

Grocery-Anchored Morgan Hill Shopping Center

Former Rosso's Furniture and Joann Fabrics Spaces - Big Box & Junior Anchor Opportunities
Available for Lease at Tennant Station Shopping Center

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159-950 Tennant Station, Morgan Hill, CA



Available
Q2-2026

ROSSO'S
FURNITURE

FUEL

us bank

POSTAL ANNEX
YOUR HOME OFFICE

SAFeway

MAX MUSCLE
NUTRITION

COLDWELL BANKER
REALTY

STANFORD
BLOOD CENTER

THE POST OFFICE

CINELUX
THEATRES
CAFE & LOUNGE

MORGAN HILL BOWL

FITNESS 19

FASTERLUBE
GENUINE OIL WITH EQUIPMENT

PROPERTY OVERVIEW



Unit 212: 40,428± SF (Anchor Opportunity & Can Be Demised) | **Asking Rent:** \$1.50 PSF Plus NNN

Unit 225: 14,720± SF | **Asking Rent:** \$1.75 PSF Plus NNN

Unit 404B: 2,153± SF | **Asking Rent:** \$1.25 PSF Modified Gross

Unit 408: 1,239± SF | **Asking Rent:** \$3.25 PSF Plus NNN

Unit 626: 1,000± SF | **Asking Rent:** \$3.25 PSF Plus NNN

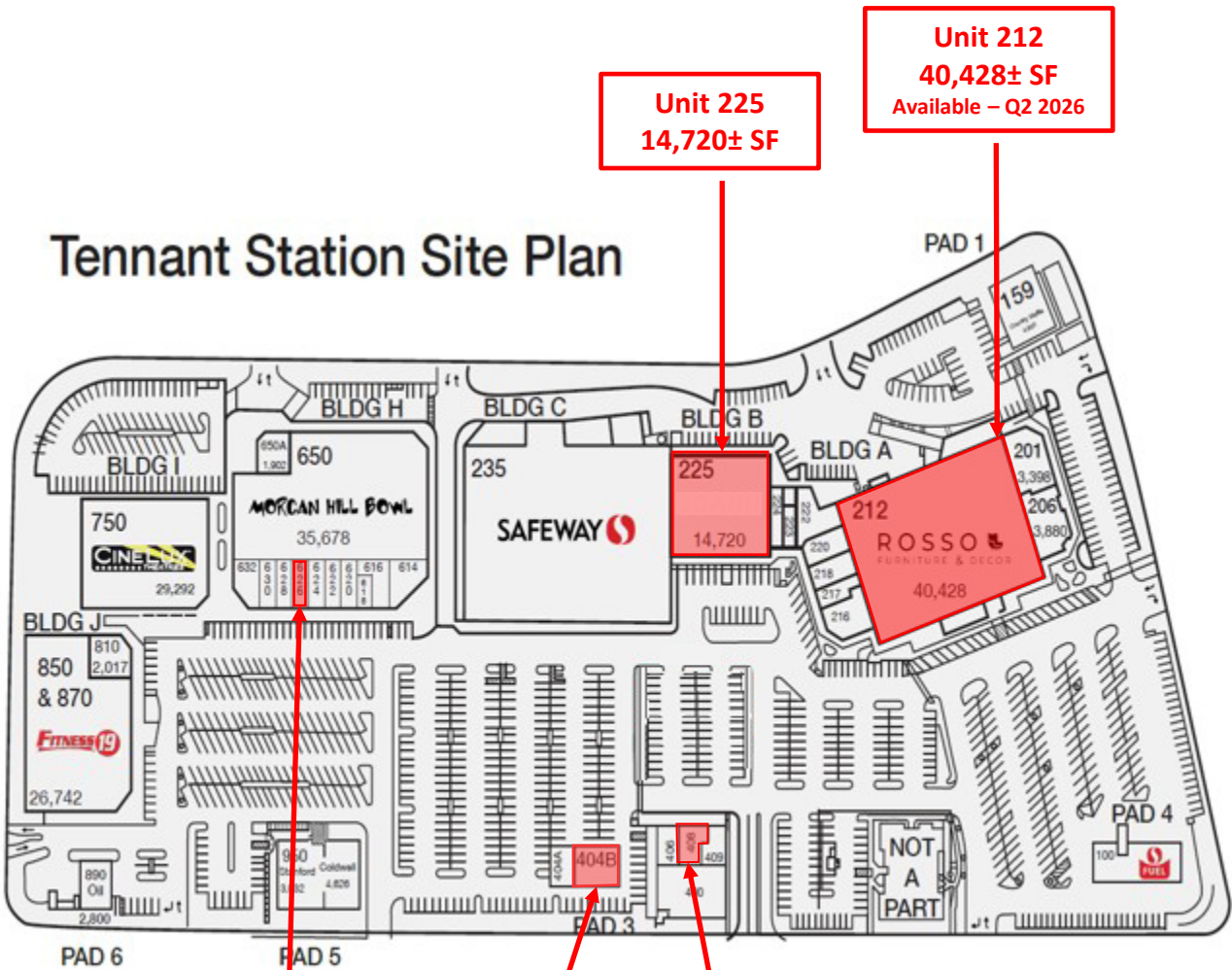
Zoning: CG (General Commercial)

