



# 1155

## LENA AVENUE, GILROY

ONE-OF-A-KIND HWY 101 FRONTAGE SITE • ±4.84 ACRES AT THE MASTEN AVENUE GATEWAY  
OFFERED EXCLUSIVELY BY CUSHMAN & WAKEFIELD

CONFIDENTIAL OFFERING MEMORANDUM

DELIVERED SOLELY TO THE RECIPIENT FOR EVALUATION OF A POSSIBLE ACQUISITION. NOT FOR DISTRIBUTION.

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# *The Offering*

Cushman & Wakefield is pleased to present 11155 Lena Avenue, a one-of-a-kind 4.84-acre Highway 101 frontage site at the Masten Avenue interchange, the gateway between Gilroy and San Martin. Home to the Garden Accents retail nursery since 2002, on ground worked by the same family operation since 1969, the property pairs roughly 605 feet of freeway exposure with a complete green-industry campus: display gardens and lawn, a main retail building with office, pole barn, shade and hoop houses, two gated approaches on Lena Avenue, and on-site water storage, irrigation, and septic systems. Zoned RR-5A in unincorporated Santa Clara County, the site accommodates agricultural commerce, an estate residence with accessory dwelling, and animal-keeping uses by permit. Offers are invited per the process outlined herein.





# *Investment Highlights*

**Highway 101 identity:** roughly 605 feet along the freeway at the Masten Avenue exit, the first interchange north of Gilroy.

**An established destination since 1969:** the Garden Accents/Grass Farm lineage gives this corner a retail identity a new owner inherits on day one.

**Flat, fully usable acreage with infrastructure in place:** septic and leach fields, water storage, irrigation, display gardens, and mature landscape.

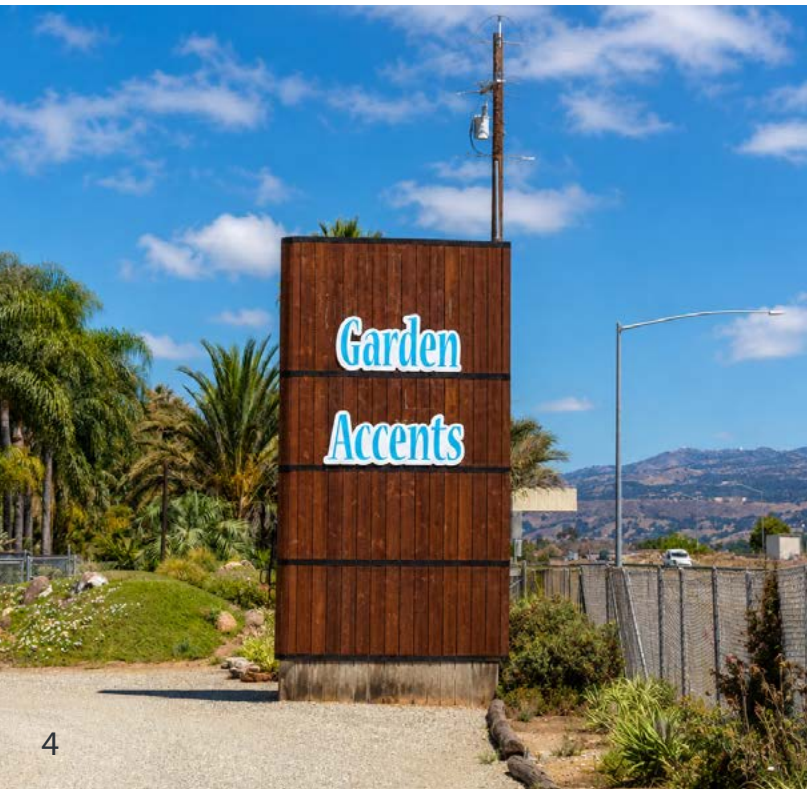
**A working building set:** main retail building with office, pole barn, two shade houses, hoop house, and retail shed.

**Access built for retail:** two gated approaches on Lena Avenue with paved and crushed rock parking.

**Flexible RR-5A rural zoning:** agricultural commerce, one estate home plus accessory dwelling, and animal uses by permit.

**A corridor on the move:** major logistics and data-center investment on the Gilroy 101 corridor, the US-101/SR-25 interchange under construction, and the adopted high-speed rail alignment with a downtown Gilroy station.

**Scarce size, scarce position:** small-acreage freeway frontage between Gilroy and San Martin rarely comes to market.





### ADDRESS

11155 Lena Avenue  
Gilroy, California 95020  
(unincorporated  
Santa Clara County)



### FRONTAGE

Approx. 605 ft. along US-101;  
approx. 438 ft. on Lena Avenue  
(per assessor map;  
survey pending)



### ACCESS

Two gated approaches  
on Lena Avenue; paved  
and crushed-rock  
parking areas



### PARCEL

APN 830-06-023  
one legal lot of record



### ZONING

RR-5A  
Rural Residential  
(county records)



### WATER AND SYSTEMS

On-site water storage, irrigation,  
septic with leach fields  
(details upon request)



### LAND AREA

4.84 acres net  
(210,830 SF)  
5.02 acres gross



### IMPROVEMENTS

Main retail building with office, pole barn,  
two shade houses, hoop house, retail shed  
(square footages upon request)



### OCCUPANCY

Operating garden  
center; tours by  
appointment only





Positioned on the west side of US-101 at the Masten Avenue interchange, the site commands the freeway gateway between Gilroy and San Martin, minutes from both downtowns and within easy reach of the greater South Bay.



