

MIXED-USE OFFICE, MEDICAL AND RETAIL
FOR LEASE

17660 Monterey Rd.
Morgan Hill, CA



PRICE
\$1.50/SF NNN



AVAILABLE SIZE
± 1,000 SF to
± 6,000 SF



BUILDING SIZE
± 6,437 SF



LOT SIZE
± 44,198 SF
(± 1.01 acres)



USE
Office, Medical &
Retail

THE IVY GROUP

Commercial Properties, Above & Beyond

DIEGO CERVANTES

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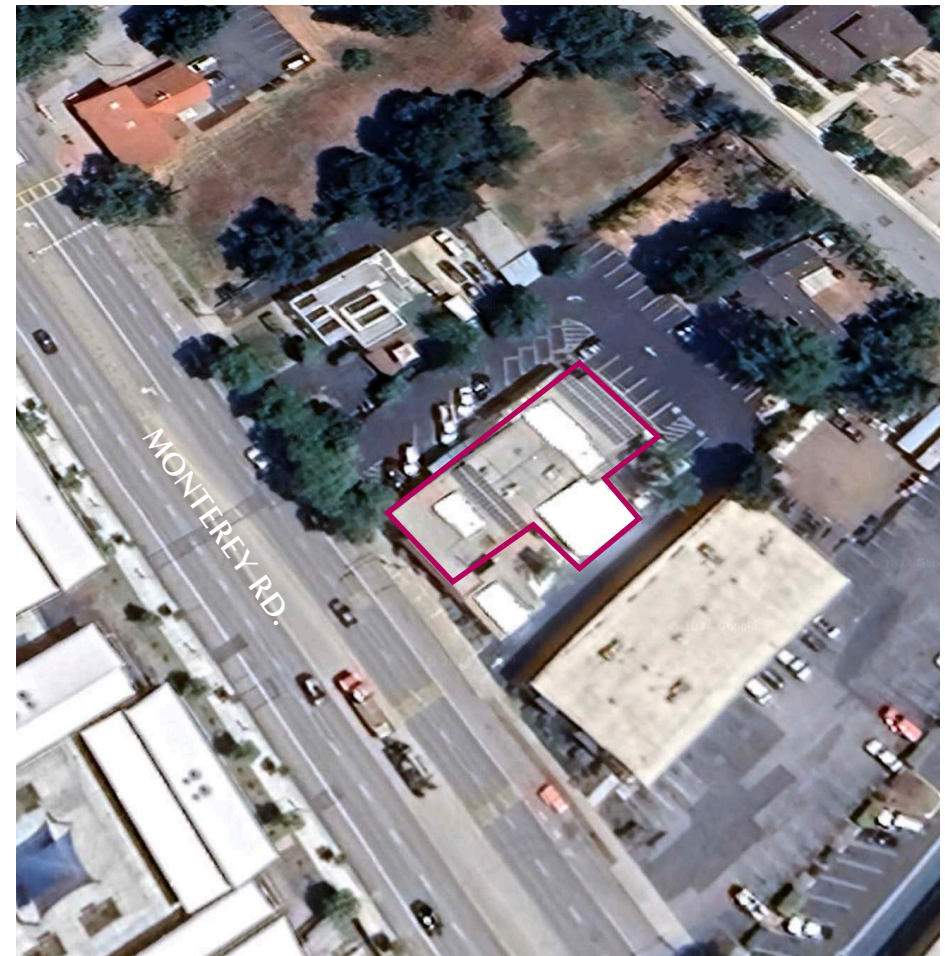
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The Ivy Group proudly presents a leasing opportunity at 17660 Monterey Rd, Morgan Hill, CA, offering a versatile $\pm 6,000$ SF Mixed Use: Office, Medical & Retail space in the heart of a vibrant South Bay community.

PRIME LOCATION IN A THRIVING NEIGHBORHOOD

Strategically located along Monterey Road, one of Morgan Hill's main commercial corridors, this property enjoys excellent visibility and accessibility. Situated just minutes from downtown Morgan Hill, Britton Middle School, and other key amenities, the location is ideal for attracting tenants and customers alike. Minutes to Highway 101 and Walking Distance to Morgan Hill Caltrain Station.

