

DOWNTOWN MORGAN HILL

DOWNTOWN MORGAN HILL COMMERCIAL LAND ASSEMBLAGE INCOME-PRODUCING MIXED-USE PORTFOLIO



Income-Producing Downtown Assemblage Opportunity

Offering Price: \$6,688,000

Metric	Value
Offering Price	\$6,688,000
Total Land Area	~33,720 SF
Price Per Land SF	~\$198/SF
Number of Units	7
Price Per Unit	~\$955,000
Current Gross Income	~\$279,600+ annually

Portfolio Sale Only

Executive Summary

This offering presents a rare opportunity to acquire a contiguous commercial land assemblage in the heart of Downtown Morgan Hill. The portfolio consists of multiple adjacent parcels improved with residential homes and office suites generating stable in-place income.

Offered exclusively as a portfolio sale, the property provides investors with immediate cash flow while positioning ownership for long-term redevelopment within Morgan Hill's Downtown Specific Plan area.

This is both:

- A stabilized income-producing investment
- A strategic downtown assemblage opportunity

Investment Highlights

- Contiguous Downtown Assemblage (4 Adjacent APNs)
- Commercial Zoning within Downtown Specific Plan
- In-Place Gross Income ~ \$279,600+ Annually
- Diversified Residential & Office Tenancy
- Prime Downtown Morgan Hill Location Near Monterey Road
- Long-Term Redevelopment & Repositioning Potential (Buyer to Verify)
- Rare Opportunity to Control Contiguous Downtown Portfolio
- Potential Land Value Upside Through Future Redevelopment

Location Overview – Downtown Morgan Hill

Situated in the downtown core near Monterey Road, the properties benefit from:

- Walkable access to restaurants, retail, banks, and civic uses
- Proximity to the New Granada Hotel
- Public and street parking nearby
- Easy access to Highway 101
- Ongoing downtown revitalization

Downtown Morgan Hill continues to experience infill investment and increasing demand for residential, office, and mixed-use product.

Zoning & Development Context

The subject properties are located within a Commercial zoning district under the City of Morgan Hill and fall within the Downtown Specific Plan area.

The contiguous configuration may allow:

- Coordinated redevelopment across parcels
- Potential mixed-use infill development
- Improved site planning and circulation
- Structured or surface parking reconfiguration
- Phased redevelopment strategies

Maximum allowable FAR, building height, density, and development standards are subject to City of Morgan Hill regulations and must be independently verified by buyer.

Portfolio Overview

APNs:

727-14-052

727-14-053

727-14-046

727-14-045

Prime downtown location with strong visibility and proximity to commercial activity.





Property Breakdown

70 & 74 E. Main Avenue (Two Residential Homes in One Lot)

APN: 727-14-053

Lot Size: 7,240 SF

70 E Main Ave.

3 Bed / 2 Bath | ~1,000 SF

Rent: \$3,526

74 E Main Ave.

2 Bed / 2 Bath | ~850 SF

Rent: \$2,829

50 E. Main Avenue (Office Building – Suites A, B & C)

APN: 727-14-052

Lot Size: 13,680 SF

Suite A (~1,600 SF) – \$4,019

Suite B (~1,352 SF) – \$3,374

Suite C (~1,200 SF) – \$3,006

55 E. First Street (Residential)

APN: 727-14-046

Lot Size: 6,400 SF

4 Bed / 2 Bath | ~1,300 SF

Rent: \$3,700

57 E. First Street (Residential)

APN: 727-14-045

Lot Size: 6,400 SF

2 Bed / 1.5 Bath | ~900 SF

Rent: \$2,870

Income Summary (Approximate)

Monthly Gross Income: ~\$23,300+

Annual Gross Income: ~\$279,600+

Detailed rent roll, leases, and financial documentation available upon execution of confidentiality agreement.

Value Proposition

This portfolio offers:

1. Stable income during holding period
2. Long-term downtown land appreciation
3. Redevelopment optionality through assemblage scale
4. Strategic positioning within Morgan Hill's core commercial district

Ideal for:

- Long-term investors
- 1031 exchange buyers
- Developers seeking downtown infill opportunity

- Strategic land investors

Offering Terms

Offering Price: \$6,688,000

Portfolio Sale Only

Financials and rent roll available upon request with CA

Disclaimer

Information deemed reliable but not guaranteed. Buyer to independently verify zoning, development standards, square footage, income, and feasibility with the City of Morgan Hill. Offering is subject to prior sale, price change, or withdrawal without notice.



Listing Broker

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