

FOR SALE/LEASE › DOWNTOWN HOLLISTER OFFICE/RETAIL

±432-1,924 SF Available



335 SAN BENITO STREET, HOLLISTER, CA



Property Highlights

- › ±7,263 SF Downtown Two-Story Office Building
- › Available Space Remaining ±432-1,924 RSF
- › Elevator Served (Medical Grade)
- › Zoned C2
- › Built in 1991 and Renovated in 2005
- › Downtown Location
- › Excellent Visibility
- › Walking Distance to Shops/Restaurants
- › Asking \$1.45 Gross Per Square Foot, Per Month
- › Rent Roll Available Upon Request
- › Call to Tour
- › For Sale at \$1,800,000



MATT VAN KEULEN
+1 408 842 7000
matt.vankeulen@colliers.com
CA License No. 01899003

MARK SANCHEZ
+1 408 842 7000
mark.sanchez@colliers.com
CA License No. 00988234

COLLIERS INTERNATIONAL
8070 Santa Teresa Blvd., Suite 220
Gilroy, CA 95020
+1 408 842 7000 Main
+1 408 842 1141 Fax
www.colliers.com



Building Highlights

- › Excellent for Medical and Professional Services
- › Three (3) Floors are Elevator Served
- › 7 Units and 3 Office Suites
- › C-2 Zoning
- › New Courthouse within 700 feet
- › Two (2) Public Lots within 400 feet
- › Seven (7) Onsite Parking Stalls

Available Suites

SUITE	SF	STATUS
201	±483	
304 & 306	±432	} Contiguous to ±1,924 SF
302-303	±1,492	

*Modified Gross includes property tax, insurance and CAM.

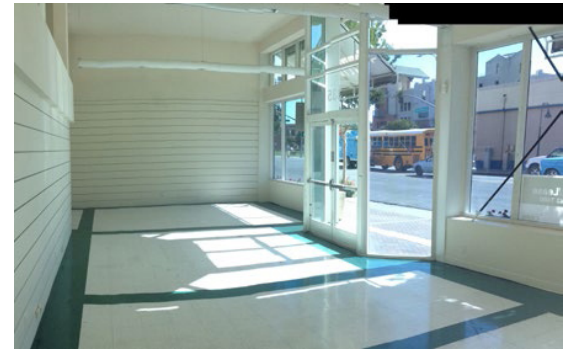
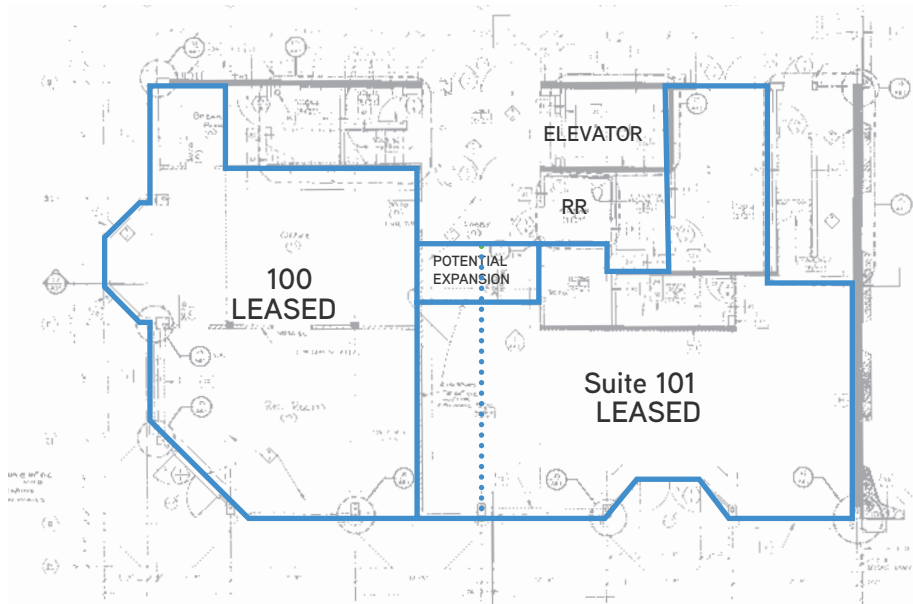
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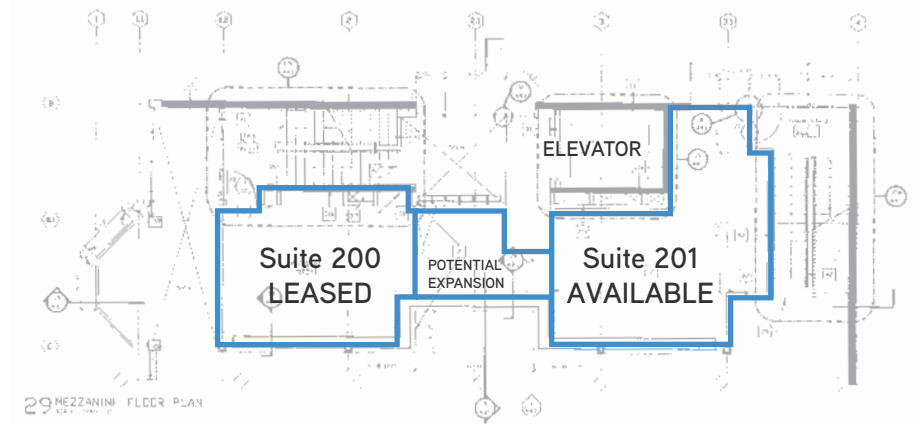


