



4405 Davidson Ave

Gilroy, California 95020 (Santa Clara County) - Outlying Santa Clara Cnty Submarket



Land



Property Summary

Land Area - Gross	10.00 AC (435,600 SF)	Parcel	841-38-029
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2025 CoStar Group - Licensed to Legacy Real Estate & Associates - 1012396

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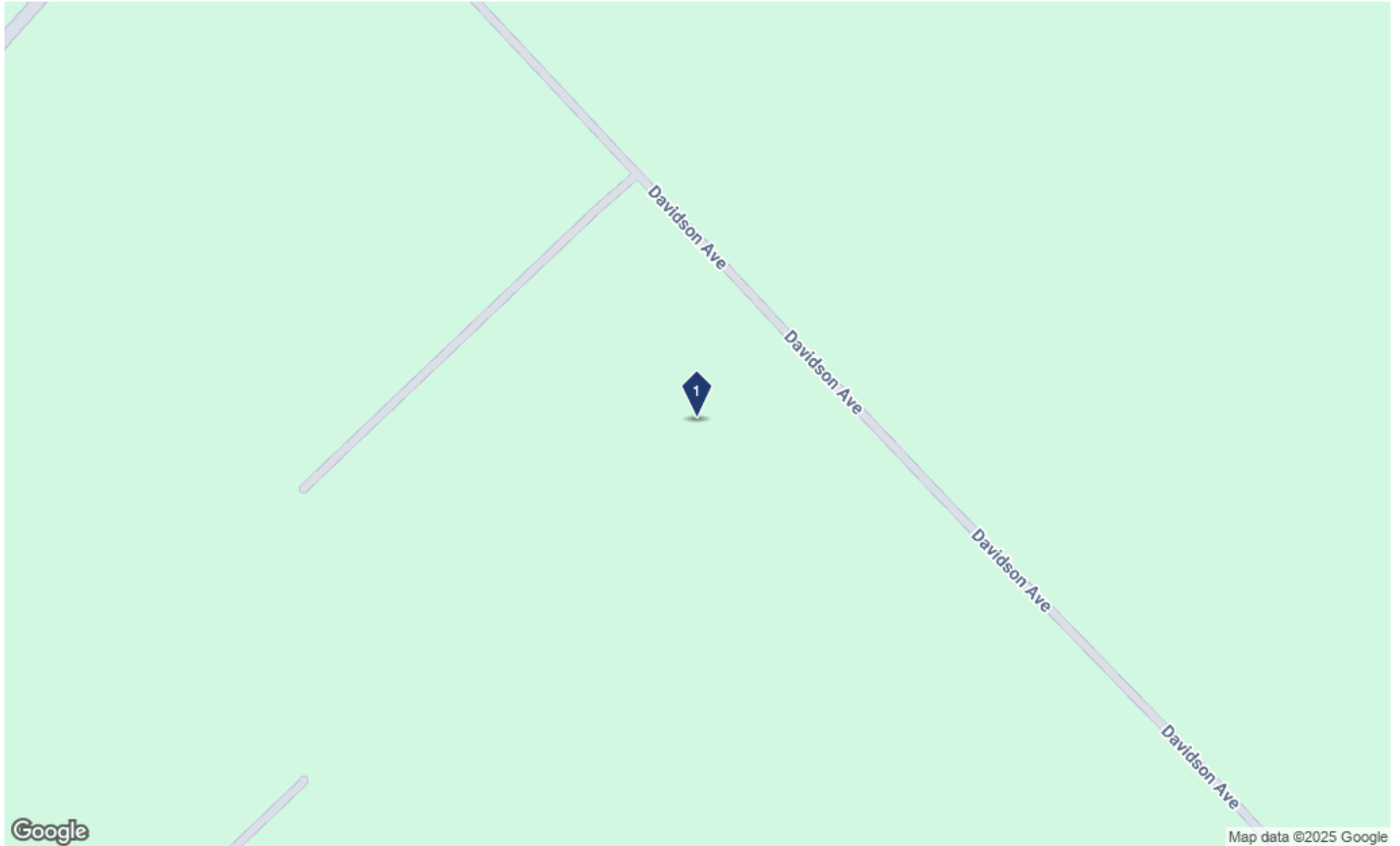


