

FOR LEASE
FREESTANDING RETAIL/OFFICE BUILDING ON MONTEREY HWY.
Current Buildout: Salon w/Extensive Plumbing
±1,850 Square Feet



16295 Monterey Road | Morgan Hill, CA.

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
- Open Space, Private Rooms, & Kitchen
- Currently Plumbing For Three Washing Stations
- Can be Leased Together with ±30,000 SF Lot/Yard
- \$2.95 Per Square Foot, Modified Gross

Please Contact Exclusive Agent:

BRIAN COSTELLO, Senior Vice President
+1 408.316.7447
bcostello@ritchiecommercial.com
DRE License 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

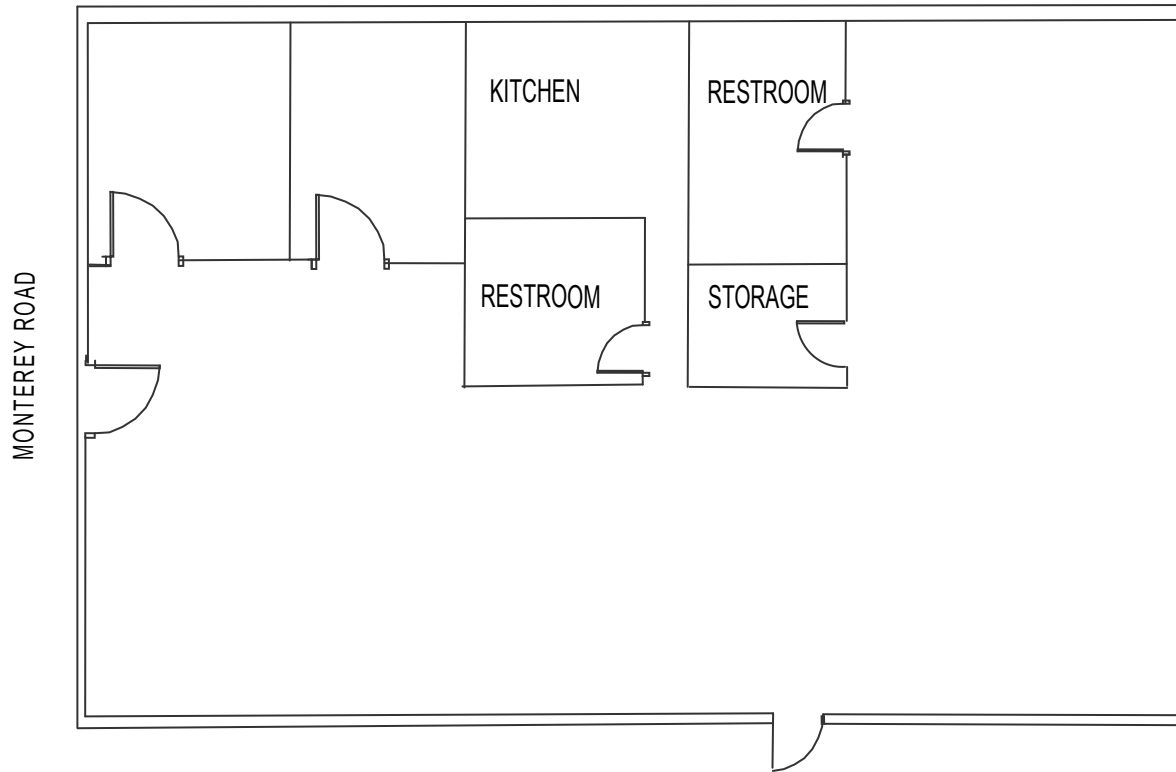
San Francisco | San Jose | Santa Cruz | Walnut Creek

The information contained herein has been obtained from sources we deem reliable. We cannot, however assume responsibility for its accuracy.

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FLOORPLAN NOT TO SCALE

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16295 MONTEREY ROAD

PARKTOWN PIZZA
COMPANY

ALL ANIMAL RESCUE
& Friends
4484014

A POP OF COLOR
VINYL
04.2022

The Print Shop

Round Table
PIZZA

ROSS
DRESS FOR LESS

DOLLAR TREE

TACO BELL

JOHNSON
LUMBER
ACE Hardware

Cara Bella
Skin Care Boutique & Salon

O'Reilly
AUTO PARTS

RITE
AID

MORGAN HILL
UNIFIED SCHOOL DISTRICT

VINEYARD TOWN CENTER

ERIK'S
ESTD DELICAFE 1978

verizon

Jamba Juice

T.J. Maxx

BANK OF AMERICA

STARBUCKS COFFEE

NOB HILL
FOODS

McDonald's

ups

SAFeway

STARBUCKS COFFEE

FITNESS 19

JOANN

COMMONWEALTH
central credit union

PANDA EXPRESS
CHINESE KITCHEN

ROSSO
FURNITURE & DECOR

Betsys
RESTAURANT

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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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