

8100

CAMINO
ARROYO
GILROY, CA



IDEAL 71,380 SF FLEX/MFG BUILDING FOR OWNER USER WITH EXISTING REVENUE STREAM

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PROPERTY DESCRIPTION

This ±71,380 SF manufacturing facility provides an exceptional opportunity for an owner/user seeking a well-located, highly functional building with an existing income stream. Located in Gilroy, California, adjacent to the Gilroy Premium Outlets and service amenities, the location offers a convenient, amenity-rich environment for employees.

Within the fenced, lockable yard/loading/parking area, there are three dock-high loading doors (all with levelers) and a grade-level door, providing an excellent and secure space for staging product as well as shipping and receiving. The building is served by a 1,200-amp electrical service supporting a wide variety of manufacturing and production uses, while the open warehouse/production area allows for efficient workflow, equipment installation, and future adaptability.

The property includes a nicely finished office component, offering a professional and comfortable environment for administrative, engineering, or customer-facing functions. Additionally, the large lunchroom is perfect for employee use as well as a large area for meeting space.

The owned photovoltaic (solar) system further enhances the value of the asset by reducing operating costs and supporting sustainability initiatives—an increasingly important consideration for modern manufacturing users.

Providing additional upside, approximately 22,300 SF is currently leased to a strong credit tenant, generating income that can help offset ownership costs while still allowing an owner/operator to occupy the majority of the building.

8100 Camino Arroyo represents a rare opportunity to acquire a well-powered, owner/user manufacturing facility in South Santa Clara County, with excellent storage and loading capabilities, partial income, sustainable energy infrastructure, and located near major retail amenities.

PROPERTY HIGHLIGHTS



**MANUFACTURING /
WAREHOUSE BUILDING**
71,380 SF For Sale



49,080 SF
Available for
Occupancy



±30% OFFICE
70% Manufacturing /
Warehouse



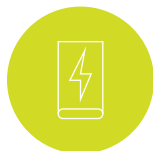
LARGE
Breakroom / Kitchen



WAREHOUSE
- Fully insulated
- Dump HVAC
- Compactor Port



LOADING
- 1 Grade Level Door
- 3 Dock High Doors (with
levelers)



POWER
1,200 Amps @ 480 Volt
Solar Array rating at 300
KW-AC



PARKING RATIO
3/1,000



CLEAR HEIGHT
20'



