

ECONOMIC PROFILE

GILROY, CALIFORNIA



Skilled Labor Force | Community Pride | Transportation

gilroy[™]
Economic
Development
Corporation

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GENERAL INFORMATION

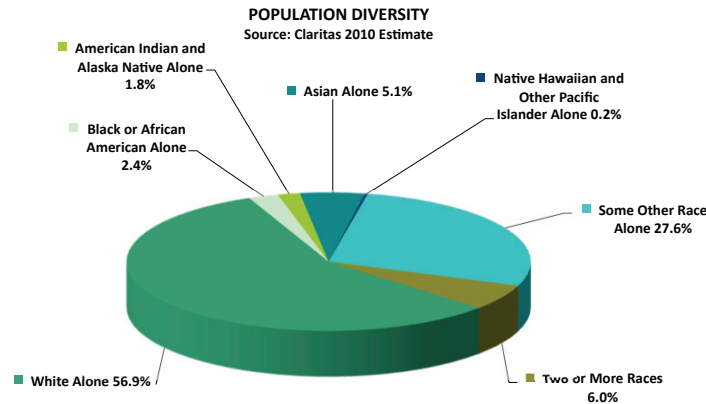
- Gilroy is a major regional retail destination with annual sales of approximately \$1 billion
- The City has 4.9 million square feet of industrial, warehouse and R&D space, with a combined vacancy rate of 12.3%
- Average asking rent for industrial space is \$0.56 (NNN)
- Gilroy is one of the fastest growing cities in Santa Clara County; estimated growth 2000 - 2010 was 27.4%

KEY DEMOGRAPHICS

GENERAL DEMOGRAPHICS

Source: Claritas 2010 Estimate

| | Total |
|--------------------------|----------|
| Population | 52,816 |
| Households | 14,865 |
| Per Capita Income | \$25,992 |
| Average Household Income | \$91,261 |
| Median Household Income | \$75,094 |



MEDIAN HOUSEHOLD INCOME

Source: 2008 U.S. Census Estimate

| Location | Median HH Income |
|---------------|------------------|
| Gilroy | \$71,707 |
| San Jose | \$79,716 |
| San Francisco | \$71,957 |
| San Diego | \$63,181 |
| Los Angeles | \$48,610 |
| California | \$61,154 |
| United States | \$63,211 |

INCOME DISTRIBUTION BY HOUSEHOLD

Source: Claritas 2010 Estimate

| | City | % |
|-----------------------|--------|--------|
| Households | 14,865 | 100.0% |
| Less than \$15,000 | 1,010 | 6.8% |
| \$15,000 - \$24,999 | 877 | 5.9% |
| \$25,000 - \$34,999 | 979 | 6.6% |
| \$35,000 - \$49,999 | 1,771 | 11.9% |
| \$50,000 - \$74,999 | 2,787 | 18.7% |
| \$75,000 - \$99,999 | 2,384 | 16.0% |
| \$100,000 - \$149,999 | 3,260 | 21.9% |
| \$150,000 - \$199,999 | 980 | 6.6% |
| \$200,000 - \$499,999 | 696 | 4.7% |
| \$500,000 and more | 121 | 0.8% |

BUSINESS STATISTICS

CONSUMER SPENDING

Source: Claritas 2010 Data (5-mile radius)

| Category | Aggregate (1,000's) | Avg Household |
|-----------------------------------|---------------------|---------------|
| Apparel | \$94,347 | \$5,493 |
| Sports & Entertainment | \$126,288 | \$7,353 |
| Food at Home | \$126,520 | \$7,366 |
| Health Care | \$90,535 | \$5,271 |
| Household Furnishing & Appliances | \$54,971 | \$3,202 |
| Housing Related & Personal | \$143,188 | \$8,336 |
| Transportation & Auto | \$205,324 | \$11,954 |
| Food away from Home | \$62,121 | \$3,617 |
| Education | \$44,645 | \$2,599 |
| Personal Care | \$23,272 | \$1,355 |

LARGEST PRIVATE EMPLOYERS

Source: Gilroy EDC

| Employer | Employees |
|--------------------------------|-----------|
| Christopher Ranch LLC | 650 |
| Olam International | 500 |
| Saint Louise Regional Hospital | 400 |
| Wal-Mart | 395 |
| Headstart Nursery | 180 |
| Temple Inland | 180 |
| Kaiser Permanente | 175 |
| Syngenta Seeds | 175 |
| Rebekah Children Services | 161 |
| Cintas Corporation | 140 |
| Safeway Foods | 130 |
| Angelica Linen | 120 |

BUSINESS STATISTICS (Cont.)

