

FOR LEASE
RETAIL/OFFICE SPACE ON MONTEREY HWY.
Excellent for Showroom Uses | ±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

16315 MONTEREY ROAD, SUITE 100
MORGAN HILL, CA.

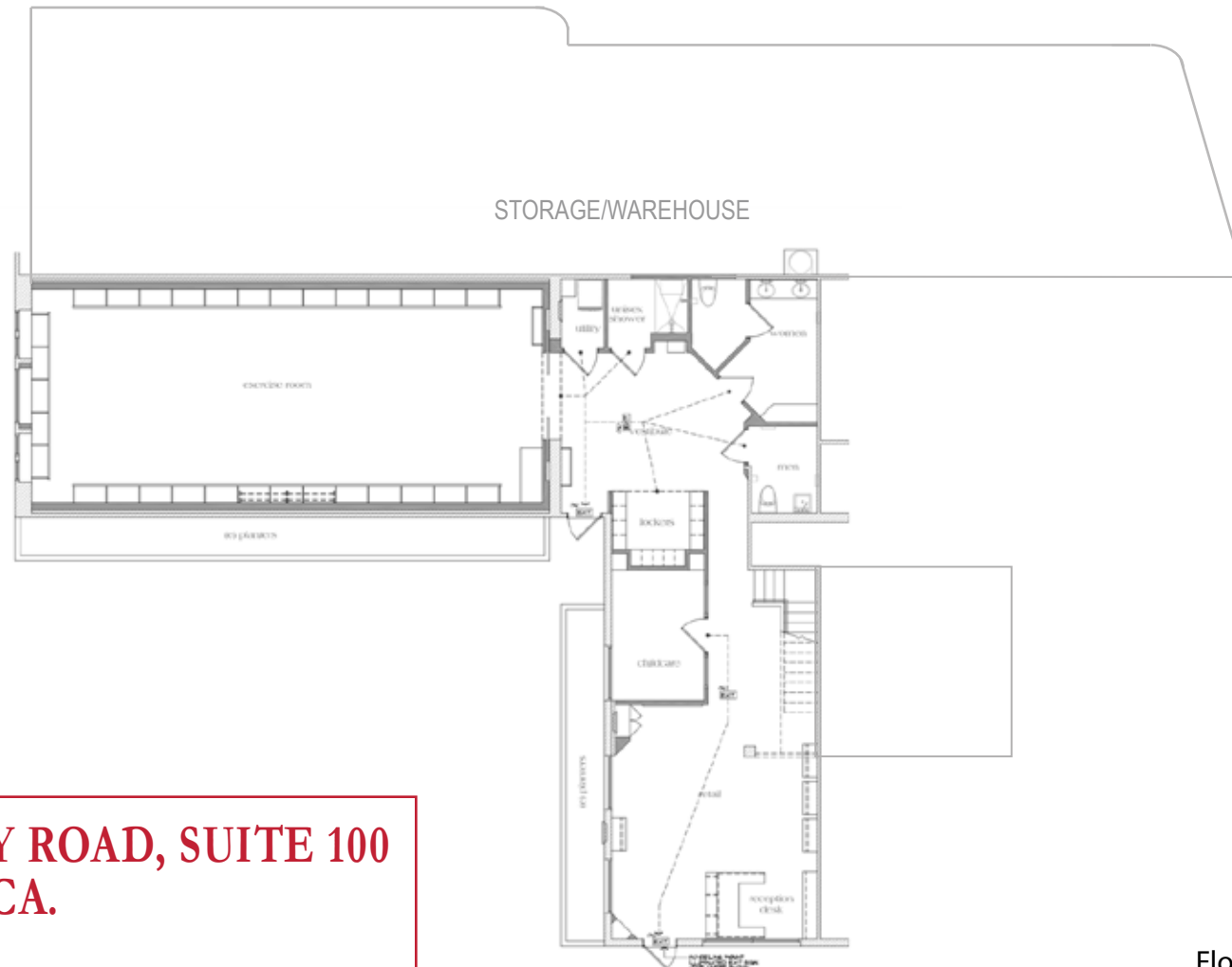
Please Contact Exclusive Agent:
BRIAN COSTELLO, Senior Vice President
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cell: 1.408.316.7447 DRE Lic. #01914680

RITCHIE
RESPONSIBLE REAL ESTATE **Commercial**

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

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