Shopping Center SF: 258,976± SF

Co-Tenants: Safeway, Fitness 19, Cinelux, Safeway Fuel, Stanford Blood Center, Coldwell Banker Realty, US Bank, Nick The Greek, & Postal Annex

of Parking Spaces: 1,000±

Tenant Station Site Plan



Unit 626: 1,000± SF
Available - 04/01/2026

Unit 404 B
2,153± SF

Unit 408
1,239± SF

Unit 225
14,720± SF

Unit 212
40,428± SF
Available – Q2 2026

Key

- Unit 159: Country Waffles (4,950± SF)
- Unit 201: Goku Sushi (3,398± SF)
- Unit 206: Bank of tile west (3,880± SF)
- Unit 212: **Rossos Furniture (40,428± SF)**
- Unit 216: Panda Express (2,371± SF)
- Unit 217: Faded Barber Shop Morgan Hill (1,107± SF)
- Unit 218: Vacant (1,608± SF)
- Unit 220: Launderland Morgan Hill (1,919± SF)
- Unit 222: Maintenance Storage (3,089± SF)
- Unit 223/224: Brazilian Jujitsu (2,166± SF)
- Unit 225: **Former Joann's Fabrics (14,720± SF)**
- Unit 235: Safeway (53,952± SF)
- Unit 400: Commonwealth Credit Union (3,382± SF)
- Unit 404A: KPrime Realty (1,131± SF)
- Unit 404 B: **Morgan Hill Mushroom Mardi Gras (2,153± SF)**
- Unit 406: Fro Yo Delite (1,021± SF)
- Unit 408: **Poki Bowl (1,239± SF)**
- Unit 409: Postal Annex (833± SF)
- Unit 614: Daily Bagel Cafe (1,892± SF)
- Unit 616: Max MUSCLE (1,415± SF)
- Unit 618: Fashion Alterations (585± SF)
- Unit 620: Joe's Cigar land (1,000± SF)
- Unit 622: Sourdough & Co (1,091± SF)
- Unit 624 : Tealite Drink n Snow (909± SF)
- Unit 626 : **Tu Si Bella (1,000± SF)**
- Unit 628: Tenant Station Foot Massage (1,000± SF)
- Unit 630: M. Nail & Spa (1,000± SF)
- Unit 623: Nick The Greek (1,550± SF)
- Unit 650: Morgan Hill Bowl (35,678± SF)
- Unit 750: Cinelux Theatres (29,292± SF)
- Unit 810: Chapala Mexican Restaurant (2,017± SF)
- Unit 850 & 870: Fitness 19 (26,742± SF)
- Unit 890: Fasterlube (2,800± SF)

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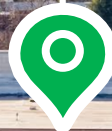
- Co-tenants include; Safeway, Fitness 19, Cinelux, Safeway Fuel, Stanford Blood Center, Coldwell Banker Realty, US Bank, Nick The Greek, & Postal Annex
- **Unit 225:** 14,720± SF - \$1.75 PSF Plus NNN
- **Unit 404B:** 2,153± SF - \$1.25 PSF Modified Gross
- **Unit 408:** 1,239± SF - \$3.25 PSF Plus NNN
- **Unit 212:** 40,428± SF - \$1.50 PSF Plus NNN (Available Q2-2026)
- **Unit 626:** 1,000± SF - \$3.25 PSF Plus NNN (Available 04/01/2026)
- Strong demographics with average household incomes of \$164,504 in a 1-mile radius
- Easy access to HWY 101
- 1,000± parking spots available
- Less than a mile from Downtown Morgan Hill
- Exposure to over 25,000± vehicles per day

Available
Q2-2026

Unit 212 (40,428± SF)



Unit 225 (14,720± SF)



Unit 225 (14,720± SF)



Unit 225 (14,720± SF)



Unit 225 PHOTOS (14,720± SF)

