

INTERO

A Berkshire Hathaway Affiliate

Commercial

HECKER PASS ROAD

2740 Hecker Pass Rd
Gilroy, CA 95020



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TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Heck Pass Specific Plan	8
Demographic Analysis	14	Aerial & Location Report	27
Resume/Bio	29		



Hecker

Pass Road

2740 Hecker Pass Rd
Gilroy, CA 95020



HECKER PASS ROAD

PROPERTY INFORMATION

Purchase Price
\$2,000,000

Property Address
*2740 Hecker Pass Rd
Gilroy, CA 95020*

Year Built
1929

Property Size
2,082 Sq. Ft.

Land Size
6.30 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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PROPERTY OVERVIEW

Prime opportunity in west Gilroy: This Commercial Lot with Hwy 152 frontage has an abundance of potential. Zoned Agri Tourist - Commercial, the possibilities are endless - a boutique market, coffee shop, restaurant or bakery, winery/wine tasting, microbrewery, event venue, a recreation area, and perhaps a day spa. This area thrives with new residential developments near Gilroy Gardens, Gilroy Golf Course, and Eagle Ridge Golf Course.
Private:.

HECKER

PASS ROAD

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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



HECKER PASS ROAD

Hecker Pass Specific Plan

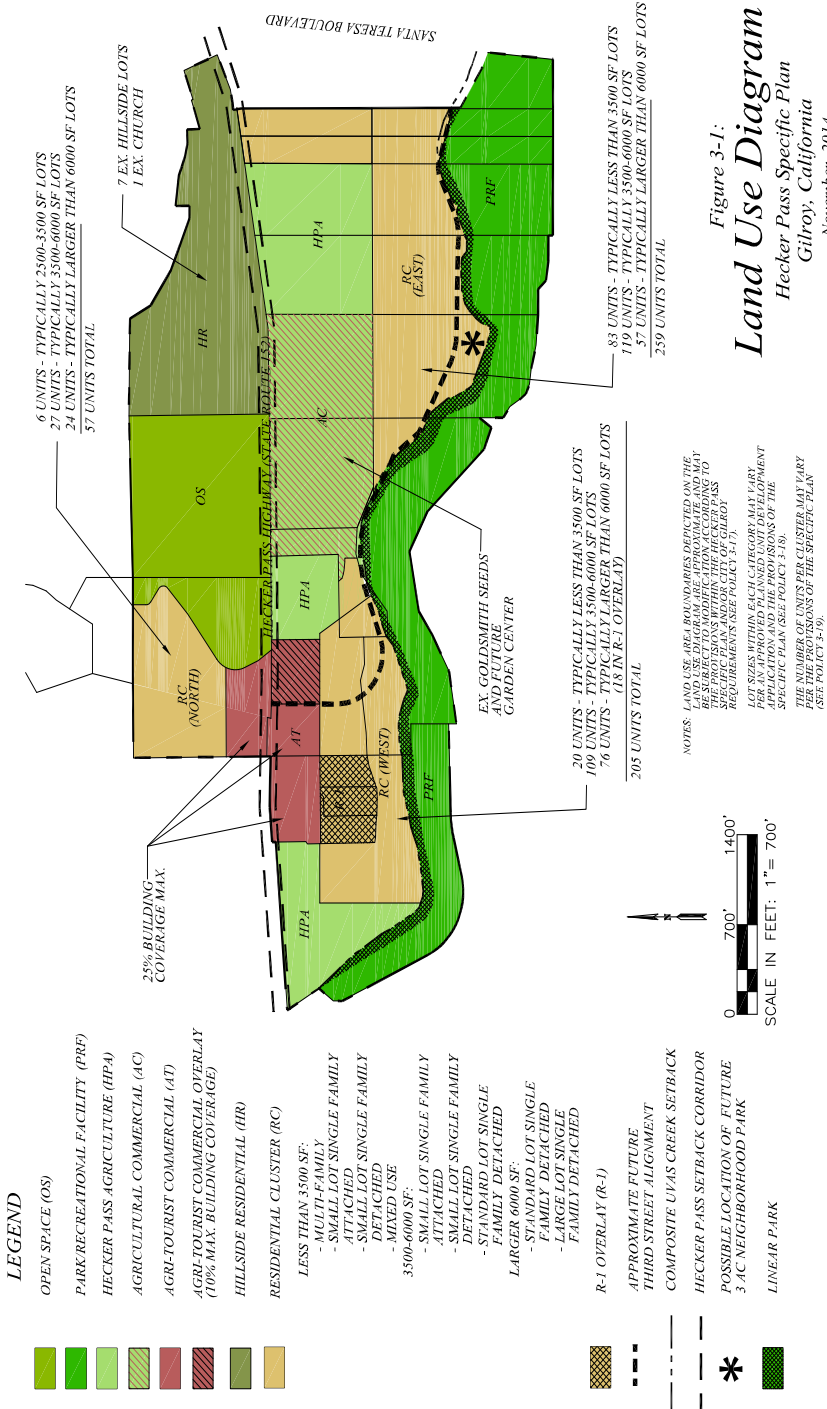


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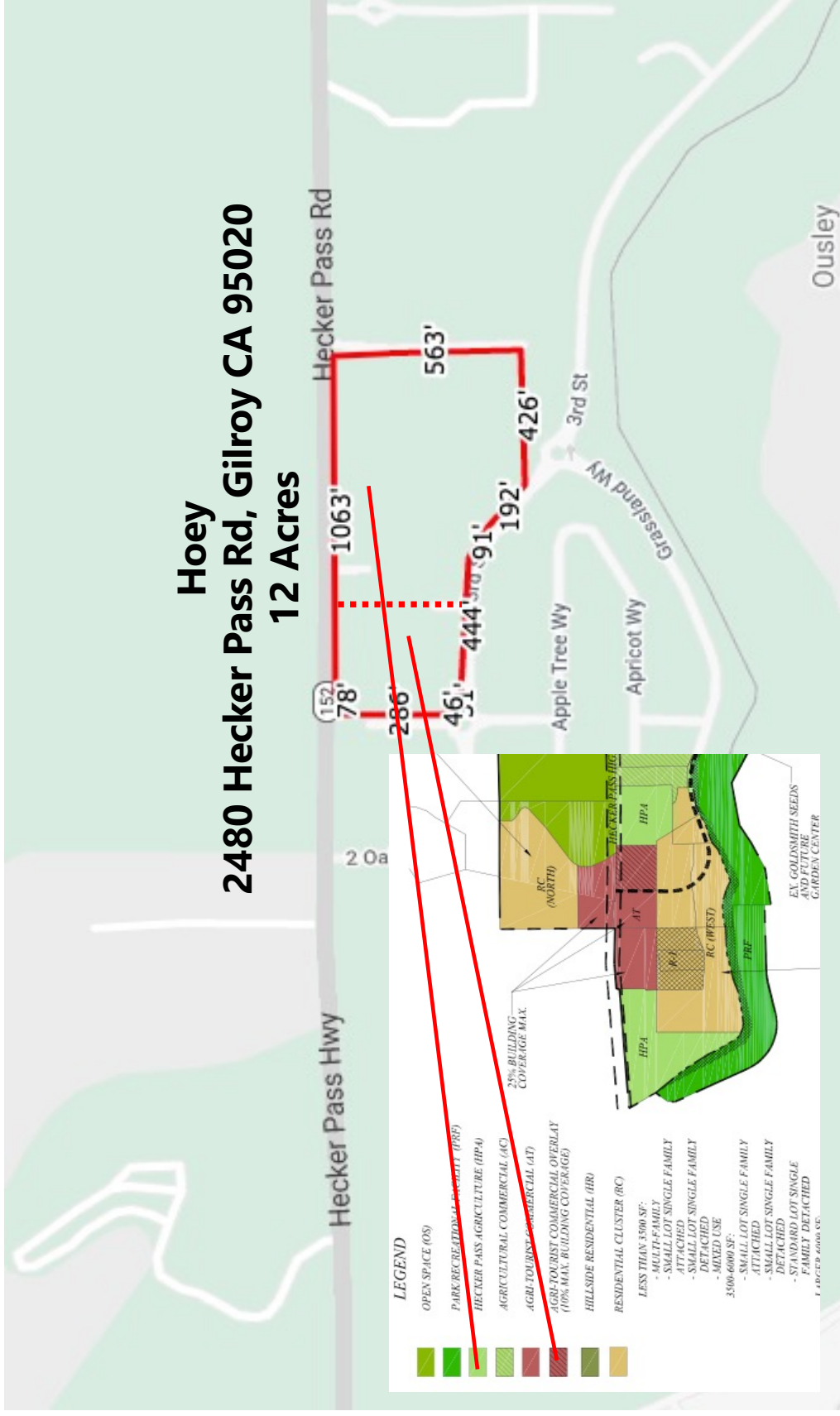


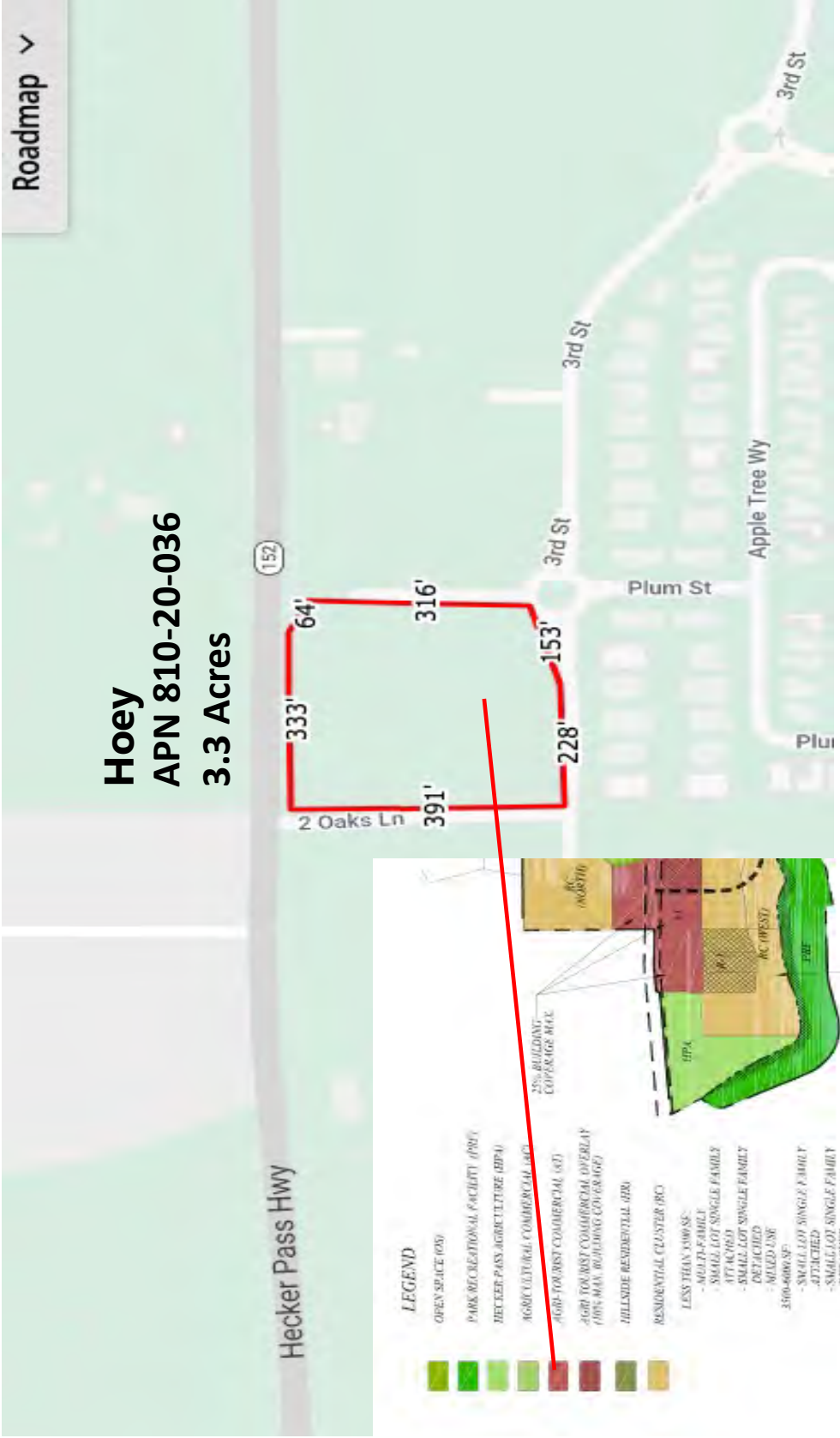
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Hecker Pass Specific Plan Land Use Diagram



