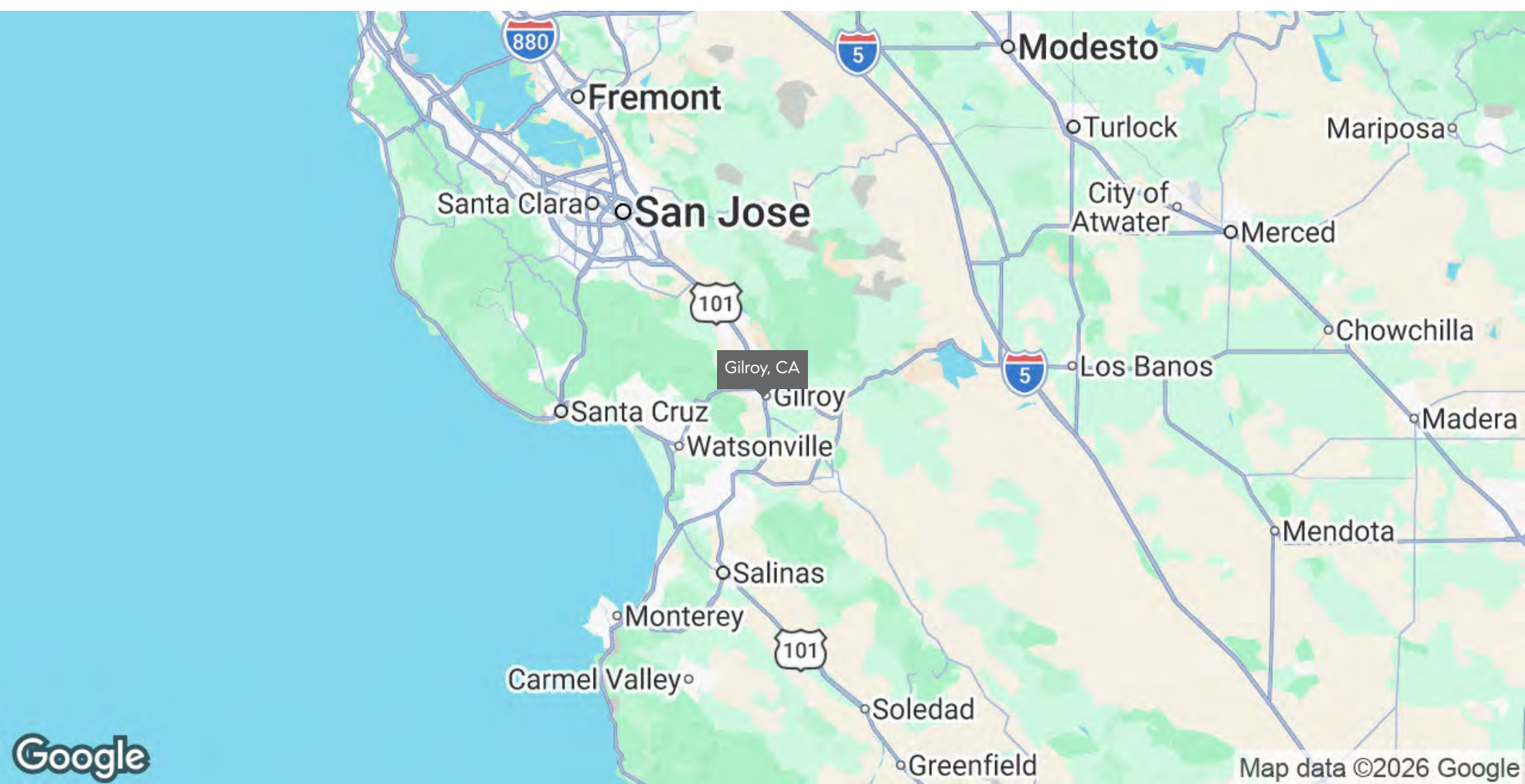
Aerial Map



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Regional Map



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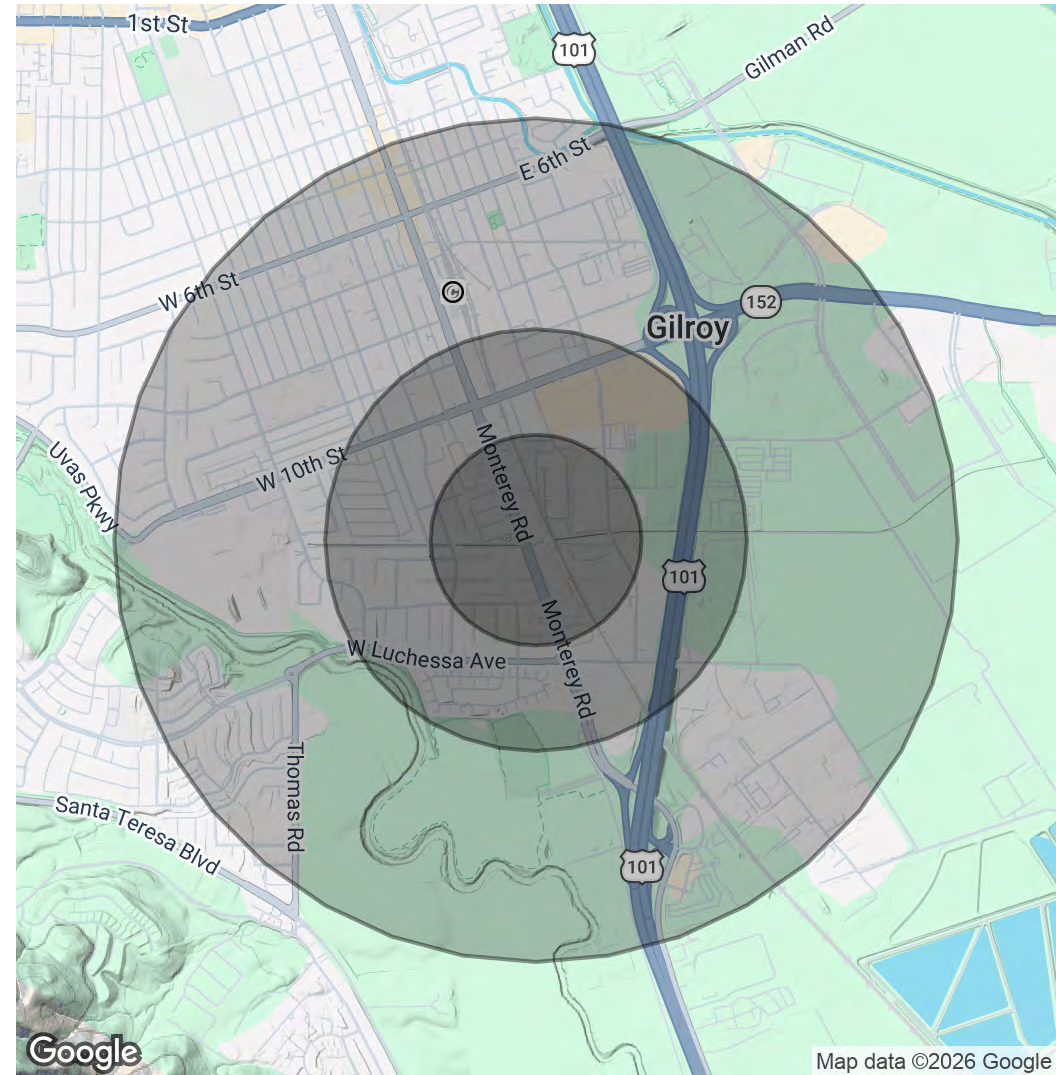
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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,345	4,382	13,304
Average Age	32.2	31.6	31.8
Average Age (Male)	32.9	31.0	30.3
Average Age (Female)	32.5	32.3	32.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	322	1,053	3,321
# of Persons per HH	4.2	4.2	4.0
Average HH Income	\$130,262	\$132,033	\$144,106
Average House Value	\$977,478	\$959,651	\$1,081,672

2023 American Community Survey (ACS)



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Floor Plans



It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the Media Tab)

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