Available Size	$\pm 1,000$ SF to $\pm 6,000$ SF
Building Size	$\pm 6,437$ SF
Lot Size	$\pm 44,198$ SF (± 1.01 acres)
Use	Mixed Use: Office, Medical & Retail space
Zoning	Corridor Form-Base (FB-C)
Parking	± 28 parking spaces available
Additional Features	Roof equipped with solar panels



VERSATILE MIXED-USE SPACE READY FOR YOUR BUSINESS

The available ±6,000 SF of mixed-use office, medical & retail space is located within a single-story, wood-frame building. The property is zoned Corridor Form-Base (FB-C), offering flexibility for a variety of uses, including:

- Professional offices
- Retail spaces
- Creative studios
- Health and wellness services

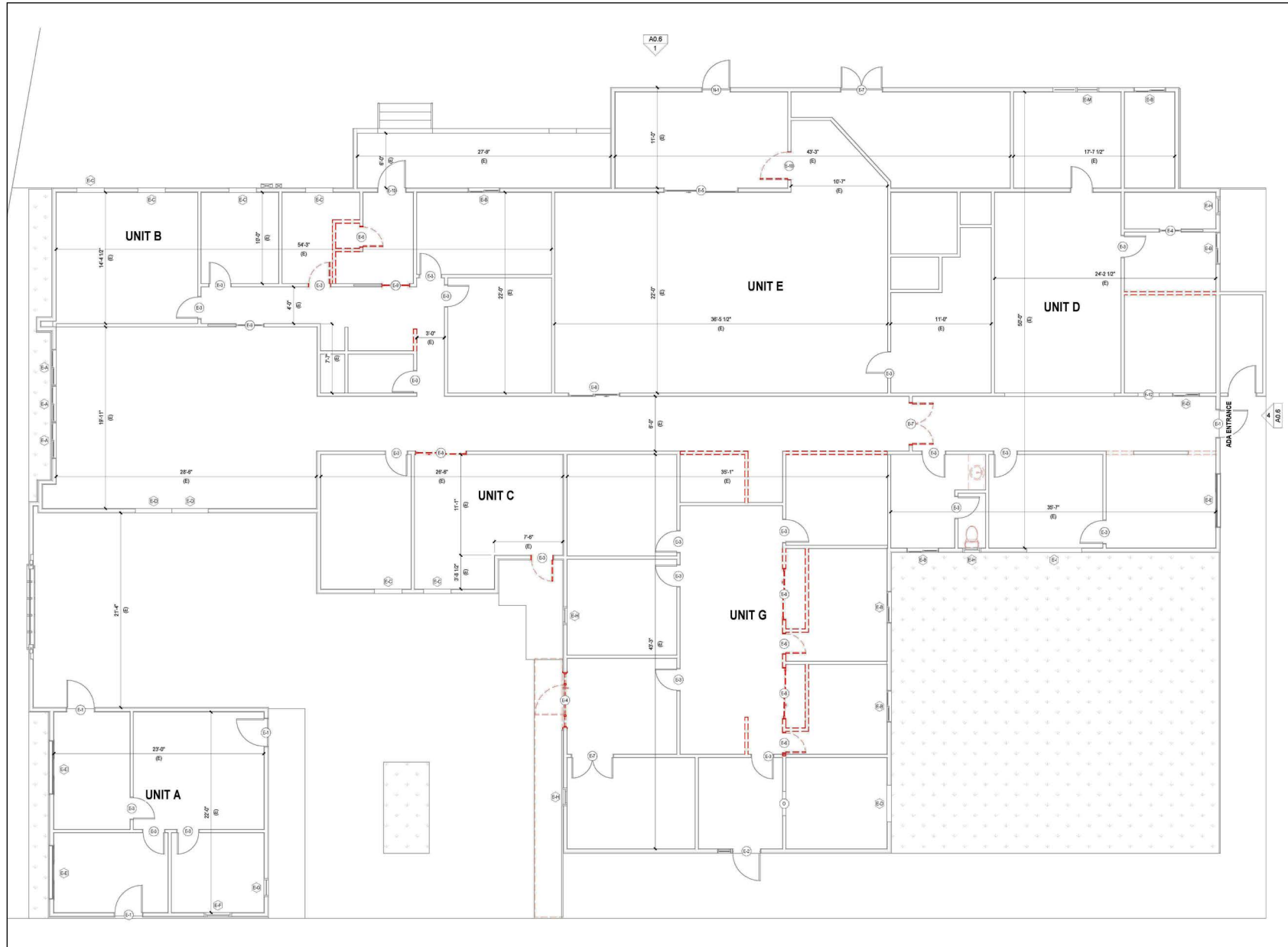