### **DOWNTOWN GILROY**

Approx. 5 miles



### **DOWNTOWN MORGAN HILL**

Approx. 8 miles



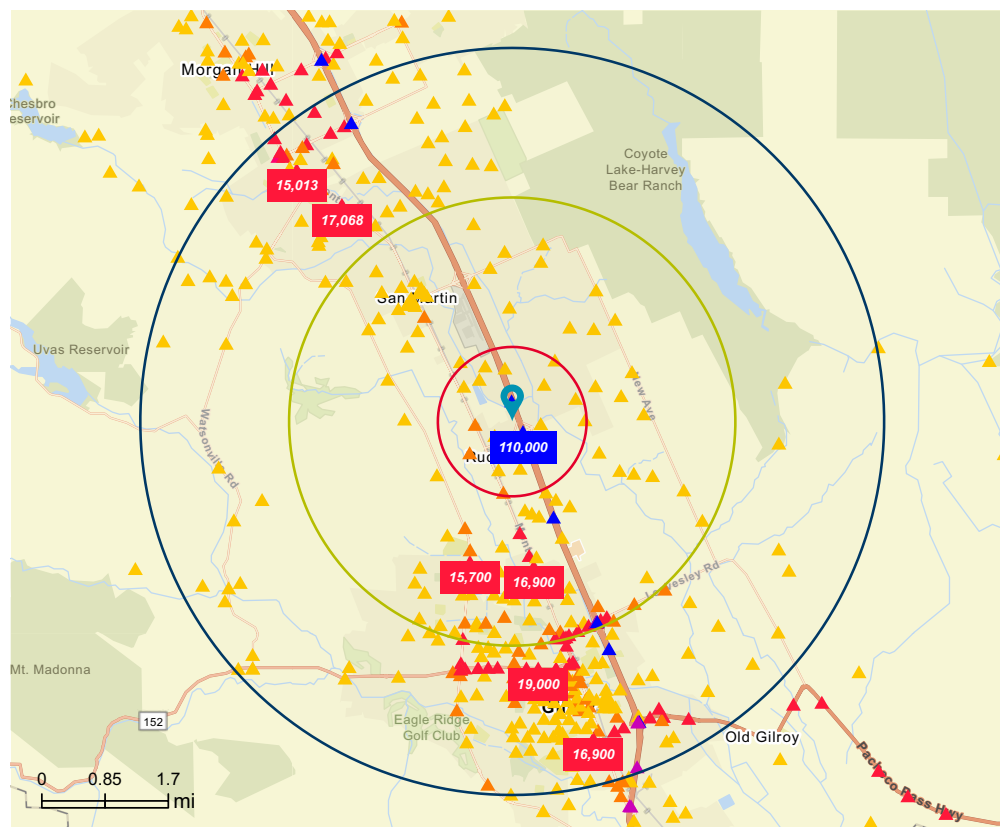
### **DOWNTOWN SAN JOSE**

Approx. 26 miles



### **SAN JOSE MINETA INTERNATIONAL AIRPORT**

Approx. 28 miles



### **AVERAGE DAILY TRAFFIC VOLUME**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

# Site Plan



*\*Illustrative, based on the architect's site plan; not to scale; survey pending.*

# Amenities Map



The property lies in unincorporated Santa Clara County within the San Martin Planning Area and is zoned RR-5A (Rural Residential, five-acre minimum) with an agricultural use code, per county records as of September 2026. The zoning accommodates agricultural uses and agricultural commerce, a single-family residence with accessory dwelling unit, and, with county permits, uses such as animal boarding and equestrian facilities. The parcel is one legal lot of record. Land use and entitlement questions should be directed to the Santa Clara County Planning Department; buyers are encouraged to verify all land use matters independently.



The Gilroy 101 corridor is drawing institutional attention: a major hyperscale data-center campus is approved and under development on the city's freeway corridor, the US-101/SR-25 interchange reconstruction is under way, and California High-Speed Rail's adopted alignment brings a future downtown Gilroy station within minutes of the site. Around the interchange itself, commercial investment is active, and the Santa Clara Valley wine trail, farm stands, and the region's green industry anchor the visitor economy between Gilroy and Morgan Hill.

**13.9 M SF**

*Commercial Base in  
Morgan Hill & Gilroy*

**9.8 M SF**

*Industrial Plus*

**4.1 M SF**

*of Shopping Centers*

**16**

*Industrial Availabilities in the Entire Morgan Hill  
& Gilroy Market, Only Three of Them are Above  
100,000 SF*

**\$1.37/SF/Mo NNN**

*Morgan Hill & Gilroy Industrial Asking Rent*

**Up 3%**

*Morgan Hill & Gilroy Retail Asking Rents YoY*





# *Offer Process*

**Offer process:** Cushman & Wakefield invites written offers per the schedule communicated by the listing team. Offers should state price, deposit, due-diligence period, closing timeline, and evidence of the buyer's capacity to perform. Additional property information is available to qualified parties upon execution of a confidentiality agreement.

**Property tours:** by appointment only, arranged through the listing brokers. The property is home to an operating business; please do not contact ownership, staff, or customers, and do not enter the property unescorted.

## **Contacts:**

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# 11155

## LENA AVE, GILROY

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