



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



2025 CoStar Group - Licensed to Legacy Real Estate & Associates - 1012396

Grail Nitsch 650 772 1519
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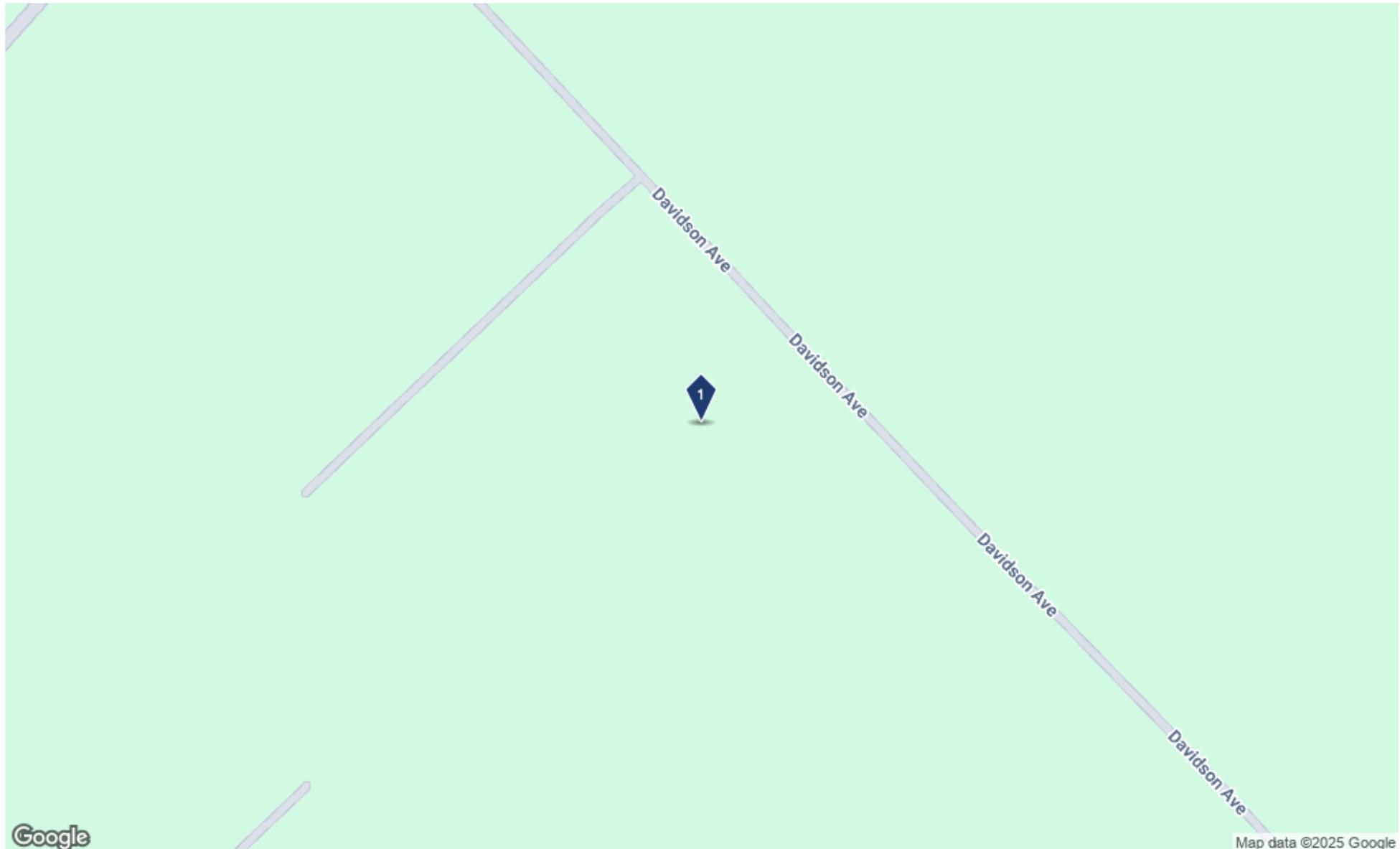
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Land