Hoey 2480 Hecker Pass Rd, Gilroy CA 95020 12 Acres





Hoey
APN 810-20-036
3.3 Acres

Roadmap ▾

152

Hecker Pass Hwy

2 Oaks Ln

391'

64'

333'

LEGEND

- OPEN SPACE (OS)
- PARK RECREATIONAL FACILITY (PRF)
- MECEER PASS AGRICULTURE (MPA)
- AGRICULTURAL COMMERCIAL (AC)
- AGRI-TOURIST COMMERCIAL (AT)
- AGRI-TOURIST COMMERCIAL OVERLAY (ATO) (25% MAX. BUILDING COVERAGE)
- HILLSIDE RESIDENTIAL (HR)
- RESIDENTIAL CLUSTER (RC)
- LESS THAN 1000 SF:
 - MULTI-FAMILY
 - SMALL LOT SINGLE FAMILY ATTACHED
 - SMALL LOT SINGLE FAMILY DETACHED
 - MIXED USE
- 3500-4000 SF:
 - SMALL LOT SINGLE FAMILY ATTACHED
 - SMALL LOT SINGLE FAMILY DETACHED

25% BUILDING COVERAGE MAX



3rd St

3rd St

153'

228'

3rd St

316'

64'

391'

333'

64'

3rd St

Plum St

Apple Tree Wy

Plum St

3rd St

HP AG LAND LLC
APN 810-20-021
14.47 Acres

Hecker Pass Rd

152

Hecker Pass Hwy

2 Oaks Ln

Loss Oak Ct

Mustard Seed Wy

Lemon Grass Ln

Cumin Ct

Nutmeg Wy

Grassland Wy

Burchell Rd

Pass Rd

1350'

739'

347'

157'

146'

251'

655'

205'

137'

155'

LEGEND

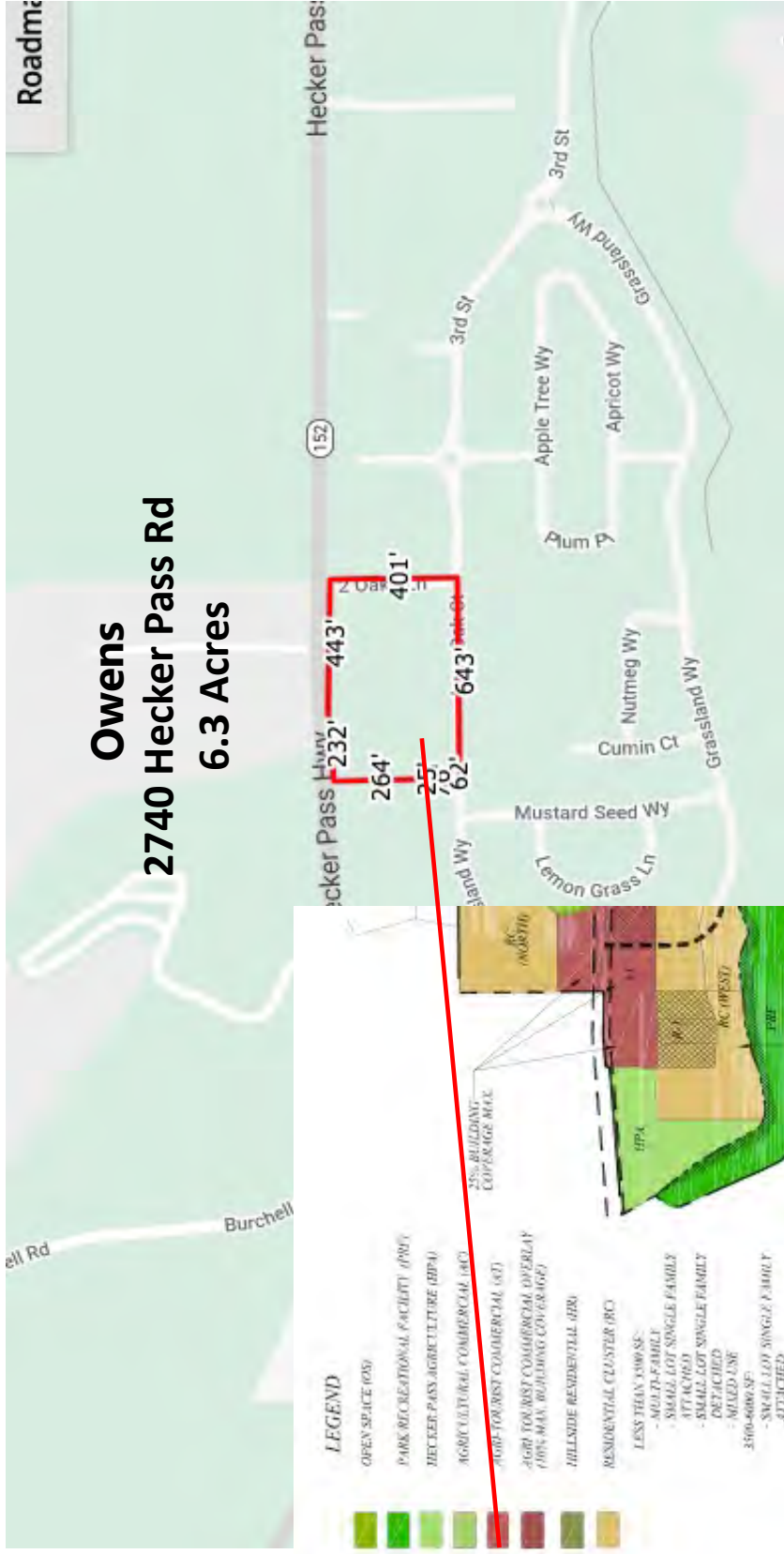
- OPEN SPACE (OS)
- PARK/RECREATIONAL FACILITY (PRF)
- HECKER PASS AGRICULTURE (HPA)
- AGRICULTURAL COMMERCIAL (AC)
- AGRI-TOURIST COMMERCIAL (ATC)
- AGRI-TOURIST COMMERCIAL OVERLAY (ATO) MAX. BUILDING COVERAGE
- HILLSIDE RESIDENTIAL (HR)
- RESIDENTIAL CLUSTER (RC)
- LESS THAN 1500 SF
 - MULTIFAMILY
 - SMALL LOT SINGLE FAMILY
- 177 AC RD
 - SMALL LOT SINGLE FAMILY
 - DETACHED
 - MIXED USE
- 3500-6000 SF
 - SMALL LOT SINGLE FAMILY
 - ATTACHED
 - SMALL LOT SINGLE FAMILY

