

**FOR LEASE**  
**RETAIL/OFFICE SPACE ON MONTEREY HWY.**  
Excellent for Showroom and Fitness Uses | ±2,800 Square Feet



**Property Highlights:**

- Excellent Location Along the Monterey Hwy Corridor
- Abundant Parking: ±6/1,000 SF Parking Ratio
- Exposure on High Traffic Count Road
- Prominent Signage Including Exclusive Pole Signage
- Updated, High Image Space
- Mix of Open Space and Private Offices/Areas
- Extensive Plumbing Build-out
- Can be Leased Together with ±30,000 SF Lot/Yard
- \$2.75 Per Square Foot, Modified Gross

**16315 MONTEREY ROAD, SUITE 100**  
**MORGAN HILL, CA.**

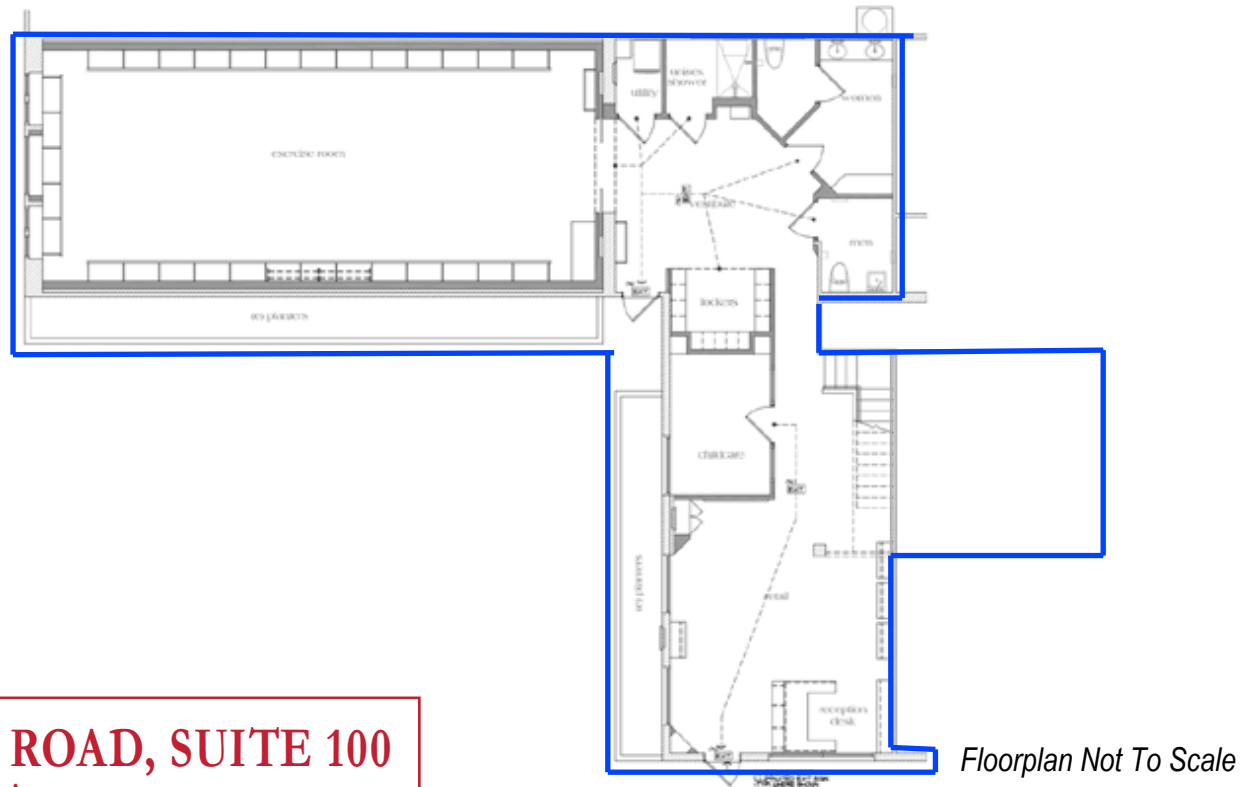
Please Contact Exclusive Agent:  
**BRIAN COSTELLO**, Senior Vice President  
bcostello@ritchiecommercial.com  
cell: 1.408.316.7447 DRE Lic. #01914680

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113  
408.971.2700 fax: 408.971.1600  
DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

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| Demographics         | 2 Mile    | 5 Mile    | 10 Mile   |
|----------------------|-----------|-----------|-----------|
| 2024 Population      | 33,508    | 58,443    | 129,110   |
| 2023 Households      | 10,451    | 17,394    | 36,789    |
| Median Age           | 40.4      | 42.3      | 40.10     |
| Avg Household Income | \$163,690 | \$173,978 | \$158,552 |

| Traffic           |                  |                |            |                        |
|-------------------|------------------|----------------|------------|------------------------|
| Collection Street | Cross Street     | Traffic Volume | Count Year | Distance from Property |
| Monterey Rd       | Edes St SE       | 19,200         | 2022       | 0.04 mi                |
| Monterey Rd       | Tennant Ave SE   | 20,867         | 2022       | 0.24 mi                |
| Church St         | Mast St SE       | 3,532          | 2022       | 0.25 mi                |
| W Edmundson Ave   | Olympic Dr SW    | 7,142          | 2022       | 0.29 mi                |
| Tennant Ave       | Monterey Rd W    | 14,697         | 2022       | 0.31 mi                |
| Railroad Ave      | Barrett Ave SE   | 1,172          | 2022       | 0.37 mi                |
| Tennant Station   | Vineyard Blvd NE | 10,504         | 2022       | 0.43 mi                |
| Tennant Ave       | Vineyard Blvd SW | 27,439         | 2022       | 0.47 mi                |
| Vineyard Blvd     | Concord Cir NE   | 8,449          | 2022       | 0.48 mi                |
| Vineyard Blvd     | Monterey Rd NE   | 7,475          | 2022       | 0.49 mi                |

| Transportation                               |        |        |          |  |
|--|--------|--------|----------|--|
|  | Drive  | Walk   | Distance |  |
| Commuter Rail                                |        |        |          |  |
| Morgan Hill (Caltrain - Caltrain (Caltrain)) | 3 min  | 20 min | 1.1 mi   |  |
| San Martin (Caltrain - Caltrain (Caltrain))  | 5 min  |        | 3.0 mi   |  |
| Airport                                      |        |        |          |  |
| Norman Y Mineta San Jose International       | 35 min |        | 27.4 mi  |  |



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