



**RETAIL SPACE FOR LEASE**

**17505 & 17511 Monterey Rd  
Morgan Hill, CA**

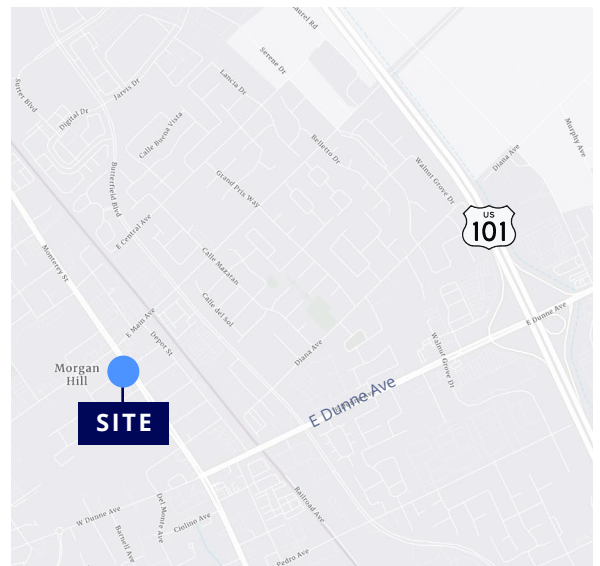
**CONTACT:**

**Matt van Keulen, MBA**  
+1 408 930 9236  
Matt.vanKeulen@colliers.com  
CA License No. 01899003

**Colliers**  
8070 Santa Teresa Blvd  
Suite 220  
Gilroy, CA 95020  
www.colliers.com

**±1,111 – ±1,680 SF Retail Space Located in  
Downtown Morgan Hill**

- Great Visibility and Walkability
- Can be combined to 2,791 SF
- Zoned CBD (Downtown Ground Floor Overlay District)
- 17511 is Available Now (1,680 SF)
- 17505 is Available 1/1/26 (1,111 SF)
- Asking \$2.15 - 2.70/ft Gross Rent
- Call to Tour, Do not Disturb Tenant



RETAIL SPACE FOR LEASE



17505 & 17511 Monterey Rd | Morgan Hill

AERIAL



17505/17511  
Monterey Rd

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
<b>Commercial/Service/Retail Uses</b>						
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
<b>Other Uses</b>					
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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

RETAIL SPACE FOR LEASE

17505 & 17511 Monterey Rd | Morgan Hill

Colliers

GALLERY



CONTACT:

**Matt van Keulen, MBA**

+1 408 930 9236

Matt.vanKeulen@colliers.com

CA License No. 01899003