25% BUILDING COVERAGE BULK

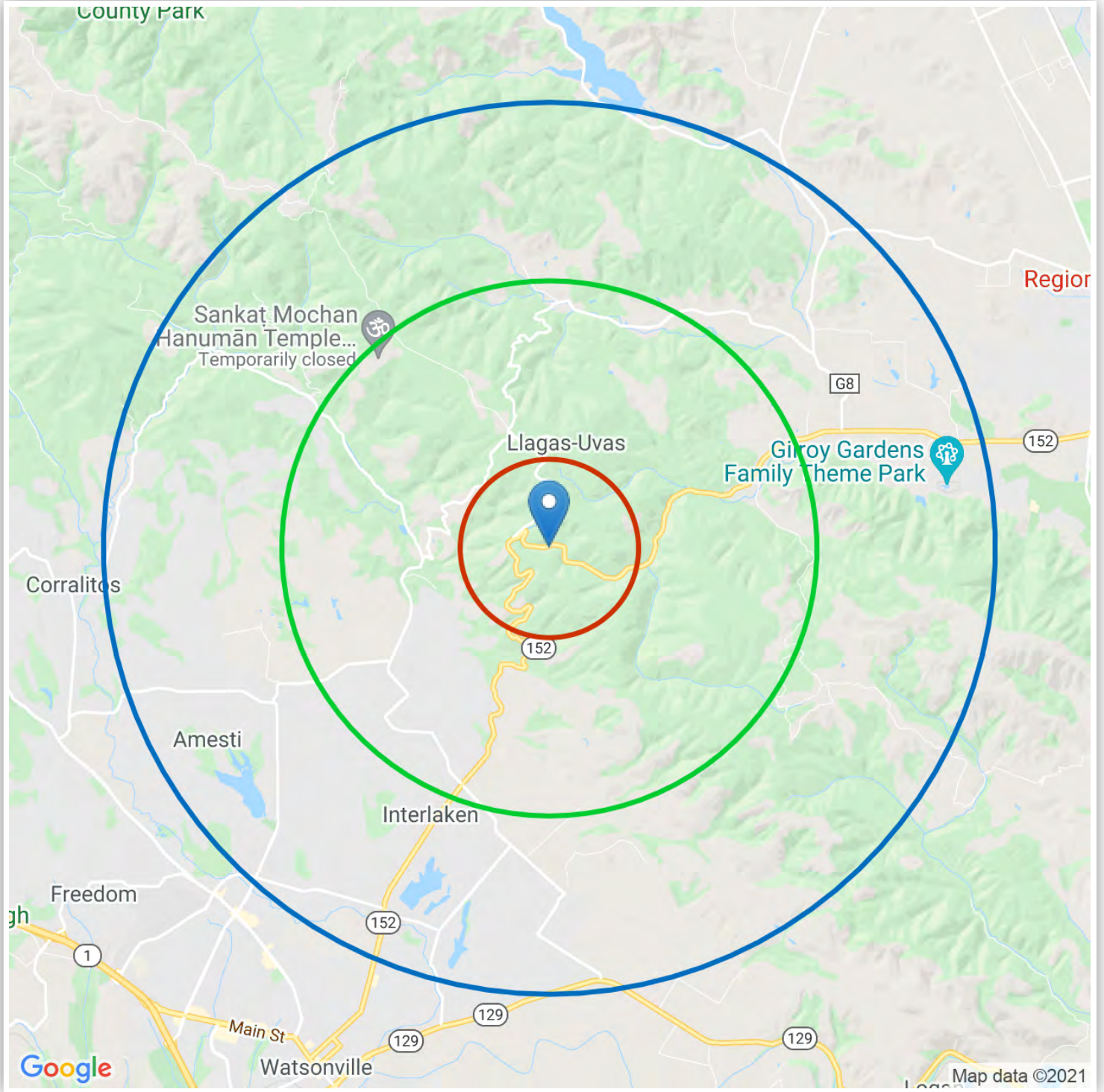
Owens

2740 Hecker Pass Rd

6.3 Acres



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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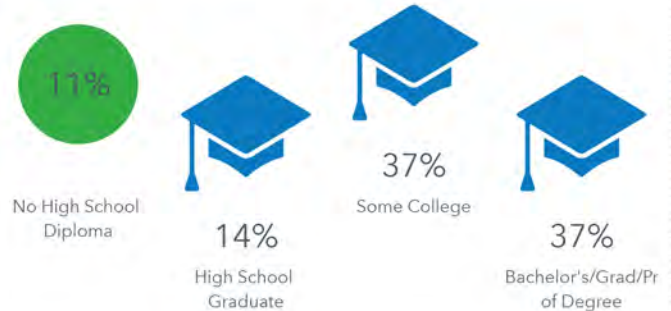
gluhaichgroup@intero.com

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$200,000+ (38.9%)

The smallest group: <\$15,000 (0.0%)

Indicator	Value	Difference
<\$15,000	0.0%	-4.8%
\$15,000 - \$24,999	5.6%	+1.6%
\$25,000 - \$34,999	5.6%	+1.2%
\$35,000 - \$49,999	5.6%	-0.4%
\$50,000 - \$74,999	11.1%	0
\$75,000 - \$99,999	11.1%	+2.2%
\$100,000 - \$149,999	11.1%	-4.2%
\$150,000 - \$199,999	11.1%	-1.8%
\$200,000+	38.9%	+6.2%

Bars show deviation from Santa Clara County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

1,316

Population



Average Household Size

3.4



36.1

Median Age

\$112,149

Median Household Income

EDUCATION



No High School Diploma



17%

High School Graduate



40%

Some College



28%

Bachelor's/Grad/Pr of Degree

BUSINESS



37

Total Businesses



689

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

33%



Services

9%



Unemployment Rate

INCOME



\$112,149

Median Household Income



\$41,334

Per Capita Income



\$293,984

Median Net Worth

Households By Income

The largest group: \$200,000+ (23.7%)

The smallest group: <\$15,000 (3.2%)

Indicator	Value	Difference	
<\$15,000	3.2%	-1.6%	
\$15,000 - \$24,999	5.3%	+1.3%	
\$25,000 - \$34,999	5.3%	+0.9%	
\$35,000 - \$49,999	5.5%	-0.5%	
\$50,000 - \$74,999	11.1%	0	
\$75,000 - \$99,999	14.5%	+5.6%	
\$100,000 - \$149,999	16.8%	+1.5%	
\$150,000 - \$199,999	15.0%	+2.1%	
\$200,000+	23.7%	-9.0%	

Bars show deviation from Santa Clara County

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

15,567

