

FOR SALE

95 East Main Avenue

Morgan Hill, CA

CONTACT

Mark Sanchez

Senior Vice President
+1 408 313 8444
mark.sanchez@colliers.com
CA License No. 00988234

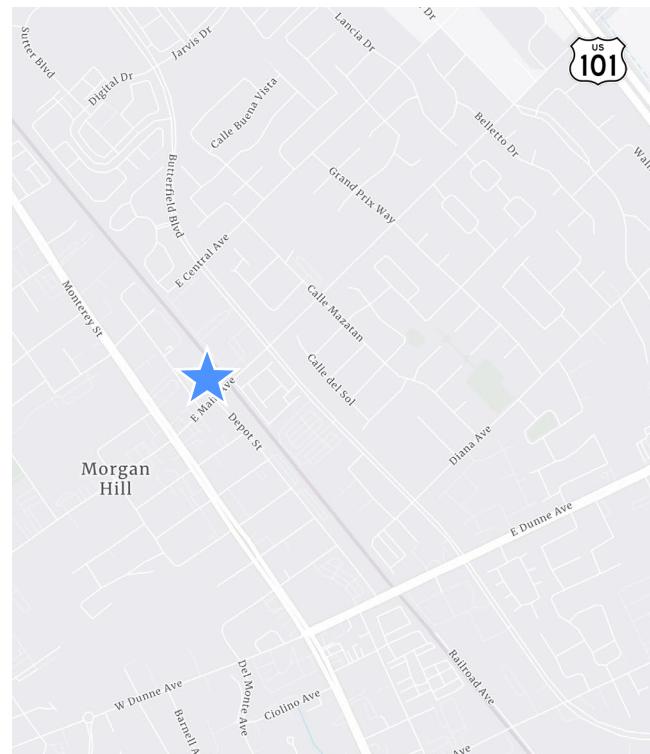
Matt van Keulen

Senior Vice President
+1 408 930 9236
Matt.vanKeulen@colliers.com
Lic. #01899003

Prime Mixed-Use Residential In-Fill Land Site

Highlights

- ± 2.52 Acres
- Zoned Neighborhood Mixed Use (MU-N)
- Zoning allows for 8-20 units per acre
- Property Leased through 8/30/29
- Do not disturb tenants
- **\$7,100,000.00 (\$64/ft)**