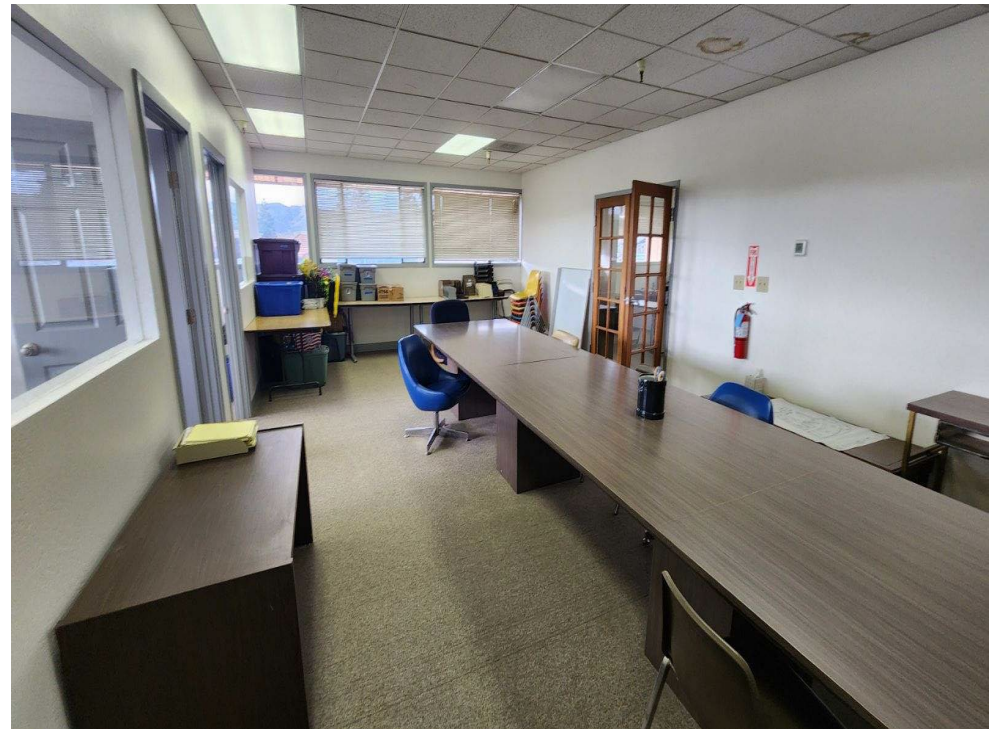
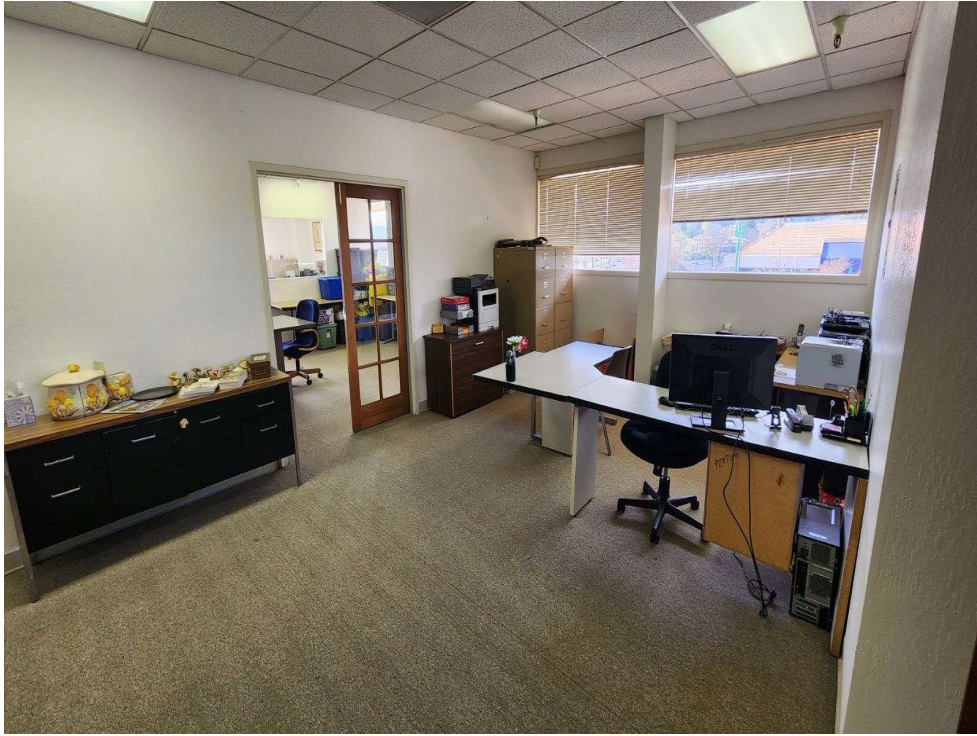


Unit 404B: 2,153± SF

Unit 404B



Unit 404B Photos (2,153± SF)



Unit 408: 1,239± SF

Unit 408



Unit 408 Photos (1,239± SF)



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

Unit 626 (1,000± SF)



Unit 626 Photos (1,000± SF)



Unit 626 Photos (1,000± SF)





Butterfield Blvd

Monterey Road

Tennant Station

Subject Site



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	11,936	48,161	60,191
Households	4,020	15,857	19,645
Average Household Size	2.92	2.99	3.02
Owner Occupied Housing Units	2,105	10,789	13,924
Renter Occupied Housing Units	1,915	5,068	5,721
Median Age	34.5	38.3	39.2
Median Household Income	\$117,700	\$142,022	\$146,351
Average Household Income	\$164,504	\$193,032	\$198,350

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