CUSTOMIZABLE COMMERCIAL SPACE WITH TI FLEXIBILITY

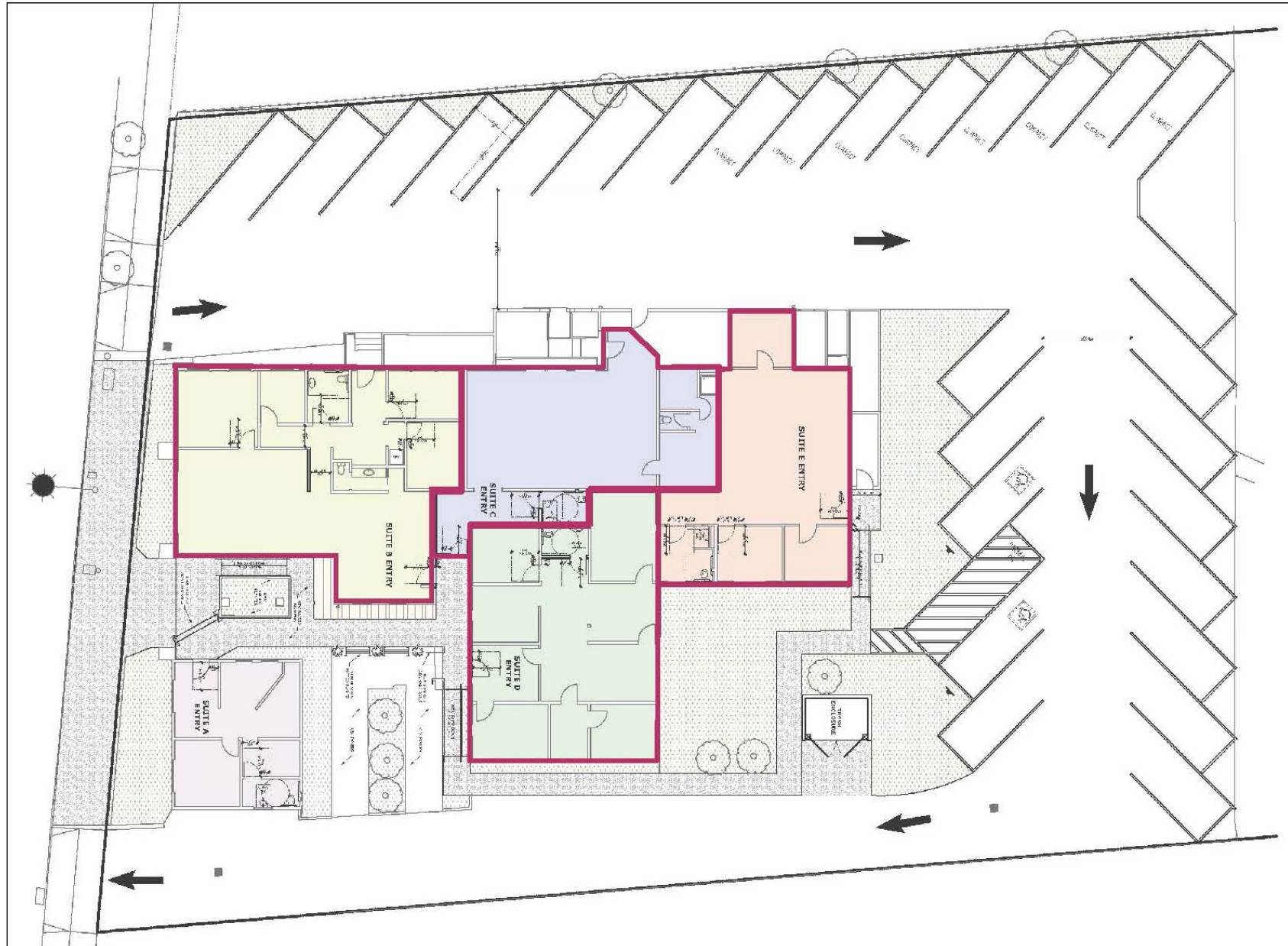
Discover a prime commercial opportunity with this property, featuring select areas in shell condition—stripped to studs with bare floors—eliminating the need for time-intensive demolition. Ready for customization, this versatile space supports a range of modular layouts, from innovative thinking zones and open collaboration areas to private office-conference suites and specialized operational workstations, tailored to your business vision. For qualified tenants, the landlord is flexible and open to negotiating concessions for tenant improvements or exploring a build-to-suit design to bring your perfect space to reality.



