

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 9.2% (2Q 2011)
- 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%

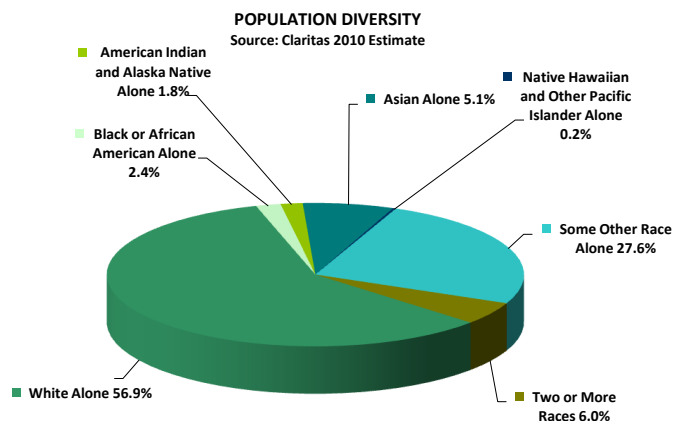
KEY DEMOGRAPHICS

GENERAL DEMOGRAPHICS

Source: Claritas 2010 Estimates; U.S. Census Bureau

	Total
Population*	48,821
Households	14,865
Per Capita Income	\$25,992
Average Household Income	\$91,261
Median Household Income	\$75,094

*2010 U.S. Census



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 Sept. 2011

Labor Force	21,200
Employed	18,000
Unemployed	3,200
Unemployment Rate	15.0%

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

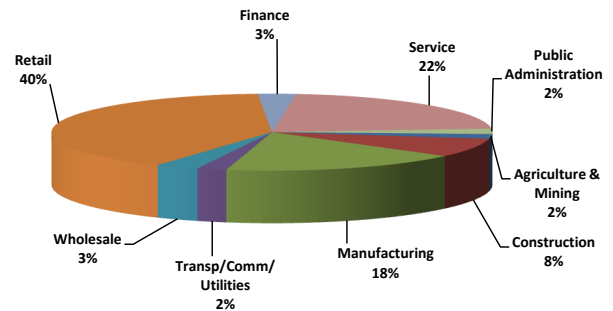
SANTA CLARA COUNTY WAGE RATES

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	14,865
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



HIGHWAY MILEAGE FROM GILROY TO...

San Jose	30
Monterey/Carmel	50
Oakland	60
San Francisco	75
Fresno	117
Sacramento	150
Los Angeles	294

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