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Land

No Site Plan Available



4405 Davidson Ave

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Land

No Data Available



Traffic Count Report

4405 Davidson Ave, Gilroy, CA 95020

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



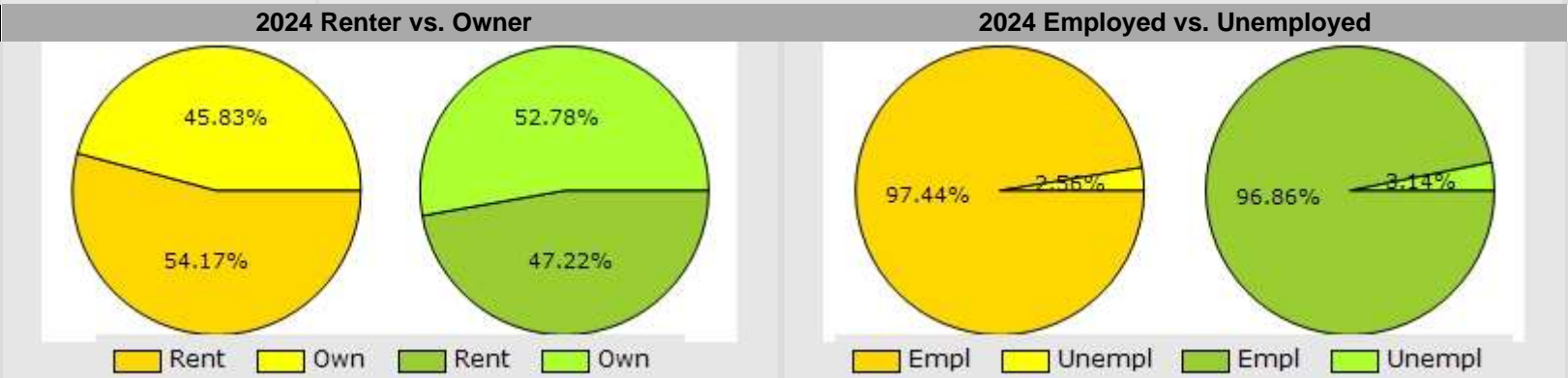
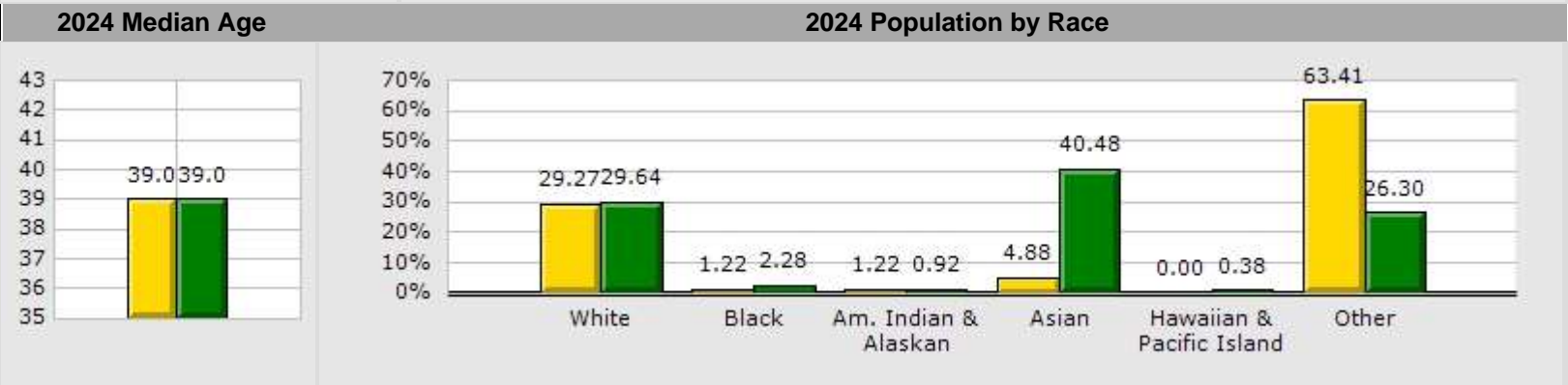
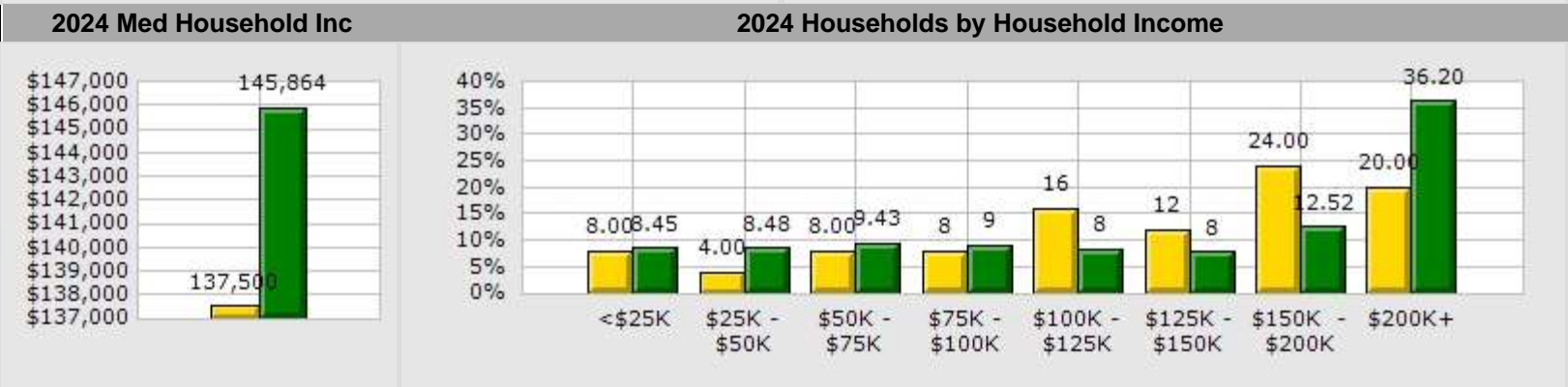