Colliers

8070 Santa Teresa Blvd
Suite 220
Gilroy, CA 95020
+1 408 842 7000
colliers.com

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AERIAL MAP

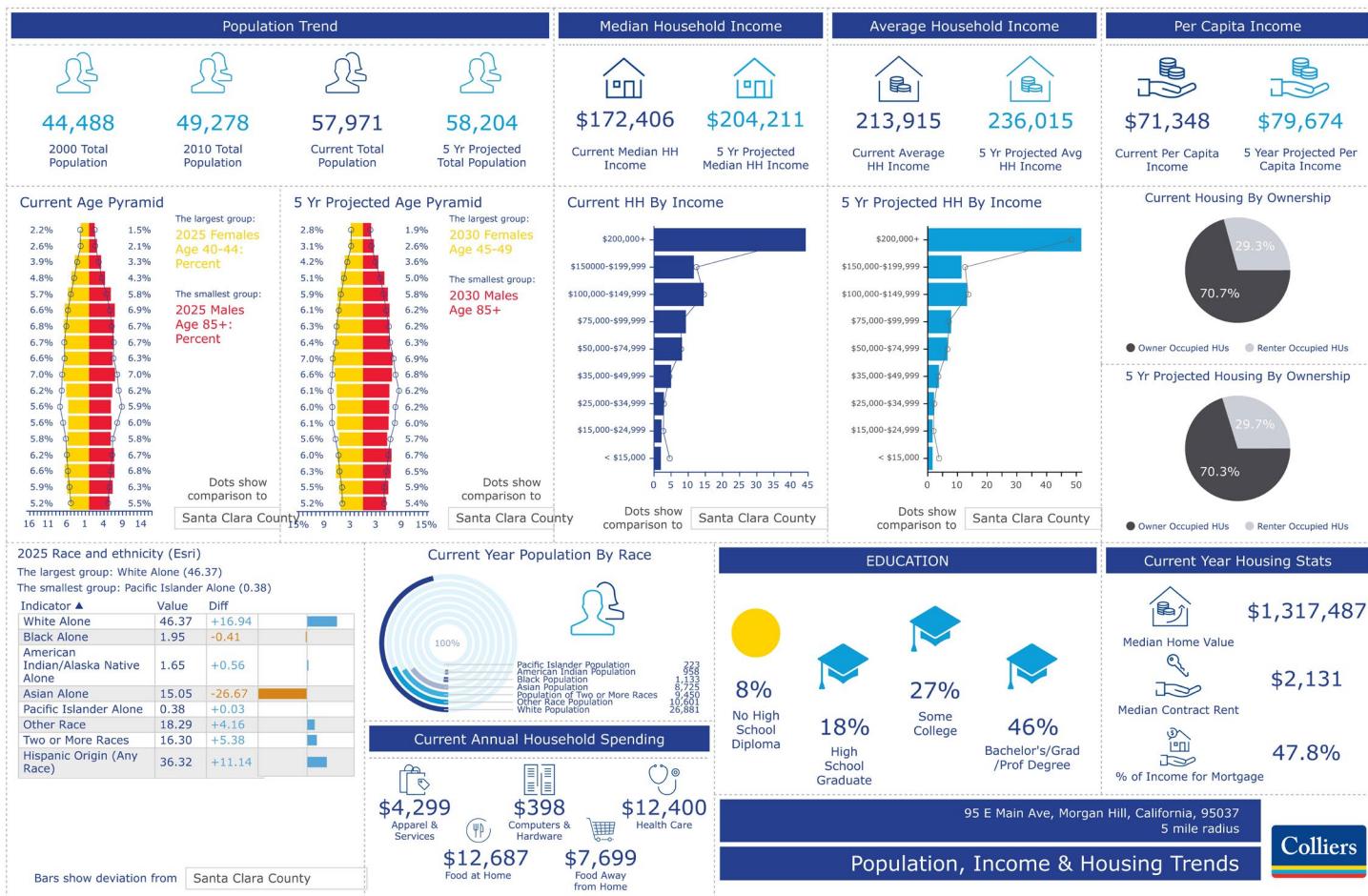


±2.52 Acres of Land with (1) Building located 95 E. Main Avenue, in the City of Morgan Hill, County of Santa Clara, CA

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DEMOGRAPHICS - 5 MILE RADIUS



ZONING**18.22.010 Purpose of the mixed use zoning districts.****A.General.**

The purpose of the mixed use zoning districts is to provide for active and inviting destinations in Morgan Hill with a diversity of residential and commercial land uses. In the mixed use zoning districts the design of development supports a welcoming, pedestrian-friendly public realm. A diversity of local and independent businesses, recreational amenities, and public spaces meet the needs of residents, workers, and visitors. New development respects Morgan Hill's history and reflects its unique small-town feel. The diversity of land uses, pedestrian-friendly development, and general level of activity in the mixed use zoning districts supports a range of transportation choices, including walking, biking, and transit.

B.Specific.

1.Downtown Mixed Use (MU-D). The purpose of the Downtown Mixed Use (MU-D) zoning district is to preserve and enhance Downtown as the heart of Morgan Hill and the center of the community. New development supports a walkable Downtown district with active storefronts and a diversity of commercial, residential, and public uses. The intensity of residential uses enhances economic vitality, increases housing options for residents of all ages, and support a vibrant and diverse destination for residents and visitors. The MU-D zoning district implements the community's vision for Downtown Morgan Hill as described in the Downtown Specific Plan.

2.Neighborhood Mixed Use (MU-N). The purpose of the Neighborhood Mixed Use (MU-N) zoning district accommodates a range of residential and commercial land uses in close proximity to Downtown. A range of housing types provide residents with affordable housing options and increase opportunities to live close to stores, services, jobs, and transit. The MU-N zoning district provides a transition from the higher intensity uses in the Downtown Core to lower density residential neighborhoods.

3.Mixed Use Flex (MU-F). The purpose of the MU-F zoning district is to accommodate a mixture of residential and commercial uses typically along the Monterey Road corridor north and south of Downtown. New mixed use development may be vertical (residences above ground floor commercial) or horizontal (separate buildings with different uses on a single site). Development in the MU-F zoning district creates attractive gateways into Morgan Hill, provides a range of housing options, and creates new centers of activity to serve surrounding neighborhoods.

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018; Ord. No. 2319 N.S., § 3, 1-20-2021)

18.22.020 Land use regulations.

A.Permitted Land Uses. Table 18.22-1 identifies land uses permitted in the MU-N and MU-F zoning districts. For permitted land uses in the MU-D zoning district, see Figure 8 in the Downtown Specific Plan.

