

Renz & Renz

Real Estate Brokerage

7500 Arroyo Circle, Suite 170
Gilroy, CA 95020

Phone: 408-846-1031 Fax: 408-846-1042

~ The Garlic Farm ~

Leased Investment

42,570 Sqft Multi-Tenant Industrial
\$6,250,000 (6% Return)



5870 Monterey Rd.
Gilroy, CA 95020

Presented by:

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Summary of Salient Facts

**5870 Monterey Rd.
Gilroy, Ca 95020**

Space	This premiere trucking center is comprised of 42,570 Sqft with 17 double drive through full service bays, storefront retail and some office. 8.20 Acres or 357,627 Sqft LOT
Price	\$6,250,000 6% Return Many opportunities to increase income utilizing the remainder of the paved land. Motivated Seller (Just under 6 acres not producing income.)
Location	The property is located on The Monterey Rd. exit off of Highway 101 in Gilroy. 1 minute from Hwy 101 and 3 minutes from Hwy 152.
Amenities	17 full service truck bays Quality Retail Executive Office
CoTenants	Also located within the truck stop is a Cat Scale, truck fueling station, motel, RV Park, several National Credit Restaurants and Gas stations including Chevron, Shell, Carl's Jr., Jack in the Box, KFC, and A&W etc.
Parking	The Garlic Farm Center offers plenty of parking for both cars and full size trucks
Age of Property	Building built between 2001 & 2002. Expanded Bays in 2007

Property & Location Description

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The Garlic Farms Truck and Service Center is 42,570 square foot facility with a 17 bay (**pull through**) full service truck service center and retail store.

Built in 2002 and further expanded in 2007, it is the Anchor parcel in the Garlic Farms Truck Stop and Travel Park.

The industrial buildings are metal on slab; the larger tenant units have office front office and reception areas that make up approximately 5-10% of the space; the remainder is open shop area. Included in the tenant units are restrooms, and internal lighting is supplemented by some external glazed windows. The exterior metal walls and ceiling are insulated. Some units have storage areas built above the office; internal construction is painted sheet rock over wood.

This marketing package should give you a full descriptive and visual representation of what is being offered. If you have questions on anything please contact us. The information in this package was pulled from many sources deemed to be reliable and accurate. Broker nor Owner warrant this to be 100% Accurate.

Income Information

**5870 Monterey Rd.
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Income & Expense

Gross Annual Income	\$415,140
Taxes (Portion Not Reimbursable)	\$33,315
Insurance (PNR)	\$2,500
Utilities (PNR)	\$200
Water (PNR)	\$162
Maintenance (PNR)	\$2,100
Alarm (PNR)	\$366
Misc. Repairs (PNR)	\$1,000
Total Annual Expenses	\$39,643
Net Annual Income	\$375,497

**Many opportunities to increase income utilizing the remainder of the paved land. Motivated Seller
(Just under 6 acres not producing income.)**

Rent Role

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Tenant	Sq.Ft.	Start Date	Term	Escalations	Lease Type	T.I.'s	Current Rent
Precision Tire	7,104	9/11	5 Yr	CPI/24 Mo	NNN	None	\$7,590
Precision Wash	6,400	9/11	5 Yr	CPI/24 Mo	NNN	None	\$7,047
OSC Collision	22,135	4/14	1 Yr 5Yr	1,000 per Mo. in 2015 & 2019	Gross	\$8000	\$12,000
Cruz Repair	3,660	10/12	5 Yr	CPI/24 Mo	NNN	None	\$2,550
Cruz Retail	1,613	7/12	5 Yr	CPI/24 Mo	NNN	None	\$1,458
Garlic Farms	4,000	6/14	1 Yr		NNN	None	\$3,200
Parking Lot			Month/ Month				\$750
Total							\$34,595