FENCED AND LOCKABLE
Parking / Yard Area

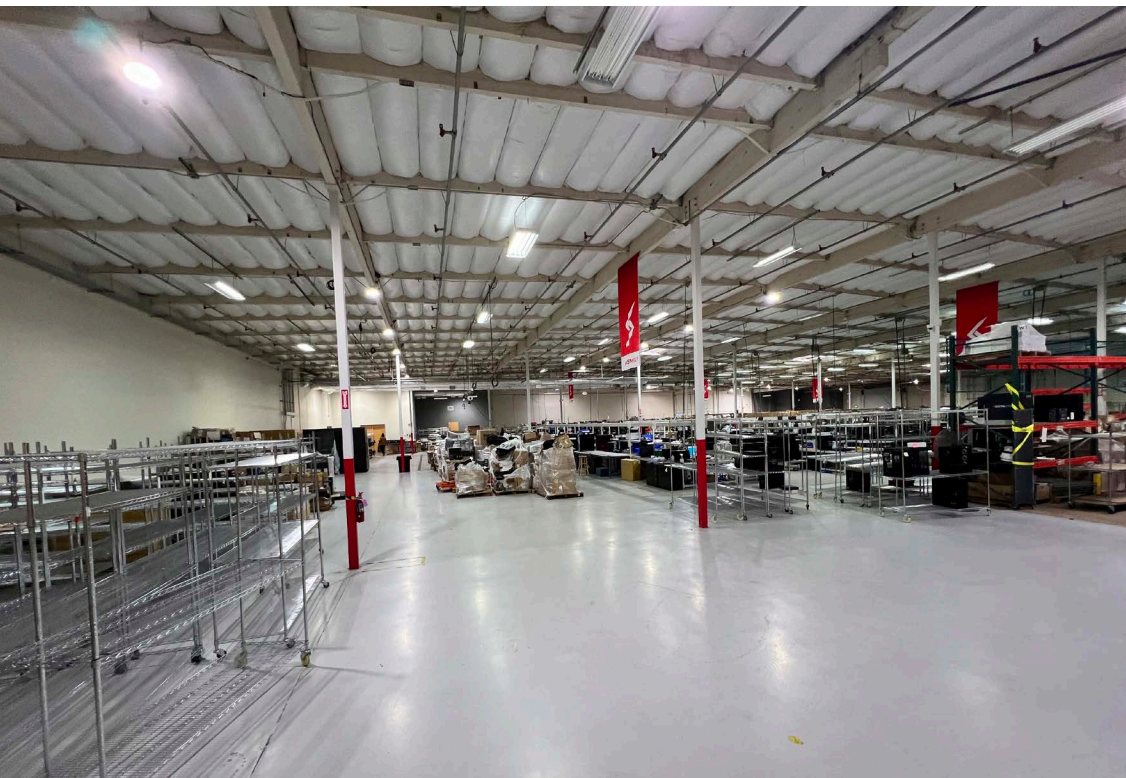


EASY ACCESS
off Highway 101



WALKING DISTANCE
to Restaurants & Amenities





FINANCIAL MODEL AND LOAN SCENARIO

PROPERTY DETAILS

Building Size:	71,380
Sale Price:	\$21,414,000
PPSF:	\$300
Size Lease:	22,300
Percentage Leased:	31.24%

OPERATING EXPENSES

Categories	2025	2026 (est.)
Property Taxes	\$130,305	\$137,053
Property Insurance	\$52,345	\$55,488
CAM Expenses	\$178,489	\$192,349
Total OpEx (Annual):	\$361,139	\$384,890
Total OpEx (Monthly):	\$30,095	\$32,074
OpEx (PSF):	\$0.42	\$0.45

LEASE INCOME

	2026
Annual Income*:	\$354,089
Average Monthly Income:	\$29,507
Average Rent NNN (PSF):	\$1.32

*3% Annual Increases beginning 2/1/2027

RENT EQUIVALENT

Monthly Payment	\$120,111
Rental Income (through 1/31/2026)	\$28,990
Mo. Pmt Less Rental Income	\$91,121
Owner Occupied Space (Rentable Sq Ft)	49,080
NNN Rent Equivalent	\$1.86

PURCHASE PRICE

		\$21,414,000
65%	U.S. Bank Loan Amount	\$13,919,000
23%	SBA 504 Loan Amount	\$4,867,500
12%	Downpayment	\$2,627,500

Estimated Rates & Terms	U.S. Bank	SBA 2nd
Loan Amount	\$13,919,000	\$5,000,000
Indicative Interest Rate*	5.89%	5.72%
Blended Rate		5.85%
Fixed/Variable Rate Terms	3 Year Resets	25 Year fixed
Amortization/Term	25	25
Estimated Monthly Payments	\$88,747	\$31,365

ESTIMATED COMBINED MONTHLY PAYMENT

\$120,111

Borrower's Estimated Fees & Expenses*

Loan Fee %	0.50%	2.65%
Loan Fee \$	\$69,595	\$128,989
Est. 3rd Party Fees (Appraisal, Phase I)		\$6,500
CDC Legal & Doc Fee		\$3,500
Loan Packaging Fee (Waived)	\$0	
Estimated Fees	\$76,095	\$132,489

TOTAL ESTIMATED CASH REQUIRED

\$2,703,595

Loan Estimate Provided By: U.S. Bank - Ray Crabb (408)489-8050
ray.crabb@usbank.com

*Indicative rate, as of March 18, 2026, has been reduced to reflect the benefit of a depository relationship with U.S. Bank. Additional rate and term options available. No prepayment Penalty o U.S. Bank loan.

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