Population



3.7

Average Household Size



Median Age

\$89,597

Median Household Income

Bryson Smith
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EDUCATION

No High School Diploma



21%

High School Graduate



29%

Some College



27%

Bachelor's/Grad/Pr of Degree

BUSINESS



263

Total Businesses



3,666

Total Employees

EMPLOYMENT



58%

White Collar



32%

Blue Collar



10%

Services



Unemployment Rate

INCOME



\$89,597

Median Household Income



\$32,909

Per Capita Income



\$256,708

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.2%)

The smallest group: <\$15,000 (4.6%)

Indicator	Value	Difference	
<\$15,000	4.6%	-0.2%	
\$15,000 - \$24,999	7.2%	+3.2%	
\$25,000 - \$34,999	7.0%	+2.6%	
\$35,000 - \$49,999	10.1%	+4.1%	
\$50,000 - \$74,999	12.2%	+1.1%	
\$75,000 - \$99,999	13.9%	+5.0%	
\$100,000 - \$149,999	18.2%	+2.9%	
\$150,000 - \$199,999	10.8%	-2.1%	
\$200,000+	16.1%	-16.6%	

Bars show deviation from Santa Clara County

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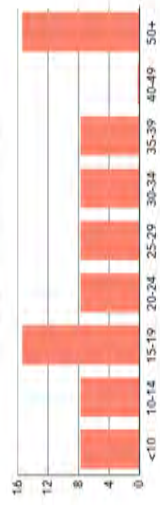
INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

COMMUNITY PROFILE

Population Total: **53**
 Pop Growth: **1.1%**
 Average HH Size: **2.9**
 Diversity Index: **81.4**
 Median Age: **37.5**
 Median HH Income: **\$150,000**
 Median Net Worth: **\$615,270**
 Median Home Value: **\$1,100,000**
 Under 18: **34%**
 Aged 18 to 65: **91%**
 Aged 65+: **17%**

Service Workers: **8.0%**
 Blue Collar Workers: **28.0%**
 White Collar Worker: **60.0%**

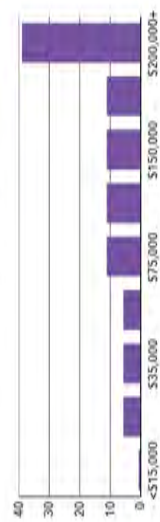
Mortgage as Percent of Salary



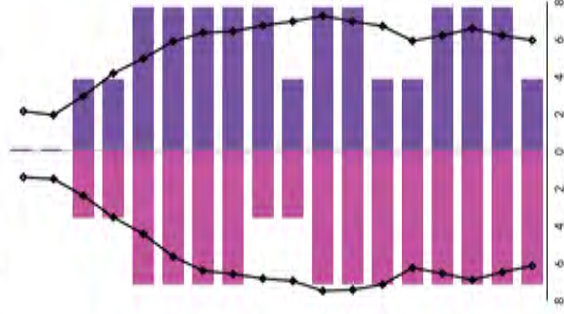
Home Value



Household Income



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Data shown comparison to: Santa Clara County

