

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

BOBBY FACCHINO

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159-950 Tennant Station, Morgan Hill, CA



PROPERTY OVERVIEW



Rental Rate: \$1.75 PSF Plus NNN, \$1.25 PSF Modified Gross & \$1.50 PSF Plus NNN

Space SF: 2,153± SF - 14,720± SF & Anchor Opportunity up to 40,428± SF (Can be demised)

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±

SITE PLAN

Tennant Station Site Plan



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 212:** 40,428± SF - \$1.50 PSF Plus NNN (Available Q2-2026)
- 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)

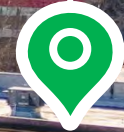


fabrics **JO-ANN** crafts

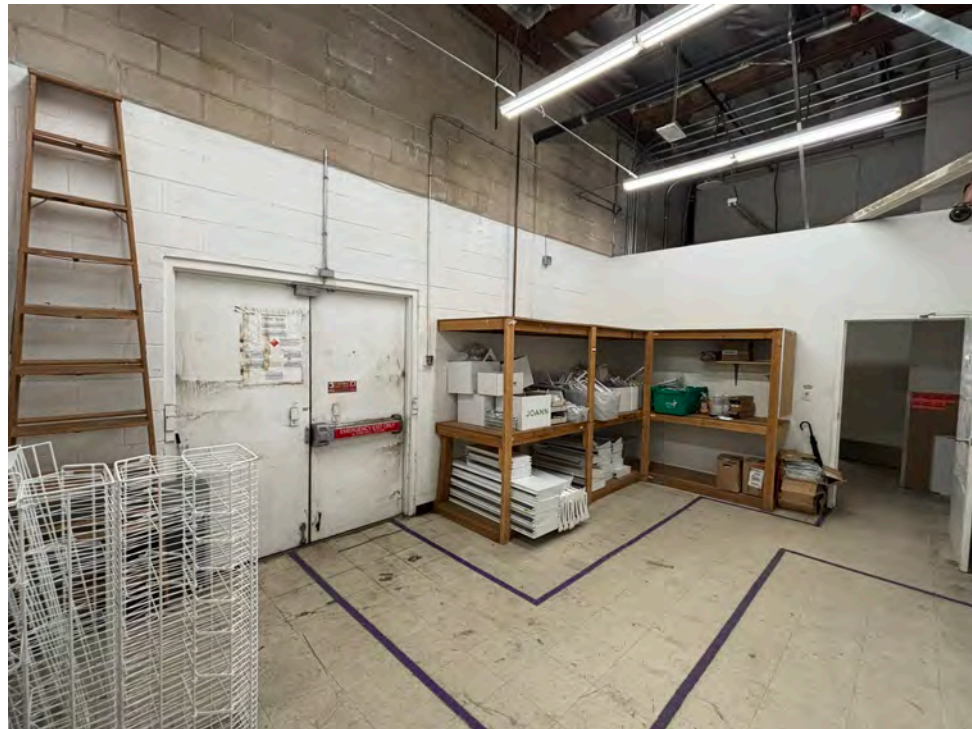
Unit 225 (14,720± SF)



Unit 225 (14,720± SF)



Unit 225 PHOTOS (14,720± SF)



Unit 404B: 2,153± SF

Unit 404B



Unit 404B Photos (2,153± SF)





Butterfield Blvd

Monterey Road

Tennant Station

Subject Site



DEMOGRAPHICS



2024 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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