

FOR LEASE

RETAIL/OFFICE SPACE ON MONTEREY HWY.

Excellent for Showroom and Fitness Uses | ±2,800 to ±4,600 Square Feet



Property Highlights:

- Excellent Location Along the Monterey Hwy Corridor
- Abundant Parking: ±6/1,000 SF Parking Ratio
- Exposure on High Traffic Count Road
- Prominent Signage Including Exclusive Pole Signage
- Updated, High Image Space
- Mix of Open Space and Private Offices/Areas
- ±2,800 SF Main Area
- ±1,800 SF Storage/Warehouse with Roll Up Door
- Can be Leased Together with ±30,000 SF Lot/Yard
- \$2.25 Per Square Foot, Modified Gross for the entire ±4,600 SF
- Or \$3.00 Per Square Foot, Modified Gross for the Main Area of ±2,800 SF

**16315 MONTEREY ROAD, SUITE 100
MORGAN HILL, CA.**

Please Contact Exclusive Agent:
BRIAN COSTELLO, Senior Vice President
bcostello@ritchiecommercial.com
cell: 1.408.316.7447 DRE Lic. #01914680

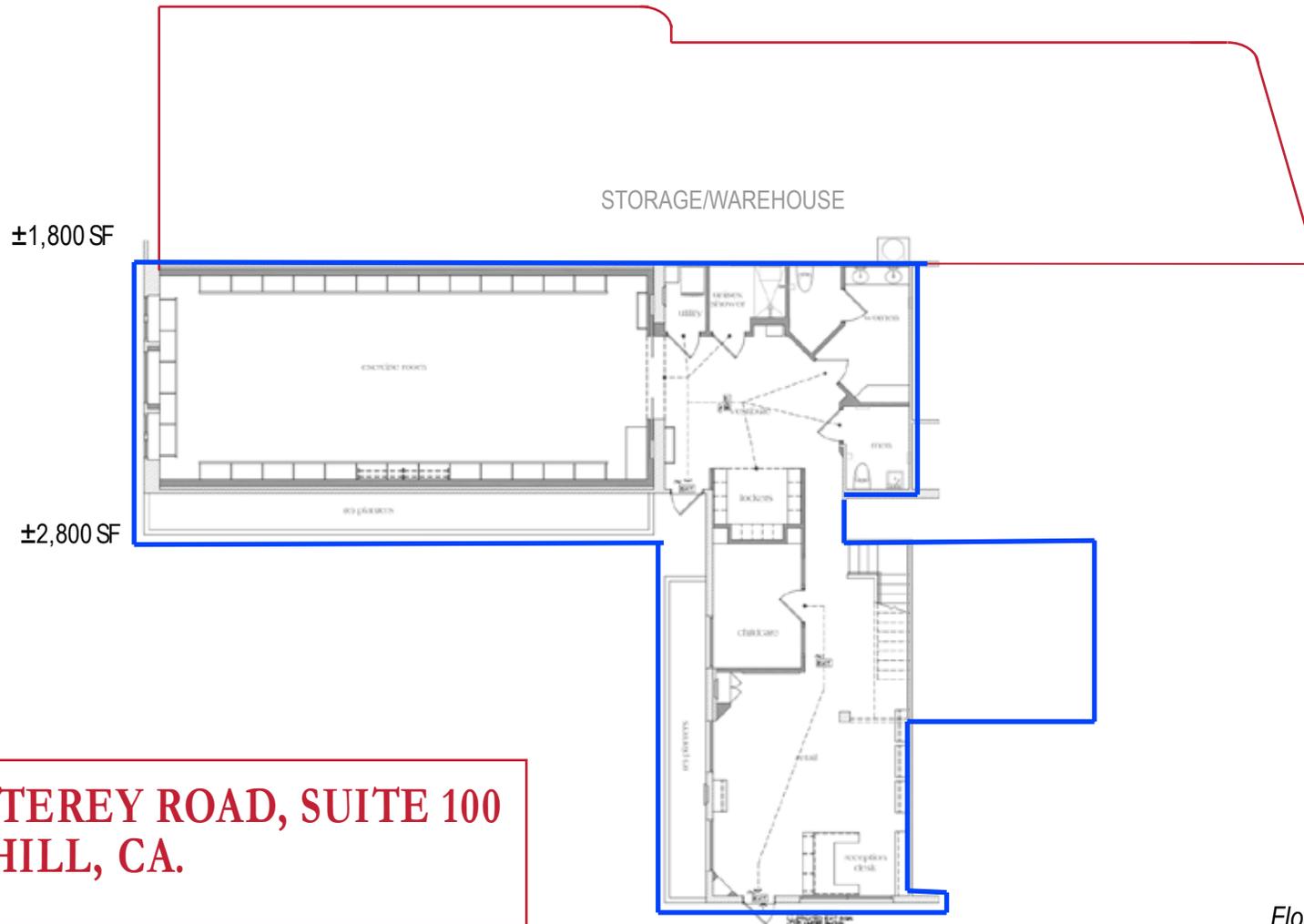
RITCHIE Commercial
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113
408.971.2700 fax: 408.971.1600
DRE #01209214 | www.ritchiecommercial.com

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Floorplan Not To Scale

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Demographics	2 Mile	5 Mile	10 Mile
2024 Population	33,508	58,443	129,110
2023 Households	10,451	17,394	36,789
Median Age	40.4	42.3	40.10
Avg Household Income	\$163,690	\$173,978	\$158,552

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Monterey Rd	Edes St SE	19,200	2022	0.04 mi
Monterey Rd	Tennant Ave SE	20,867	2022	0.24 mi
Church St	Mast St SE	3,532	2022	0.25 mi
W Edmundson Ave	Olympic Dr SW	7,142	2022	0.29 mi
Tennant Ave	Monterey Rd W	14,697	2022	0.31 mi
Railroad Ave	Barrett Ave SE	1,172	2022	0.37 mi
Tennant Station	Vineyard Blvd NE	10,504	2022	0.43 mi
Tennant Ave	Vineyard Blvd SW	27,439	2022	0.47 mi
Vineyard Blvd	Concord Cir NE	8,449	2022	0.48 mi
Vineyard Blvd	Monterey Rd NE	7,475	2022	0.49 mi

Transportation				
	Drive	Walk	Distance	
Commuter Rail				
Morgan Hill (Caltrain - Caltrain (Caltrain))	3 min	20 min	1.1 mi	
San Martin (Caltrain - Caltrain (Caltrain))	5 min		3.0 mi	
Airport				
Norman Y Mineta San Jose International	35 min		27.4 mi	



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