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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

COMMUNITY PROFILE

1,316 0.5% 3.4 81.8 36.1 \$112,149 \$293,984 \$976,351 26% 60% 14%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



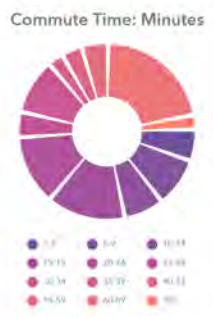
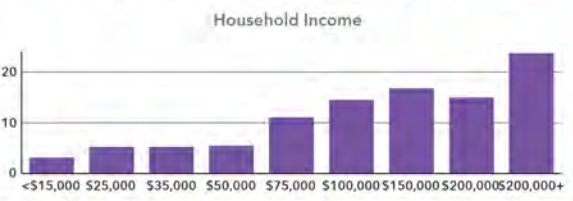
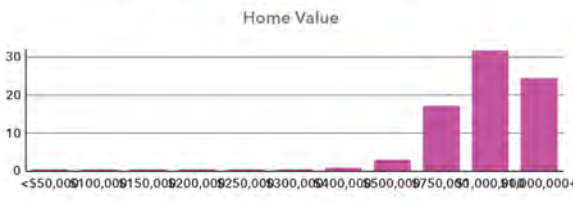
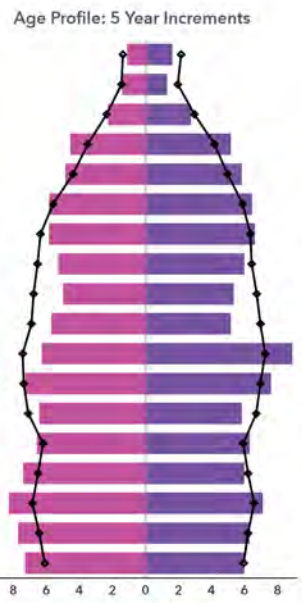
9.0%
Service Workers



32.6%
Blue Collar Workers



58.7%
White Collar Worker



Dots show comparison to Santa Clara County

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tract Estimates for 2010 (2010)

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2740 HECKER PASS RD, GILROY, CA, 95020

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

15,567 0.3% 3.7 82.0 36.1 \$89,597 \$256,708 \$753,900 26% 59% 14%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



10.3%
Service Workers

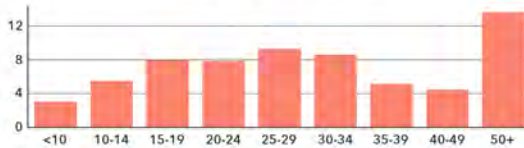


31.6%
Blue Collar Workers

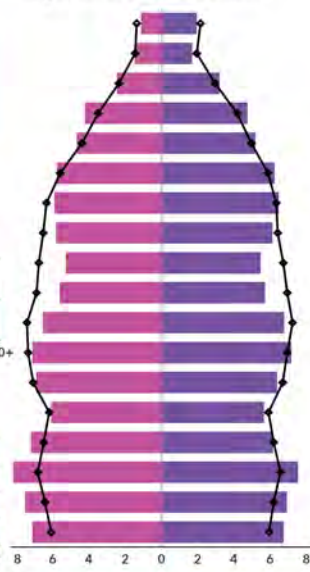


58.1%
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



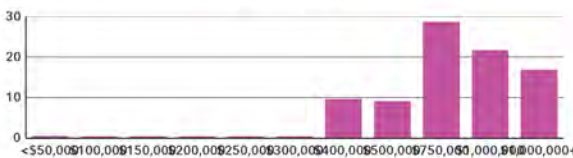
Home Ownership



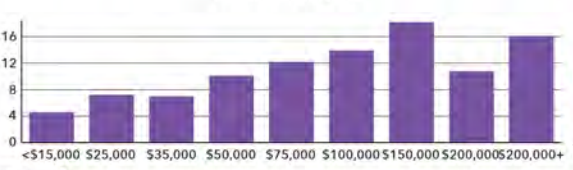
Housing: Year Built



Home Value



Household Income



Legend: Own, Rent, Other

Legend: 1980, 1980-89, 1990-99, 2000-09, 2010-19, 2010+

Educational Attainment



Commute Time: Minutes



Legend: 1-9th, 10-12th, HS Grad, Some College, Bachelor's, Master's/Doctorate

Legend: 0-9, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50+



Dots show comparison to Santa Clara County

Source: U.S. Census Bureau, Census 2010 Summary File 1, Data for Census Tracts (2010)

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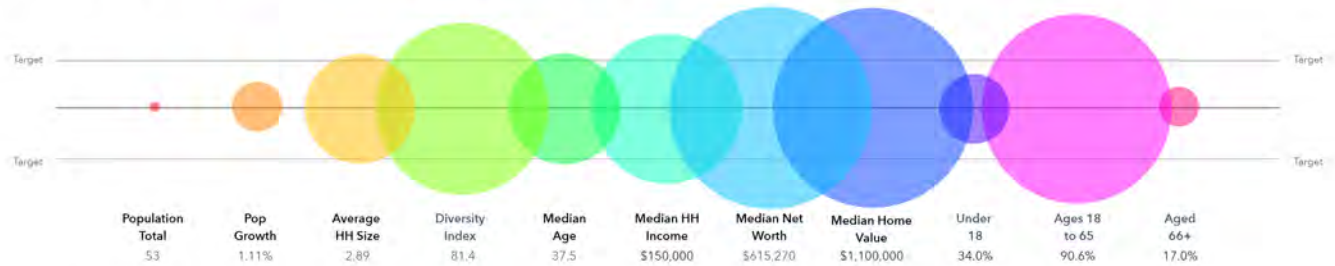
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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 1 MILE RADIUS)

