

# 0.57 AC Land For Sale (Neighborhood Commercial Zoning)

Uses Include but are Not Limited To: Medical Office, Professional Office, Retail, Day Care Centers, Veterinarian Clinics

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Barrett Ave, Morgan Hill

*The Lodge*  
AT MORGAN HILL  
APARTMENTS



Barrett Ave

Butterfield Blvd



# INVESTMENT OVERVIEW



**OFFERING PRICE:** \$2,000,000

**LAND AREA:**  $\pm$ 24,829 Square Feet (0.57 AC)

**ZONING:** CN – Neighborhood Commercial

**PARCEL NUMBER (APN):** 817-30-080

# 0.57 AC Land For Sale

## Corner of Butterfield Blvd & Barrett Ave

- Rare opportunity to acquire a 0.57-acre parcel on the corner of Butterfield Blvd and Barrett Ave directly Infront of The Lodge at Morgan Hill Apartments.
- Neighborhood Commercial (CN). The purpose of the CN zoning district is to provide a location for retail, office, and service uses to serve residents living in surrounding neighborhoods.
- Permitted uses in this zoning designation include medical offices and clinics, commercial recreation – indoor, personal services, professional office, general retail. Veterinarian clinics and hospitals require an administrative use permit, animal boarding would require a conditional use permit. Day care centers will require a conditional use permit.

## AAA LOCATION

- Minutes from Hwy 101 and Tennant Avenue as well as the large retail shopping centers located on Tennant Avenue and Monterey Road which include tenants such as Safeway, Joann Fabrics, Nob Hill Foods, T.J. Maxx, Starbucks, CineLux Theaters, Fitness 19, McDonalds, Bank of America
- Highly visible corner – signalized intersection with high traffic counts.
- The property is located directly Infront of the Lodge at Morgan Hill Apartments, The Huntington Apartments, and Loma Clara Senior Living Center which total 319 units combined.
- Extremely strong demographics with household incomes in excess of \$143,000 in a 1-mile radius.



Key	
P Permitted Use	
A Administrative Use Permit required	
C Conditional Use Permit required	
— Use not allowed	
	CN
<b>Residential Uses</b>	
Caretaker Quarters	—
Nursing Homes and Long-Term Care	C
Residential Care Facilities	C
<b>Public and Quasi-Public Uses</b>	
Colleges and Trade Schools	C
Community Assembly	C
Cultural Institutions	C
Day Care Centers	C
Government Offices	P
Instructional Services	A
Medical Offices and Clinics	P
Schools, Public and Private	C
Social Services	C
<b>Commercial Uses</b>	
<b>Animal-Related Uses</b>	
Animal Boarding	C
Veterinarian Clinics and Hospitals	A

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Banks and Financial Institutions	P
Business Support Services	P
Cinemas and Theatres	A
Commercial Recreation, Indoor	
≤ 15,000 sq. ft.	P
> 15,000 sq. ft.	C
Drive-Through and Drive-In Facilities	C
<b>Eating and Drinking Uses</b>	
Bars and Nightclubs	C
Restaurants, Fast Food	C
Restaurants, Sit-Down	C
Tasting Rooms	C
Funeral Parlors and Mortuaries	—
<b>Lodging Facilities</b>	
Hotels and Motels	C
Mini-Storage	—
Personal Services	P
Plant Nurseries	—

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Professional Offices	P
<b>Retail Uses</b>	
Convenience Markets	C
Convenience Market with Fuel and Service Station	C
General Retail	P
Home Improvement Centers	—
Liquor Store	C
Large Commodity Retail	—
<b>Vehicle-Related Uses</b>	
Convenience Market with Fuel and Service Station	C
Fuel and Service Stations	C
Towing and Impound	—
Vehicle Rentals	C [2]
Vehicle Repair and Maintenance, Minor	—
Vehicle Sales and Leasing	C [1]
Vehicle Washing	C
Wholesaling	—

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<b>Industrial Uses</b>	
Construction and Material Yards	—
Food and Beverage Production	
< 5,000 sq. ft. [3]	A
5,000 sq. ft. to 10,000 sq. ft. [3]	A
> 10,000 sq. ft.	—
Research and Development	—
Warehousing and Distribution, Large and Small	—
<b>Transportation, Communication, and Utility Uses</b>	
Freight Terminals and Transfer	—
Light Fleet-Based Services	C
Parking Lots and Structures	—
Recycling Facilities	
Reverse Vending Machine	C
Recycling Collection Facility	—
Transportation Terminals	—
Utilities, Major	—