1st Floor



1ST FLOOR ENTRANCE

2nd Floor (Mezzanine)

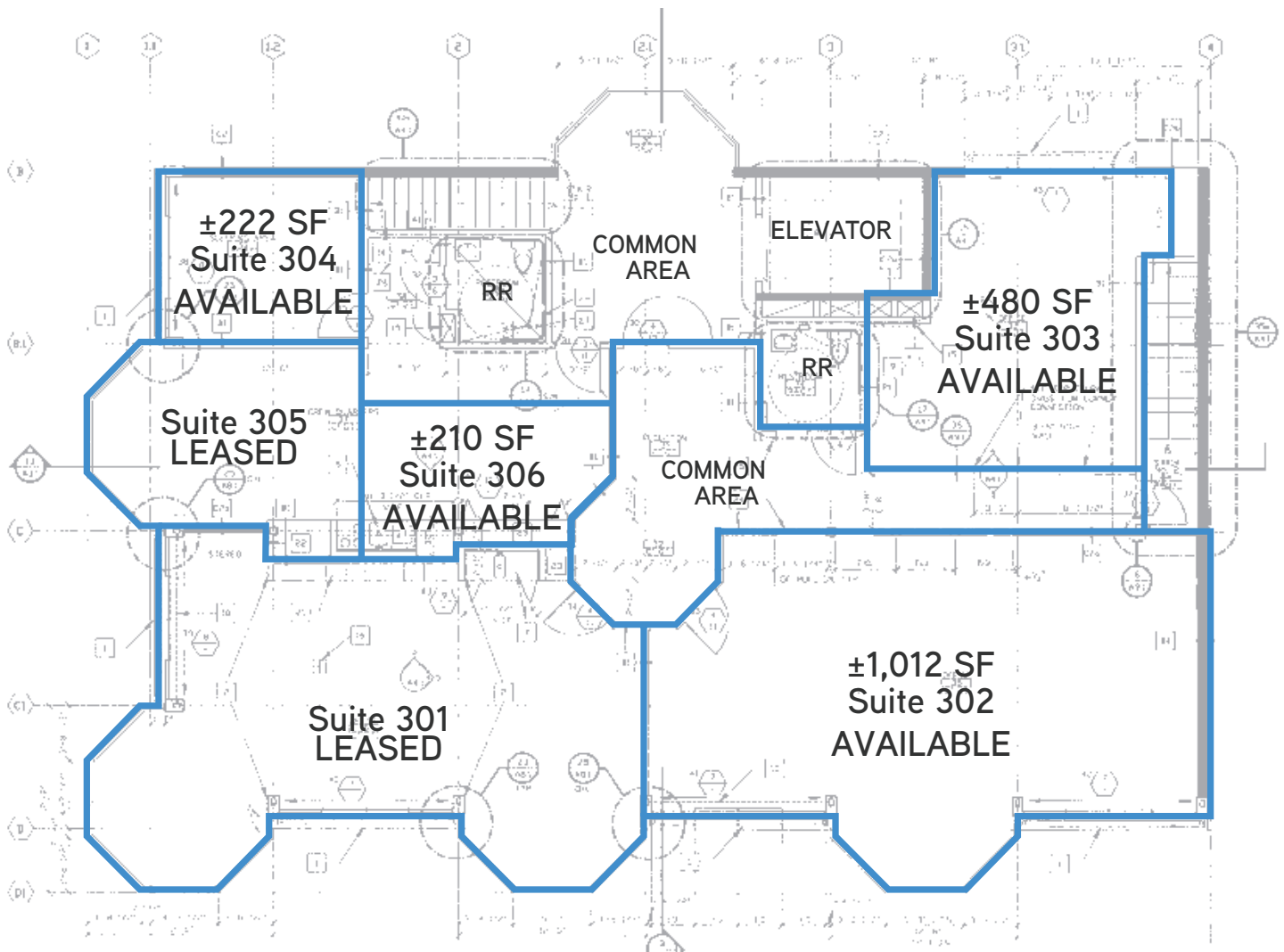


1ST FLOOR FRONT VIEW



ISABELLA'S HAIR SALON

3rd Floor



3RD FLOOR OFFICE



3RD FLOOR SUITE



3RD FLOOR SUITE

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