No Site Plan Available



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Land

No Data Available



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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

Demographic Market Comparison Report

1 mile radius

4405 Davidson Ave, Gilroy, CA 95020

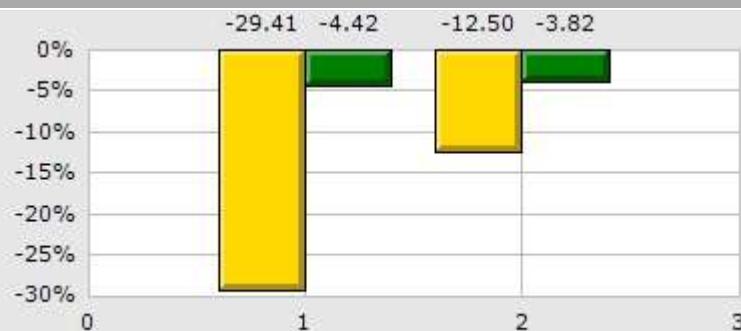
Type: Land
County: Santa Clara

1 Mile
County

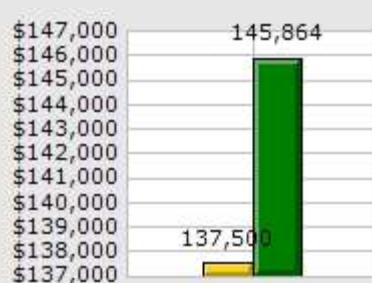
Population Growth



Household Growth



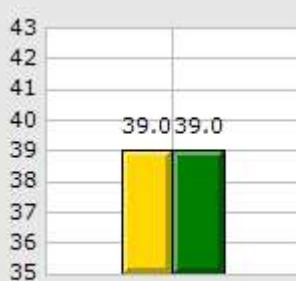
2024 Med Household Inc



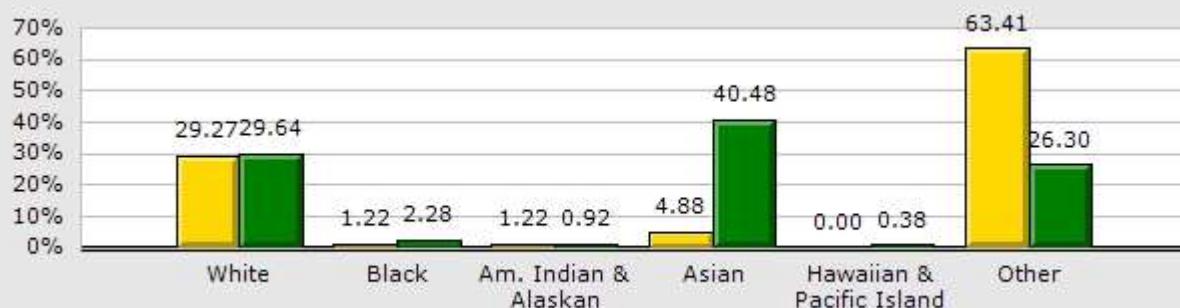
2024 Households by Household Income



2024 Median Age



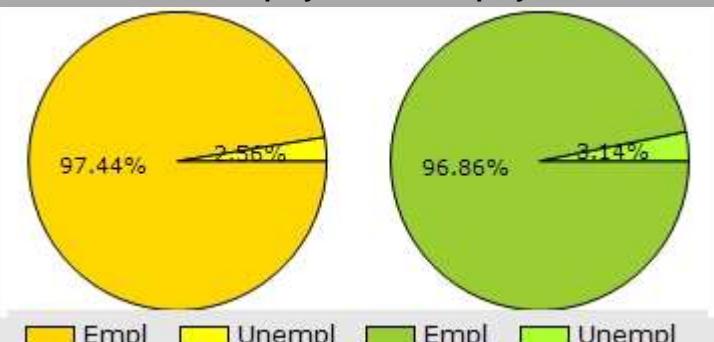
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



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		\$137,500		\$145,864
2024 Median Age		39.00		39.00

Demographic Summary Report

4405 Davidson Ave, Gilroy, CA 95020

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

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



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