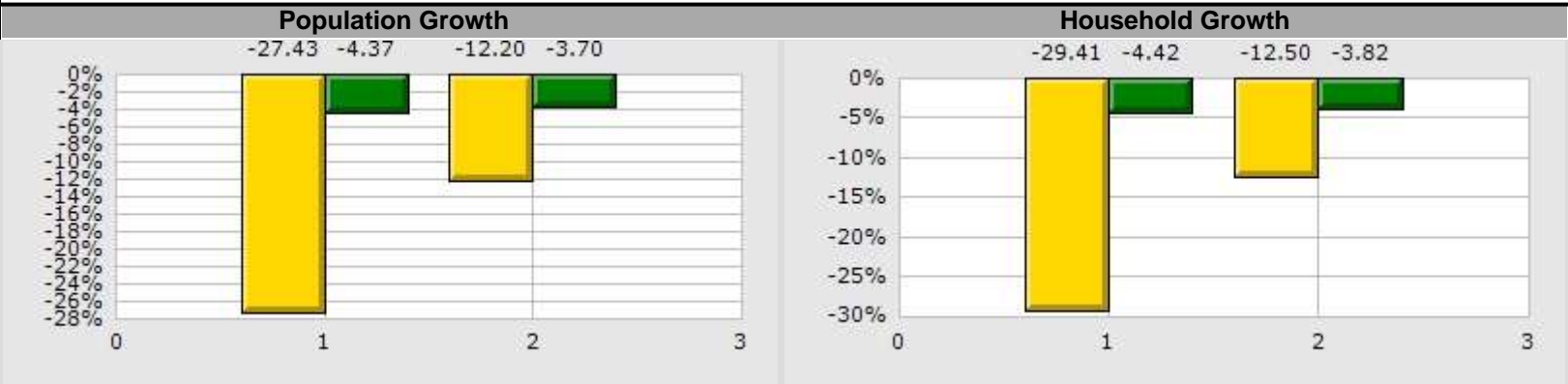
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Bloomfield Ave	Davidson Ave	0.11 W	2024	1,873	MPSI	.27
2	Bloomfield Ave	Davidson Ave	0.11 W	2025	1,881	MPSI	.27
3	Frazier Lake Rd	Bloomfield Ave	0.22 NW	2025	3,975	MPSI	.83
4	Frazier Lake Rd	Bloomfield Ave	0.22 NW	2024	3,964	MPSI	.83
5	Bloomfield Ave	Bolsa Rd	0.13 NE	2024	1,429	MPSI	.89
6	Bloomfield Ave	Bolsa Rd	0.13 NE	2025	1,435	MPSI	.89



