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EXECUTIVE SUMMARY

Pacheco Pass Hwy & Silacci Way
Gilroy, CA 95020



ZONED

HIGHWAY
COMMERCIAL



LOT SIZE

2.1 AC
(DIVISIBLE)

PROPERTY HIGHLIGHTS

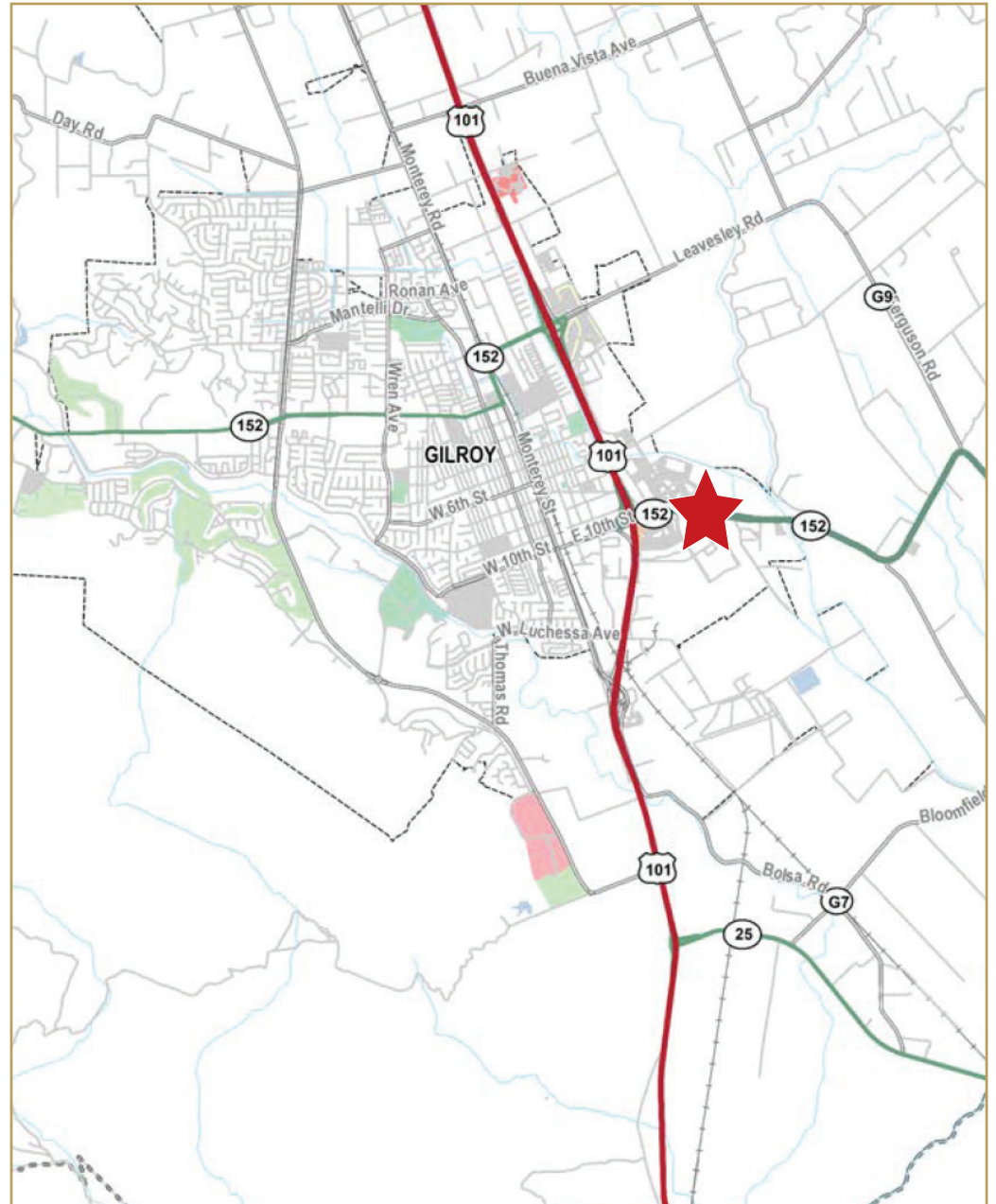
- **Project Overview**
 - Raising Canes: ± 3,181 SF
 - National Gas + C Store : ± 3,460 SF
 - **Available Pad: ±2.1 AC. This pad site is divisible.**
- **Prime Corner Location at Gilroy's Busiest Intersection**

Easy access off HWY 101. Situated off Hwy 152 on Gilroy's busiest retail intersection.
- **Demographics**

Affluent demographics with an average Household Income of \$123,290 within a 3-mile radius.
- **Strong Local Population Base**

Over 43,745 residents live within a 3-mile radius of the property, providing a solid customer base for retail, services, and daily-needs tenants.
- **Retail Synergy**

Surrounded by national anchors like Walmart, Costco, Target, and Lowe's, this site sits in Gilroy's most active retail corridor. Located along Hwy 152 with 85,231 VPD, the property offers high visibility and strong consumer traffic for retail or service-based development.