Property Photos

**5870 Monterey Rd.
Gilroy, Ca 95020**



Property Photos

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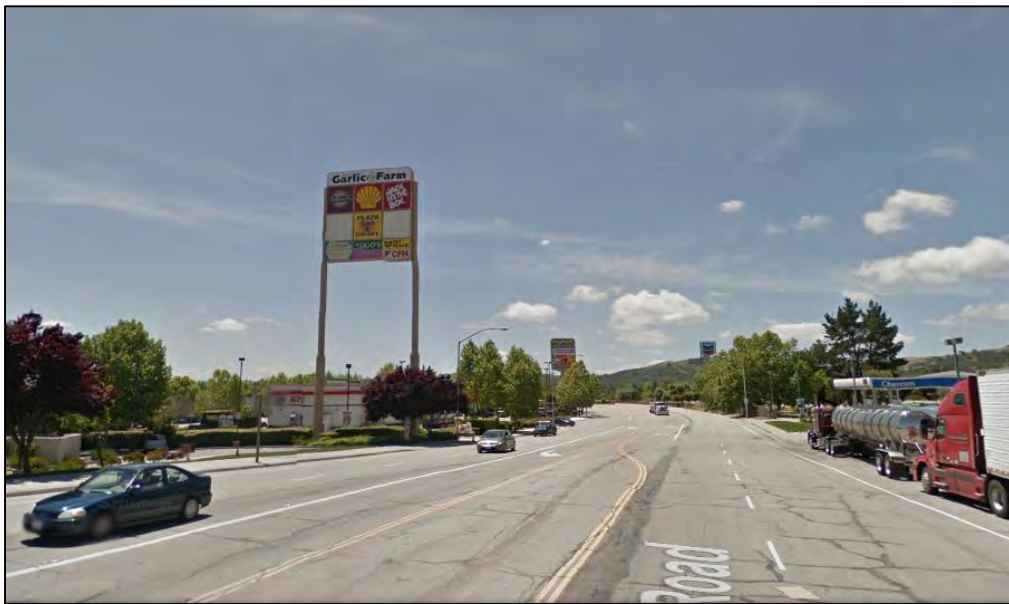


Property Photos

**5870 Monterey Rd.
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Large Hwy 101 Monument Sign.



Arial Maps

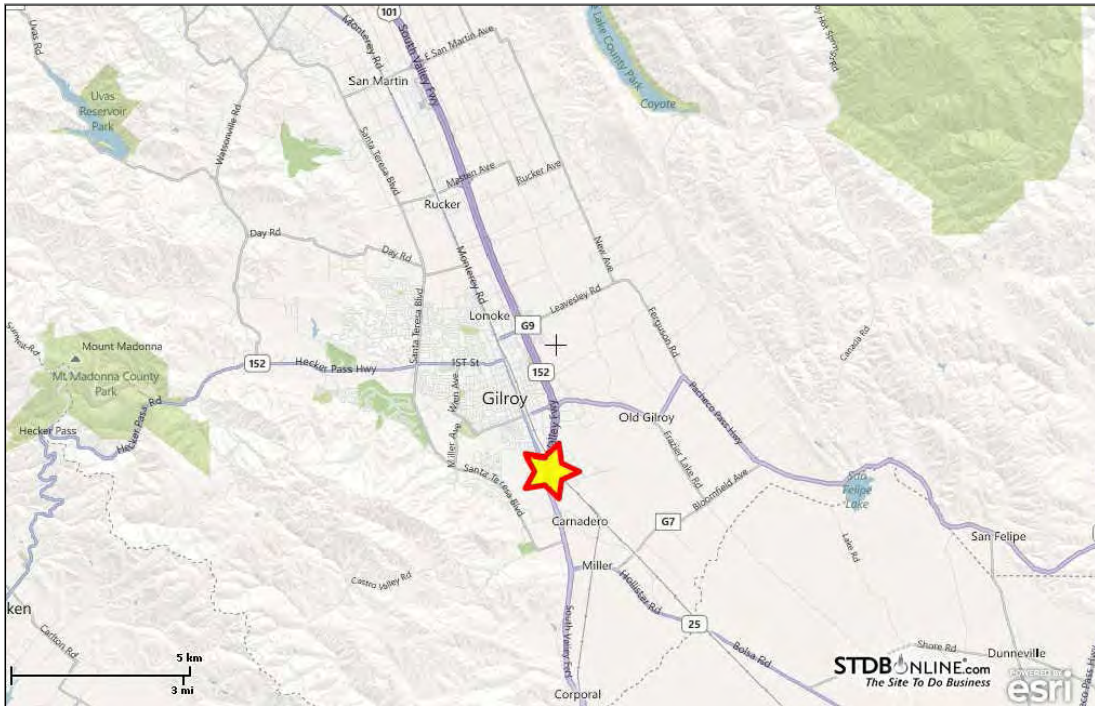
**5870 Monterey Rd.
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Arial Maps



Arial Maps



Main Intersection of Major Truck Routes in Northern CA.

