

## **CONTACT:**

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#### **Colliers**

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

# ±1,680 SF Retail Space Located in Downtown Morgan Hill

- Great Visibility and Walkability
- Open Floor Plan
- One (1) Restroom
- Zoned CBD (Downtown Ground Floor Overlay District)
- Available 10/1/25
- Asking \$3,600/month Gross Rent
- Call to Tour, Do not Disturb Tenant

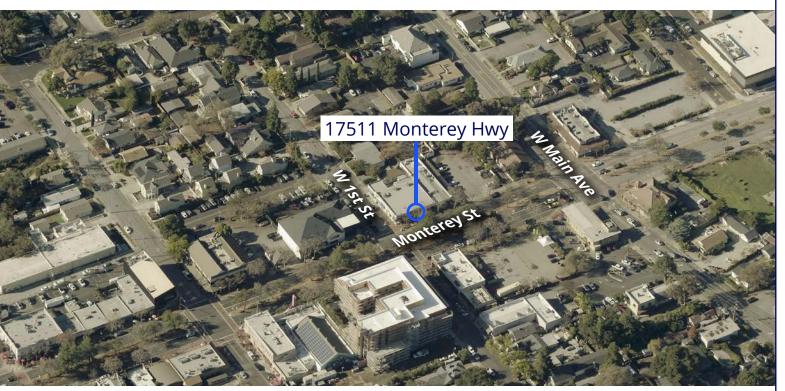


#### **RETAIL SPACE FOR LEASE**

# 17511 Monterey Hwy | Morgan Hill



# **AERIAL**



### **PERMITTED USES**

Use (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)	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	С	N	N	N	С	С
Commercial recreation (3,000 sq. ft. or less)	P		С	С	N	N
Commercial recreation (greater than 3,000 sq. ft.)	С		С	С	N	N
Commercial service	P		Α	N	N	N
Convenience market/store	С	N	С	N	N	N
Dry cleaner, shoe repair	P	N	С	N	N	N
Family day care, small		C		N	P	P
Financial services, bank	P		С	N	N	N
Food service, takeout	P	N	P	N	N	N
Hotel	С	N	С	N	N	N
Nightclub and bar (ancillary to a restaurant)	С	N	С	N	N	N
Nightclub, bar, theater (not ancillary to a restaurant)	С	N	С	N	N	N
Nursery school/large family day care facility	C		N	С	С	С
Personal services	P		Α	N	N	N
Public/quasi-public building (education, cultural, or public- service)	С		A	Р	С	С
Public Parking Lots or Structures	P		С	P	С	N
Restaurant (beer & wine permitted; bars conditionally permitted)	Р	N	P	N	N	N
Retail store	P	N	P	N	N	N
School, general educational	С	N	N	С	N	N
Social hall, lodge, fraternal organization, community club, religious facilities	С	N	N	С	С	С
Specialty food market	P	N	P	N	N	N
Theater	С	N	С	N	N	N

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С	N	N	P	N
N	N	С	С	N
P	С	N	Р	Р
P	С	N	N	N
P	P	N	N	N
С	С	N	P	N
N	N	С	С	N
N	N	С	С	N
N	N	N	Р	P
С	N	N	P	P
С	N	N	P	P
P	A	С	N	N
P	A	N	N	N
P	N	N	N	N
P	N	N	N	N
P	A	С	N	N
P	A	С	N	N
С	N	N	N	N
P	С	Р	С	N
С	С	С	С	С
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# **GALLERY**







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