RETAIL MAP



MARKET OVERVIEW

Gilroy, CA

Located at the southern gateway to Silicon Valley, Gilroy, CA is emerging as a powerful hub for commercial expansion, logistics, and mixed-use development. Nestled at the crossroads of Hwy 101 and Hwy 152, Gilroy offers direct connectivity to the Bay Area, Central Valley, and Monterey Peninsula—making it a strategic location for both regional and interstate commerce.

Known as the “Garlic Capital of the World,” Gilroy has long embraced its agricultural roots while evolving into a diverse economic zone supported by retail, distribution, and tech-adjacent industries. The city’s pro-business environment, affordable land pricing, and growing population make it a compelling destination for developers and tenants alike.

KEY SURROUNDING DEVELOPMENTS & DRIVERS OF GROWTH

Gavilan College Expansion: A \$248M facilities bond is driving campus expansion and new construction, increasing educational and workforce training capacity in the area.

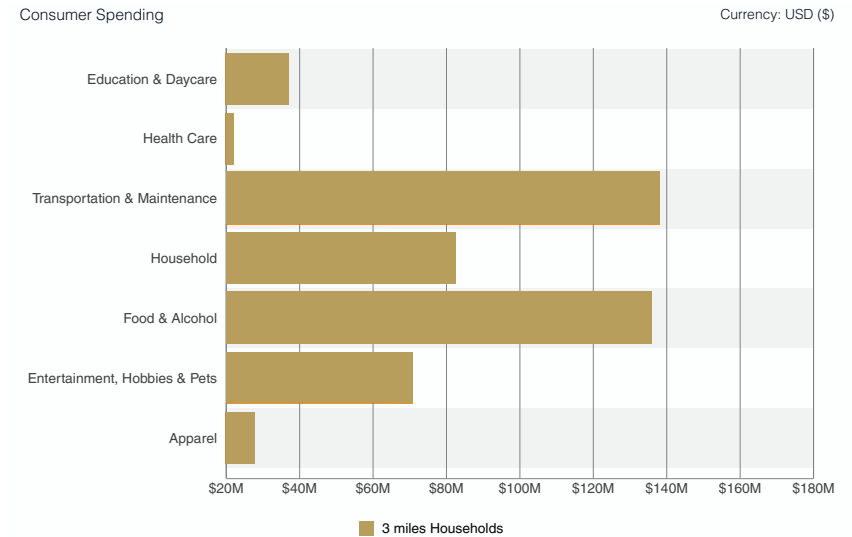
Glen Loma Ranch Master-Planned Community: A major residential development on the west side of Gilroy bringing 1,600+ new homes, parks, and neighborhood retail.

Amazon Distribution Hub (off Hwy 152 near Pacheco Pass): Strengthens the city’s positioning as a logistics and fulfillment corridor with increased commercial traffic and employment.

Gilroy Premium Outlets: A regional retail destination that attracts over 6 million visitors per year, boosting foot traffic and retail demand.

Downtown Gilroy Revitalization Plan: City-led initiative to transform the historic downtown area into a vibrant, walkable urban center with mixed-use potential.

Proximity to Silicon Valley & San Jose: Less than 35 miles from San Jose, offering overflow opportunity for industrial, flex, and commercial tenants priced out of core tech markets.



The immediate 3-mile trade area generates over \$500 million in annual consumer spending, signaling a robust and diverse demand base for retail and service-based tenants. Top spending categories include Transportation & Maintenance (\$138M), Food & Alcohol (\$136M), and Household Goods (\$83M)—clear indicators of consistent consumer activity and lifestyle-driven purchases. These patterns align well with quick service restaurants, grocery-anchored centers, convenience retail, and neighborhood services, all of which benefit from high-frequency visits and predictable spending behavior.

This site’s proximity to established retail corridors, commuter traffic along Hwy 152, and surrounding residential growth positions it as a compelling location for national brands or essential services seeking visibility and long-term market viability. Whether anchored by a major grocery tenant or developed as a QSR or multi-tenant pad site, the strong local purchasing power offers a solid foundation for retail success and future expansion.



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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