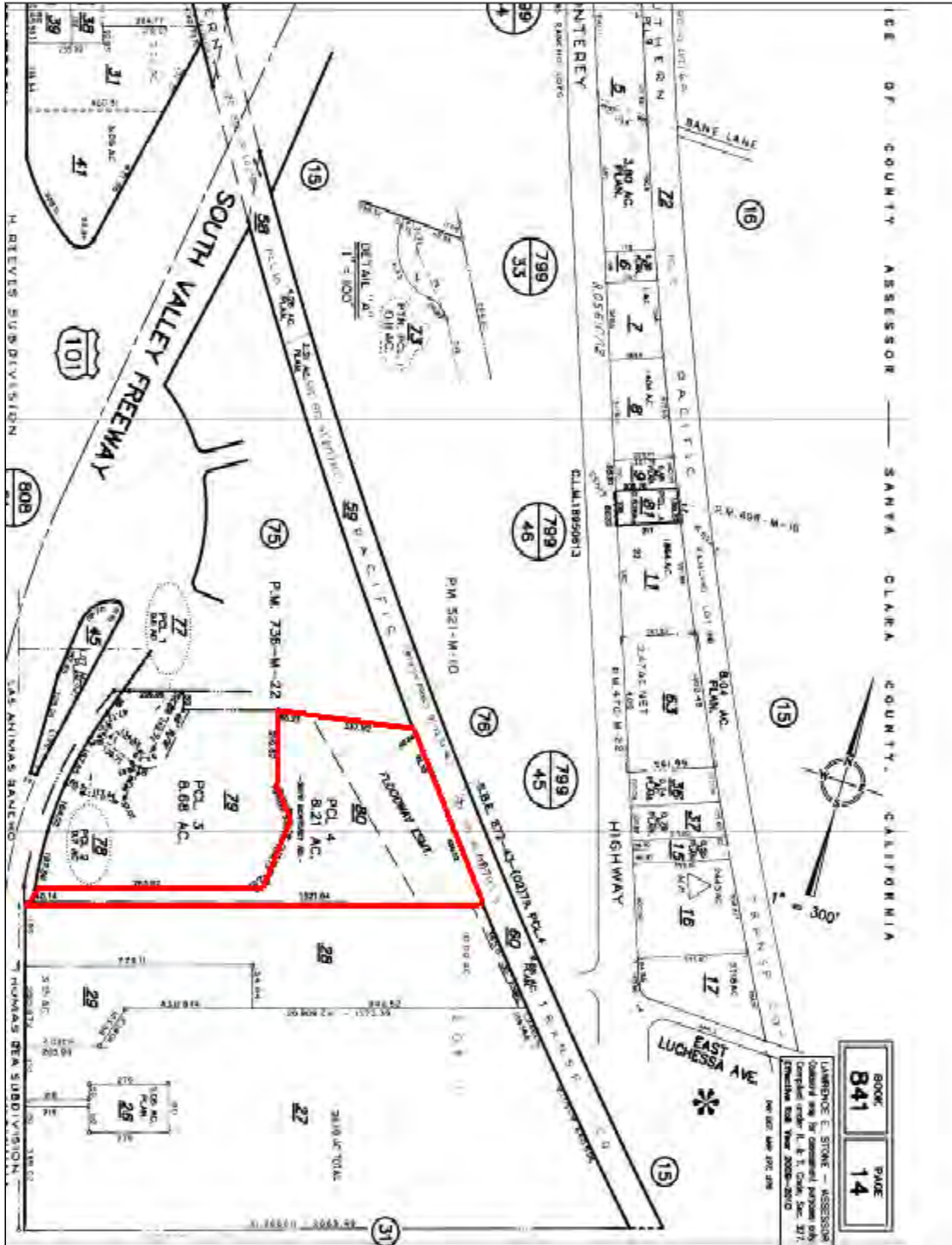


Co Tenants & Close Tenants

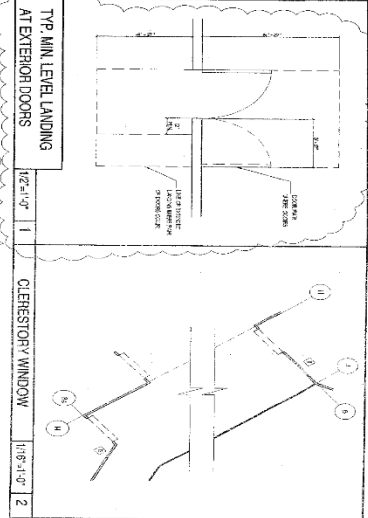
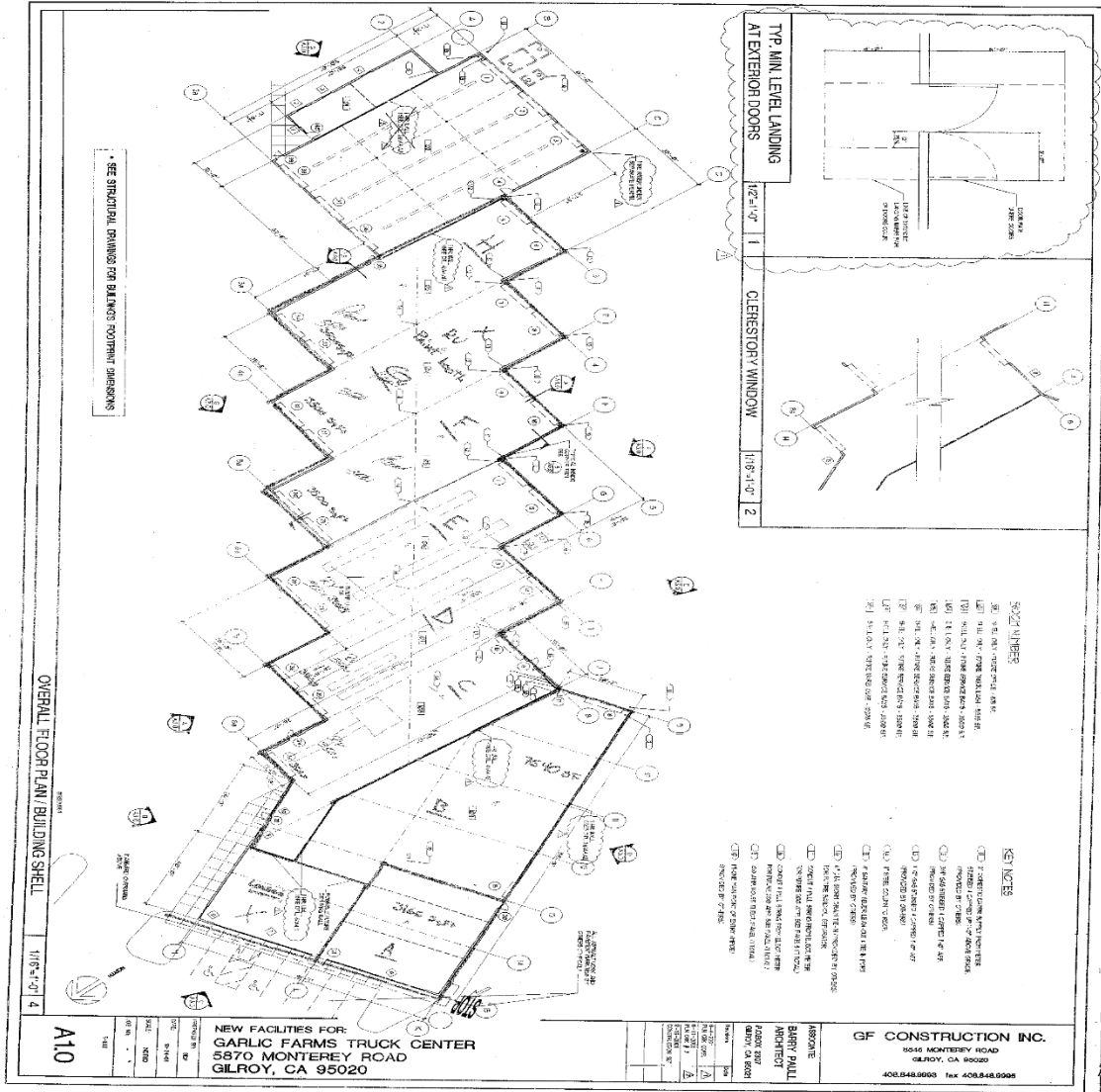


- Shell Gas Station
- Togo's Sandwiches
- Baskin Robins Ice Cream
- KFC
- Chevron Gas Station
- Jack in the Box
- Carl's Jr.
- Garlic Farm INN
- Plaza Gas & Diesel

Parcel Map



Floor Plan



- NOTES**
1. SEE ALL OTHER DRAWINGS FOR NOTES
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED
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- KEY**
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A10	<p>NEW FACILITIES FOR: GARLIC FARMS TRUCK CENTER 5870 MONTEREY ROAD GILROY, CA 95020</p>	<p>GF CONSTRUCTION INC. 8545 MONTEREY ROAD GILROY, CA 95020 408.848.8665 fax 408.848.6998</p>
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Demographics & Traffic Count

Population in 2012: 50,660 (99% urban, 1% rural). Population change since 2000: +22.2%

Males: 25,141  (49.6%)

Females: 25,519  (50.4%)

Median resident age:  32.4 years

California median age:  45.6 years

Zip codes: 95020, 95021.

[Gilroy Zip Code Map](#)

Estimated median household income in 2011: \$71,950 (it was \$62,135 in 2000)

Gilroy: \$71,950

California:\$57,287

Estimated per capita income in 2011: \$27,778

[Gilroy city income, earnings, and wages data](#)

Estimated median house or condo value in 2011: \$486,095 (it was \$337,200 in 2000)

Gilroy: \$486,095

California:\$355,600

Mean prices in 2011: All housing units: \$652,377; Detached houses: \$693,305; Townhouses or other attached units: \$493,777; In 2-unit structures: \$536,046; In 3-to-4-unit structures: \$428,837; In 5-or-more-unit structures: \$348,276; Mobile homes: \$175,636

Median gross rent in 2011: \$1,222.

Traffic Count

The intersection boasts a strong traffic count of **164,000** Cars per day.

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