# DEVELOPMENT STANDARDS



CN	
<b>Site Requirements</b>	
Lot Area, Minimum	10,000 sq. ft.
Lot Width, Minimum	100 ft.
Lot Depth, Minimum	100 ft.
Building Coverage, Maximum	50%
<b>Structure Requirements</b>	
Setbacks, Minimum[1]	
Front	25 ft.
Rear	20 ft.
Interior Side	0 ft.
Street Side	15 ft.
Height, Maximum	2½ stories or 30 ft., whichever is less

Butterfield Blvd









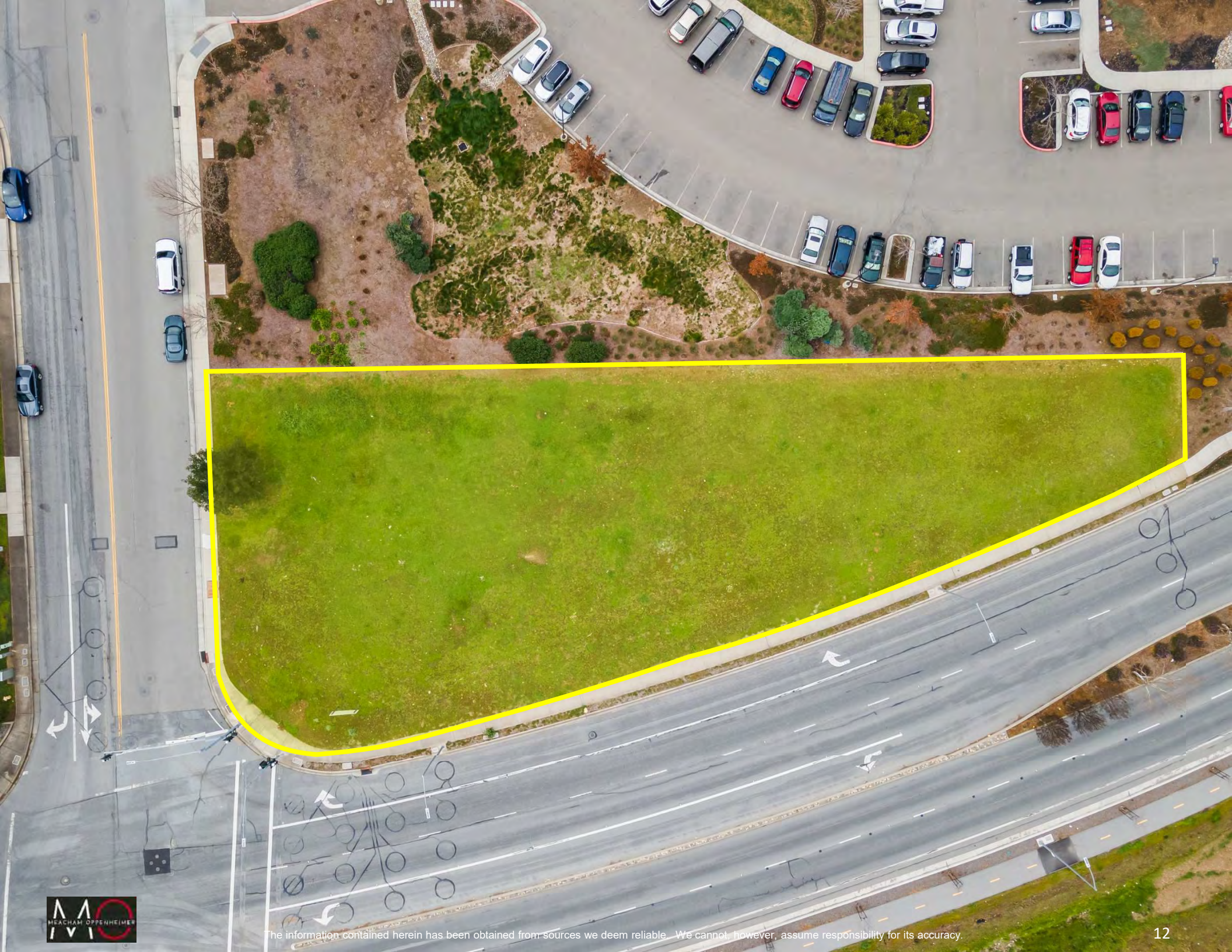
PARAGON MECHANICAL, INC.







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**Barrett Ave**

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# DEMOGRAPHICS



<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	12,553	55,631	121,557
<b>Households</b>	4,068	18,026	37,744
<b>Average Household Size</b>	3.1	3.1	3.2
<b>Owner Occupied Housing Units</b>	2,148	12,480	24,686
<b>Renter Occupied Housing Units</b>	1,943	5,292	12,639
<b>Median Age</b>	35.6	38.6	37.1
<b>Median Household Income</b>	\$113,722	\$140,494	\$123,923
<b>Average Household Income</b>	\$143,137	\$169,269	\$154,597



# Corner of Butterfield Blvd & Barrett Ave

Morgan Hill, CA



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