4405 Davidson Ave, Gilroy, CA 95020

Type: Land
County: Santa Clara

1 Mile
County



Demographic Market Comparison Report

1 mile radius

4405 Davidson Ave, Gilroy, CA 95020				
Type:	Land			
County:	Santa Clara			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-27.43%		-4.37%	
Growth 2024 - 2029	-12.20%		-3.70%	
Empl	38	97.44%	1,002,096	96.86%
Unempl	1	2.56%	32,433	3.14%
2024 Population by Race				
	82		1,851,682	
White	24	29.27%	548,834	29.64%
Black	1	1.22%	42,227	2.28%
Am. Indian & Alaskan	1	1.22%	16,952	0.92%
Asian	4	4.88%	749,637	40.48%
Hawaiian & Pacific Island	0	0.00%	7,112	0.38%
Other	52	63.41%	486,920	26.30%
Household Growth				
Growth 2020 - 2024	-29.41%		-4.42%	
Growth 2024 - 2029	-12.50%		-3.82%	
Renter Occupied	13	54.17%	296,085	47.22%
Owner Occupied	11	45.83%	330,964	52.78%
2024 Households by Household Income				
	25		627,049	
Income <\$25K	2	8.00%	53,002	8.45%
Income \$25K - \$50K	1	4.00%	53,197	8.48%
Income \$50K - \$75K	2	8.00%	59,118	9.43%
Income \$75K - \$100K	2	8.00%	56,202	8.96%
Income \$100K - \$125K	4	16.00%	51,582	8.23%
Income \$125K - \$150K	3	12.00%	48,435	7.72%
Income \$150K - \$200K	6	24.00%	78,518	12.52%
Income \$200K+	5	20.00%	226,995	36.20%
2024 Med Household Inc				
2024 Median Age	\$137,500		\$145,864	
	39.00		39.00	