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ZONING

Key	Zoning District		Additional Regulations
P Permitted Use	MU-N	MU-F	
A Administrative Use			Section 18.22.030
Permit required	P	P	Chapter 18.84
C Conditional Use	P	C	
Permit required	P	P	
— Use not allowed			
Residential Uses			
Accessory Dwelling Units	P	P	Chapter 18.84
Duets and Duplexes	P	C	
Group Housing	P	P	
Live/Work Unit	A	A	
Mixed Use Residential	P	P	
Multifamily Dwellings	P	C	
Nursing Homes and Long-Term Care	C	C	
Residential Care Facilities	C	C	
Residential Care Facilities, Small	P	P	
Senior Housing, Independent Living	P	C	
Shared Living Residences	C	C	
Single-Family Attached Dwellings	P	C	
Single-Family Detached Dwellings	P [1]	C	
Supportive Housing	P [4]	P [4]	
Transitional Housing	P	P	
Public and Quasi-Public Uses			
College and Trade Schools	P	P	
Community Assembly	C	C	
Cultural Institutions	A	A	
Day Care Centers	C	C	
Emergency Shelters	—	P	Section 18.92.050
Government Offices	A	A	
Home Day Care, Large and Small	P	P	
Hospitals	C	C	
Instructional Services	P	P	
Low Barrier Navigation Centers	P	P	

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Medical Offices and Clinics	P	P	
Parks and Recreational Facilities	P	P	
Public Safety Facilities	C	C	
Schools, Public and Private	C	C	
Social Services	—	C	
Commercial Uses			
Animal-Related Users			
Veterinarian Clinics and Hospitals	C	C	
Banks and Financial Institutions	P	P	
Business Support Services	P	P	
Cinemas and Theaters	A	A	
Commercial Recreation, Indoor			
≤ 15,000 sq. ft.	P	P	
> 15,000 sq. ft.	C	C	
Drive-Through Facilities	C	C	18.92.040
Eating and Drinking Uses			
Bars and Nightclubs	C	C	
Restaurant, Fast Food	P	P	
Restaurants, Sit Down	P	P	
Tasting Rooms	P	P	
Farmers Markets	A	A	
Lodging Facilities			
Bed and Breakfast	A	A	
Hotels and Motels	C	C	
Personal Services	P	P	
Professional Offices	P	P	
Retail			
Convenience Market	A	A	18.92.030
General Retail	P	P	
Vehicle-Related Uses			
Fuel and Service Stations	—	C	
Vehicle Rentals	—	C	
Vehicle Washing	—	C	

ZONING

Industrial Uses			
Food and Beverage Production			
< 5,000 sq. ft. [3]	P	P	
5,000 sq. ft. to 10,000 sq. ft. [3]	C	C	
Transportation, Communication, and Utility Uses			
Parking Lots or Structures [2]	C	C	
Recycling Facilities			
Reverse Vending Machines	—	C	
Transportation Terminals	—	—	
Wireless Communications Facilities	See Chapter 18.96		
Other Uses			
Accessory Uses	See Chapter 18.44		
Home Occupations	See Section 18.92.060		
Temporary Uses	See Section 18.92.150		

Notes:

- [1] Permitted only on a lot of record existing prior to July 7, 2018.
- [2] When proposed as a primary use.
- [3] On-site wholesale or retail sales required.
- [4] Supportive Housing consistent with Government Code Sections 65650-65656 shall adhere to entitlement application timing provisions.
- B. Replacement Housing. Any proposed project that would replace existing rental housing occupied by a low or moderate-income household with commercial development or higher density residential uses shall comply with Municipal Code Chapter 15.30 (Replacement Housing).
- C. Additional Permits. In addition to permits identified in Table 18.22-1, development projects in the mixed use zoning districts may also require a design permit pursuant to Section 18.108.040 (Design Permits). Modifications to a historic resource may require a Historic Alteration pursuant to Chapter 18.60 (Historic Resources).
- D. Residential Building Allotments. All residential development must comply with the voter-approved residential development control system (RDCS) as established in Chapter 18.78 (Residential Development Control System). The RDCS requires proposed residential projects to first receive residential building allotments before applying for land use entitlements. Section 18.78.050.C (Exemptions from Allotments) identifies types of residential projects exempt from the requirement to obtain residential building allotments.

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018; Ord. No. 2319 N.S., § 3, 1-20-2021; Ord. No. 2352, § 3, 4-24-2024)