MARKET SUMMARY

2740 Hecker Pass Rd, Gilroy, CA, 95020
1-mile ring



No High School Diploma 11%



Bachelor's, Professional or Graduate Degree 37%
Some College 37%

High School Graduate 14%



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

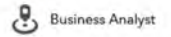


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-69 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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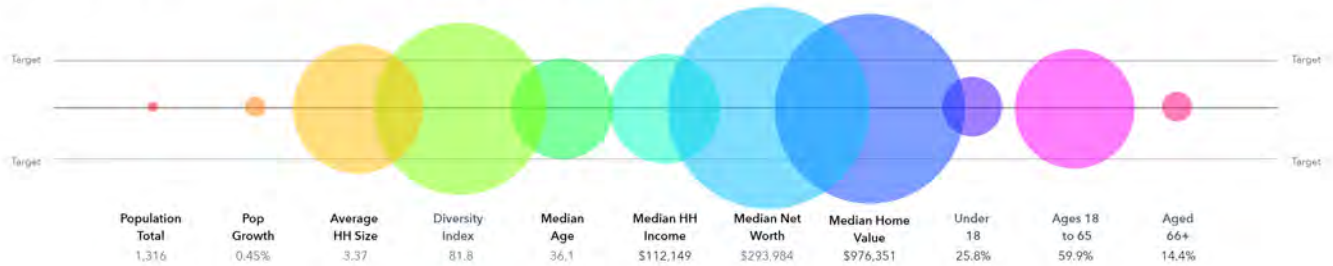
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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 3 MILE RADIUS)

MARKET SUMMARY

2740 Hecker Pass Rd, Gilroy, CA, 95020
3-mile ring



No High School Diploma 15%



Bachelor's, Professional or Graduate Degree 28%

High School Graduate 17%



Some College 40%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)

MARKET SUMMARY

2740 Hecker Pass Rd, Gilroy, CA, 95020
5-mile ring



No High School Diploma 22%



Bachelor's, Professional or Graduate Degree 27%

High School Graduate 21%



Some College 29%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

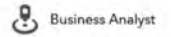


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-69 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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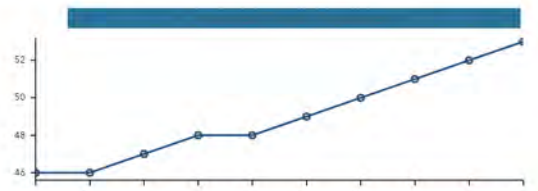
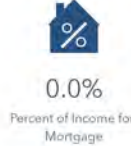
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

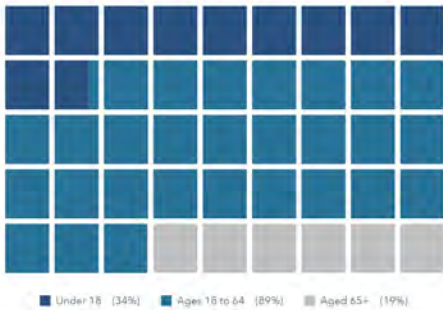


53	18	2.89	37.5	\$150,000	\$1,100,000	260	N/A	81
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

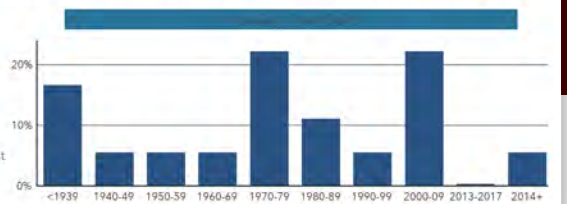
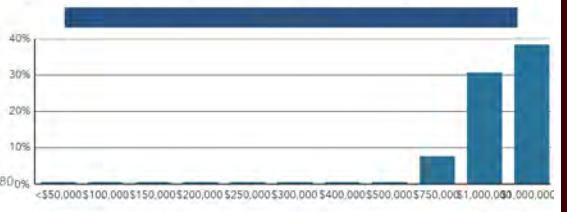
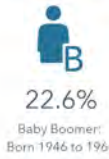
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri

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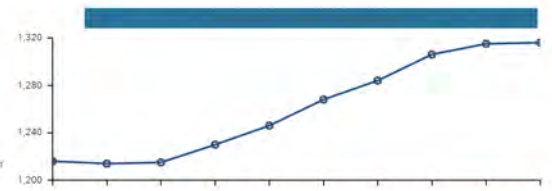
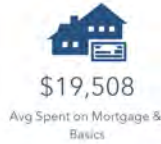
INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

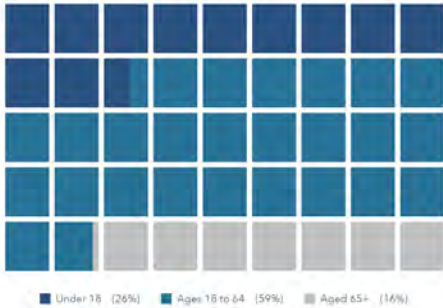


1,316	380	3.37	36.1	\$112,149	\$976,351	177	N/A	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