Demographic Summary Report

4405 Davidson Ave, Gilroy, CA 95020

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	72	2,196	32,658
2024 Estimate	82	2,317	33,655
2020 Census	113	2,632	35,420
Growth 2024 - 2029	-12.20%	-5.22%	-2.96%
Growth 2020 - 2024	-27.43%	-11.97%	-4.98%
2024 Population by Hispanic Origin	53	1,332	21,435
2024 Population	82	2,317	33,655
White	25 30.49%	660 28.49%	9,405 27.95%
Black	1 1.22%	53 2.29%	709 2.11%
Am. Indian & Alaskan	1 1.22%	37 1.60%	811 2.41%
Asian	4 4.88%	284 12.26%	2,916 8.66%
Hawaiian & Pacific Island	0 0.00%	8 0.35%	163 0.48%
Other	51 62.20%	1,274 54.98%	19,651 58.39%
U.S. Armed Forces	0	0	1
Households			
2029 Projection	21	616	9,284
2024 Estimate	24	655	9,609
2020 Census	34	763	10,263
Growth 2024 - 2029	-12.50%	-5.95%	-3.38%
Growth 2020 - 2024	-29.41%	-14.15%	-6.37%
Owner Occupied	11 45.83%	379 57.86%	5,165 53.75%
Renter Occupied	13 54.17%	276 42.14%	4,444 46.25%
2024 Households by HH Income	25	655	9,609
Income: <\$25,000	2 8.00%	50 7.63%	833 8.67%
Income: \$25,000 - \$50,000	1 4.00%	49 7.48%	1,073 11.17%
Income: \$50,000 - \$75,000	2 8.00%	44 6.72%	1,075 11.19%
Income: \$75,000 - \$100,000	2 8.00%	58 8.85%	1,181 12.29%
Income: \$100,000 - \$125,000	4 16.00%	78 11.91%	1,082 11.26%
Income: \$125,000 - \$150,000	3 12.00%	66 10.08%	956 9.95%
Income: \$150,000 - \$200,000	6 24.00%	122 18.63%	1,205 12.54%
Income: \$200,000+	5 20.00%	188 28.70%	2,204 22.94%
2024 Avg Household Income	\$152,640	\$164,578	\$142,629
2024 Med Household Income	\$137,500	\$143,370	\$114,845



Daytime Employment Report

1 Mile Radius

4405 Davidson Ave, Gilroy, CA 95020

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	7	51	7
Retail & Wholesale Trade	2	22	11
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	0	0	0
Finance & Insurance	0	0	0
Information	0	0	0
Scientific & Technology Services	0	0	0
Management of Companies	0	0	0
Health Care & Social Assistance	0	0	0
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	4	24	6
Construction	1	5	5
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	0	0	0

Consumer Spending Report

4405 Davidson Ave, Gilroy, CA 95020

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$1,050	\$29,506	\$394,734
Total Apparel	\$56	\$1,569	\$21,482
Women's Apparel	22	600	8,159
Men's Apparel	12	329	4,440
Girl's Apparel	4	116	1,607
Boy's Apparel	3	85	1,187
Infant Apparel	2	68	973
Footwear	13	371	5,117
Total Entertainment & Hobbies	\$152	\$4,164	\$54,766
Entertainment	38	930	11,142
Audio & Visual Equipment/Service	27	761	10,495
Reading Materials	2	57	760
Pets, Toys, & Hobbies	24	659	8,634
Personal Items	61	1,757	23,736
Total Food and Alcohol	\$274	\$7,617	\$105,123
Food At Home	141	3,954	55,708
Food Away From Home	114	3,154	42,619
Alcoholic Beverages	19	509	6,796
Total Household	\$152	\$4,684	\$62,898
House Maintenance & Repair	23	805	11,026
Household Equip & Furnishings	62	1,799	23,672
Household Operations	47	1,444	19,738
Housing Costs	20	637	8,462

Consumer Spending Report

4405 Davidson Ave, Gilroy, CA 95020

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$300	\$8,067	\$105,112
Vehicle Purchases	167	4,289	54,079
Gasoline	68	1,847	25,282
Vehicle Expenses	5	183	2,501
Transportation	27	849	11,332
Automotive Repair & Maintenance	33	899	11,919
Total Health Care	\$43	\$1,220	\$16,810
Medical Services	26	760	10,466
Prescription Drugs	12	324	4,471
Medical Supplies	5	137	1,874
Total Education/Day Care	\$73	\$2,183	\$28,543
Education	48	1,401	18,130
Fees & Admissions	25	782	10,413