EDUCATIONAL ATTAINMENT

Source: Claritas 2010 Estimate (Age 25+)

| | Total | % |
|-------------------------------|--------|---------|
| Population Age 25+ | 31,248 | 100.00% |
| Less than 9th grade | 5,075 | 16.24% |
| Some High School, no diploma | 3,314 | 10.61% |
| High School Graduate (or GED) | 6,810 | 21.79% |
| Some College, no degree | 6,759 | 21.63% |
| Associate Degree | 2,420 | 7.74% |
| Bachelors Degree | 4,546 | 14.55% |
| Masters Degree | 1,771 | 5.67% |
| Professional School Degree | 353 | 1.13% |
| Doctorate Degree | 200 | 0.64% |

LABOR FORCE AVAILABILITY

Source: CA Employment Development Department - Annual Avg. as of Nov. 2010

| | |
|-------------------|--------|
| Labor Force | 21,400 |
| Employed | 17,800 |
| Unemployed | 3,600 |
| Unemployment Rate | 16.8% |

TRANSPORTATION ACCESS

Source: Gilroy EDC

AIRPORT ACCESS

| | |
|---------------------------------------|----------|
| San Jose Mineta International Airport | 31 miles |
| San Francisco International Airport | 67 miles |

HIGHWAYS

| | |
|----------------------|---------|
| U.S. Highway 101 | 0 miles |
| CA State Highway 152 | 0 miles |

RAILWAYS

| | |
|-------------------------|----------|
| Union Pacific Railroad | 1 mile |
| Gilroy Caltrain Station | 1 mile |
| San Jose Amtrak Station | 29 miles |

AVERAGE COMMERCIAL/INDUSTRIAL ELECTRIC RATES

Source: PG&E

| PG&E | Cost Per kWh |
|--------------------------|--------------|
| E-19 (Commercial) | |
| Transmission* | \$0.118 |
| Primary** | \$0.133 |
| Secondary*** | \$0.140 |
| E-20 (Industrial) | |
| Transmission* | \$0.098 |
| Primary** | \$0.125 |
| Secondary*** | \$0.136 |

* 50,000 volts or more ** 2,000 - 50,000 volts *** Less than 2,000 volts

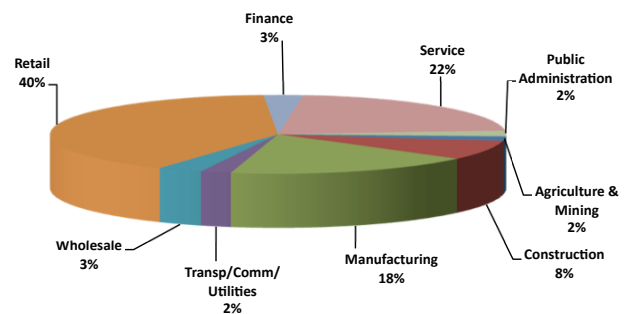
SANTA CLARA COUNTY WAGE RATES

Source: Employment Development Department

| Occupation | Mean Wage |
|--|-----------|
| Sales Manager | \$67.93 |
| Computer and Information Systems Manager | \$78.99 |
| Industrial Production Manager | \$53.64 |
| Computer Programmer | \$51.42 |
| Computer Hardware Engineer | \$51.03 |
| Assemblers | \$13.80 |
| Retail Salespersons | \$12.50 |
| Receptionists and Information Clerks | \$16.01 |
| Data Entry Keyers | \$15.14 |

EMPLOYMENT BY SECTOR

Source: Claritas 2010 Estimate



LOCAL COLLEGES & UNIVERSITIES

| College | Location |
|-----------------------------------|-------------|
| Gavilan College | Gilroy |
| San Jose State | San Jose |
| DeVry University | San Jose |
| Santa Clara University | Santa Clara |
| De Anza College | Cupertino |
| San Jose City College | San Jose |
| University of California, Berkley | Berkeley |
| Stanford University | Stanford |

UTILITY PROVIDERS

| | |
|---------------------|------------------------|
| Electric & Gas | Pacific Gas & Electric |
| Water | City of Gilroy |
| Sewer | City of Gilroy |
| Telecommunications | Verizon Communications |
| Cable | Charter Communications |
| Garbage & Recycling | Recology South Valley |

HOUSING STATISTICS

HOUSEHOLD SIZE

Source: Claritas 2010 Estimate

| Households | Count |
|------------------------------|-------|
| 1-person householder | 2,055 |
| 2-person householder | 3,496 |
| 3-person householder | 2,696 |
| 4-person householder | 2,838 |
| 5-person householder | 1,751 |
| 6-person householder | 908 |
| 7-or more person householder | 1,121 |

MEDIAN HOME PRICES

Source: DataQuick

| Community | Median Home Price |
|---------------|-------------------|
| Gilroy | \$402,000 |
| Campbell | \$519,500 |
| Santa Clara | \$530,000 |
| San Jose | \$612,000 |
| Morgan Hill | \$550,000 |
| Palo Alto | \$1,052,500 |
| Mountain View | \$867,500 |

REGIONAL MAP



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