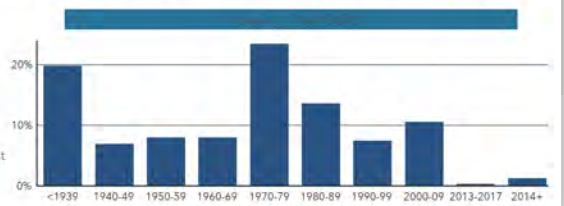
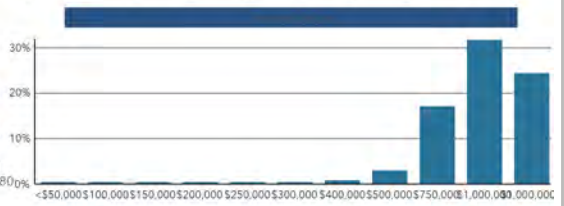
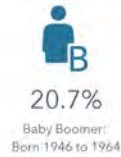
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri

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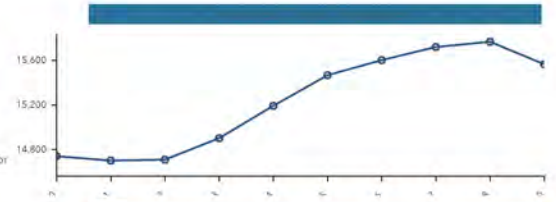
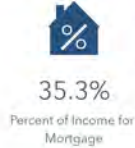
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS

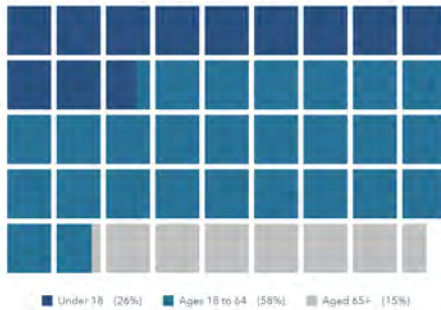


15,567	4,106	3.73	36.1	\$89,597	\$753,900	152	N/A	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

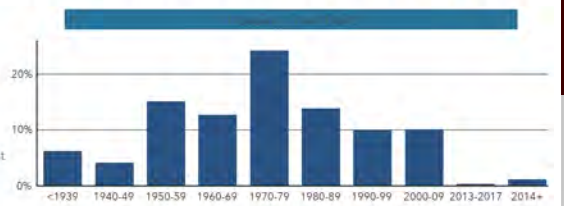
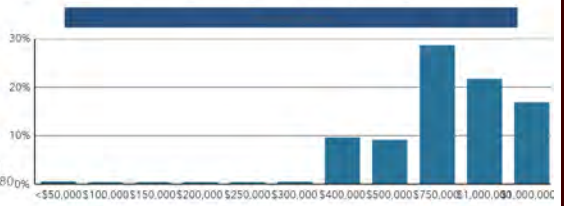
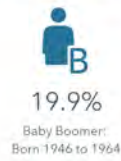
MORTGAGE INDICATORS



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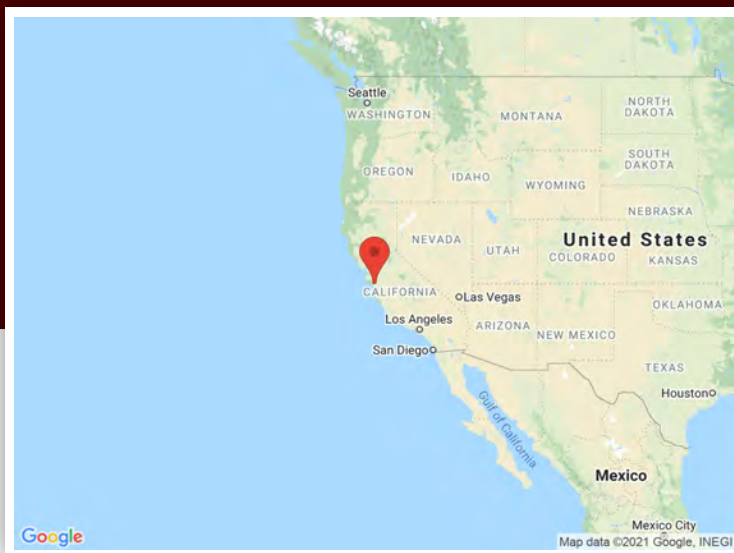
gluhaichgroup@intero.com

AREA LOCATION MAP



HECKER PASS ROAD

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AERIAL ANNOTATION MAP



HECKER

PASS ROAD

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INTERO COMMERCIAL

Experience:

Dan has over 32 years of experience in Residential and Commercial Real Estate Development in California and Nevada and was awarded “Top 5 % Agent.”

Dan has designed, purchased, developed and sold custom homes, single family developments, apartment buildings, industrial and commercial centers in the Reno, Ceres, Waterford, Patterson, Morgan Hill and Los Altos California totaling approximately over 200 million. Just a few of the examples Triple Net Deals he has closed include, IHOP, Denny’s Restaurants, Starbucks, Chipotle, Taco Bell, Dottie’s, Burger King, KFC, Tireworks and Gas Stations Nationwide.

Education:

His extensive education includes a Bachelor of Science from California Polytechnic State University, Associates Degree in Crop Science from Hartnell Junior College, California Real Estate License, Nevada Real Estate Broker License with Sperry Van Ness and Colliers International.

Professional Associations:

Dan Gluhaich has closed over 1.2 billion in transactions and closed over 1000 escrows. He was the #1 producer in 2006 and 2007 for Intero and #1 producer in His office from 2001-2017 out of over 1500 agents. From 2008-2017, Dan was awarded the top 5% agent, He was the #4 producer from 1999-2017 out of 100,000 agents in World Century 21. Dan is currently in the Chairman Circle at Intero. In addition, Dan was one of eleven members inducted into the 2018 Intero Hall of Fame that has sold more than 8 billion in real estate combined.



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