



FOR LEASE | RETAIL SPACE

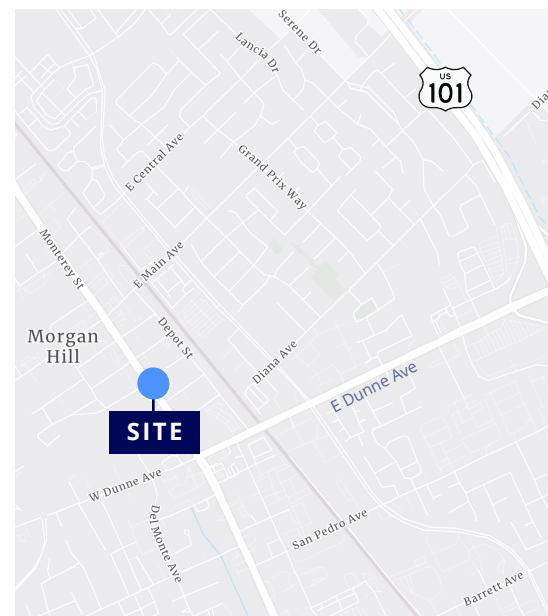
± 2,053 SF

17280 Monterey Hwy, Suite 101

Morgan Hill, CA

Highlights

- Prime Downtown Morgan Hill Retail Space
- Adjacent to Willard Hicks/Opa!/Moe's
- Located on 3rd Street and Monterey Hwy
- Newly Constructed Building in 2018
- High Foot Traffic Location In Central Downtown Area
- Zoned GFO (Ground Floor Overlay) within the DT Specific Plan
- Available 8/1/24
- Asking \$2.62/ft Plus NNN (\$1.44/ft)
- Call Agent to tour



CONTACT US

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17280 Monterey Hwy, Suite 101 | ±1,630 SF



Permitted Uses

Use <i>(Block 16 is subject to special use restrictions. Uses with an N in the column after the CBD column means that retail or commercial use is prohibited on Block 16)</i>	CBD	CBD Block 16	GFO	D-PF	R2 D-R3 D-R4	RE
Commercial/Service/Retail Uses						
Antique shop, vintage clothing and collectibles	P	N	P	N	N	N
Arts and crafts gallery	P	N	P	N	N	N
Bed and Breakfast Lodging	C	N	N	N	C	C
Commercial recreation (3,000 sq. ft. or less)		P	C	C	N	N
Commercial recreation (greater than 3,000 sq. ft.)		C	C	C	N	N
Commercial service		P	A	N	N	N
Convenience market/store	C	N	C	N	N	N
Dry cleaner, shoe repair	P	N	C	N	N	N
Family day care, small		C	N	N	P	P
Financial services, bank		P	C	N	N	N
Food service, takeout	P	N	P	N	N	N
Hotel	C	N	C	N	N	N
Nightclub and bar (ancillary to a restaurant)	C	N	C	N	N	N
Nightclub, bar, theater (not ancillary to a restaurant)	C	N	C	N	N	N
Nursery school/large family day care facility		C	N	C	C	C
Personal services		P	A	N	N	N
Public/quasi-public building (education, cultural, or public-service)		C	A	P	C	C
Public Parking Lots or Structures		P	C	P	C	N
Restaurant (beer & wine permitted; bars conditionally permitted)	P	N	P	N	N	N
Retail store	P	N	P	N	N	N
School, general educational	C	N	N	C	N	N
Social hall, lodge, fraternal organization, community club, religious facilities	C	N	N	C	C	C
Specialty food market	P	N	P	N	N	N
Theater	C	N	C	N	N	N

Residential Uses					
Duplex, triplex	C	N	N	P	N
Congregate care for the elderly/assisted living facility (>6)	N	N	C	C	N
Home occupations (in accordance with Chapter 18.04.225: Home Occupations, of the Zoning Ordinance)	P	C	N	P	P
Live/work unit	P	C	N	N	N
Mixed use residential (residential use above some other use)	P	P	N	N	N
Multi-family dwelling	C	C	N	P	N
Nursing/convalescent hospital	N	N	C	C	N
Residential congregate care facility - large (>6)	N	N	C	C	N
Residential congregate care facility - small (≤6)	N	N	N	P	P
Single-family attached dwelling	C	N	N	P	P
Single-family detached dwelling	C	N	N	P	P
Office/Professional Uses					
Business, trade or tutoring school	P	A	C	N	N
Business support services	P	A	N	N	N
Hospital	P	N	N	N	N
Medical office	P	N	N	N	N
Office, administrative	P	A	C	N	N
Professional office	P	A	C	N	N
Other Uses					
Drive-in establishments	C	N	N	N	N
Public Parking Lots or Structures	P	C	P	C	N
Other uses similar to permitted or conditionally permitted uses as determined by the Planning Commission to be permitted	C	C	C	C	C



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