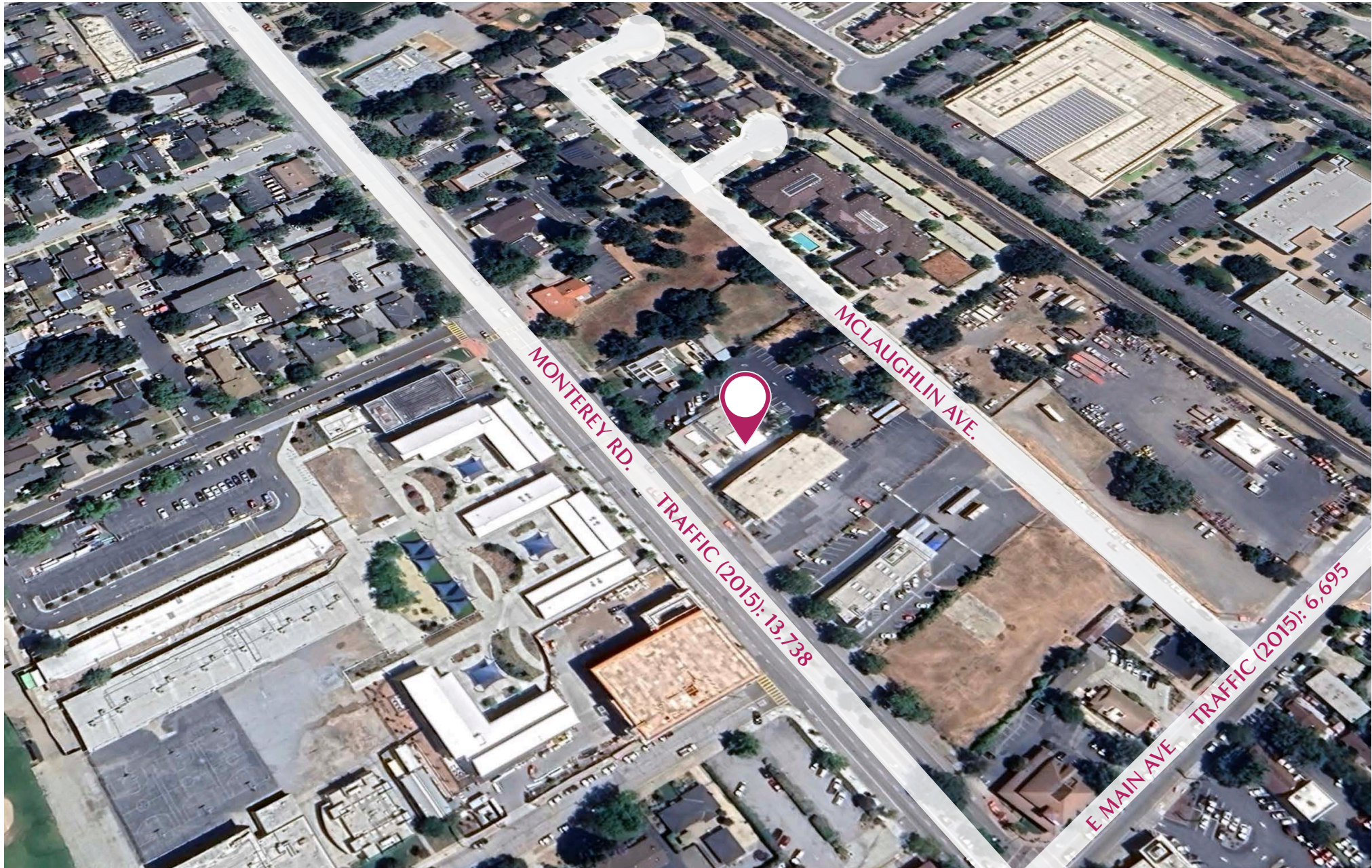
PROPOSED FLOOR PLAN

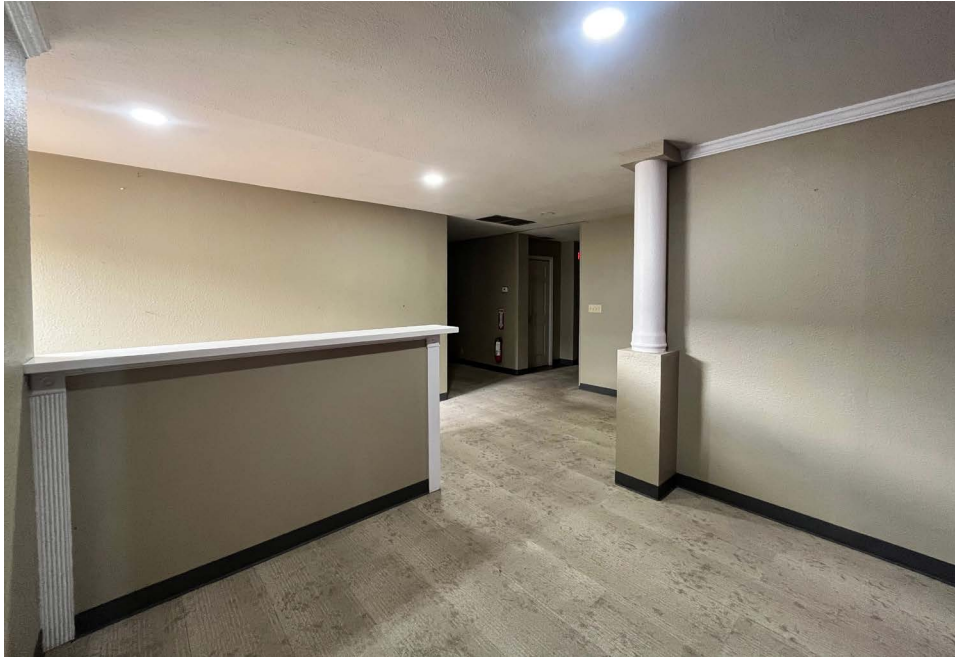
OFFICE, MEDICAL & RETAIL
FOR LEASE

















This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the lease of the property located at 17660 Monterey Rd, Morgan Hill, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is not intended to be all-inclusive or to contain all the information a prospective lessee may require to evaluate the lease opportunity. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective lessees.

In this Memorandum, certain content—including floor plans, photographs, and property descriptions—does not purport to be complete or necessarily accurate in its representation of the physical space or potential layout. Interested parties are expected to independently verify all such materials and not rely solely on the contents of this Memorandum in any manner.

Neither The Ivy Group (“TIG”), nor any of its respective directors, officers, or representatives, makes any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents. No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; you are advised to rely solely on your own investigations and inspections of the Property in evaluating a potential lease.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property, and/or to terminate discussions with any party at any time, with or without notice. No legal commitment or obligation shall exist unless and until a lease agreement has been fully executed, delivered, and approved by the Owner, and all conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that its contents are confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose it or any part thereof to any other party without prior written authorization from the Owner or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interests of the Owner or TIG.

CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing