

RESTAURANT FOR LEASE

17605 Monterey Street, Morgan Hill



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FEATURES

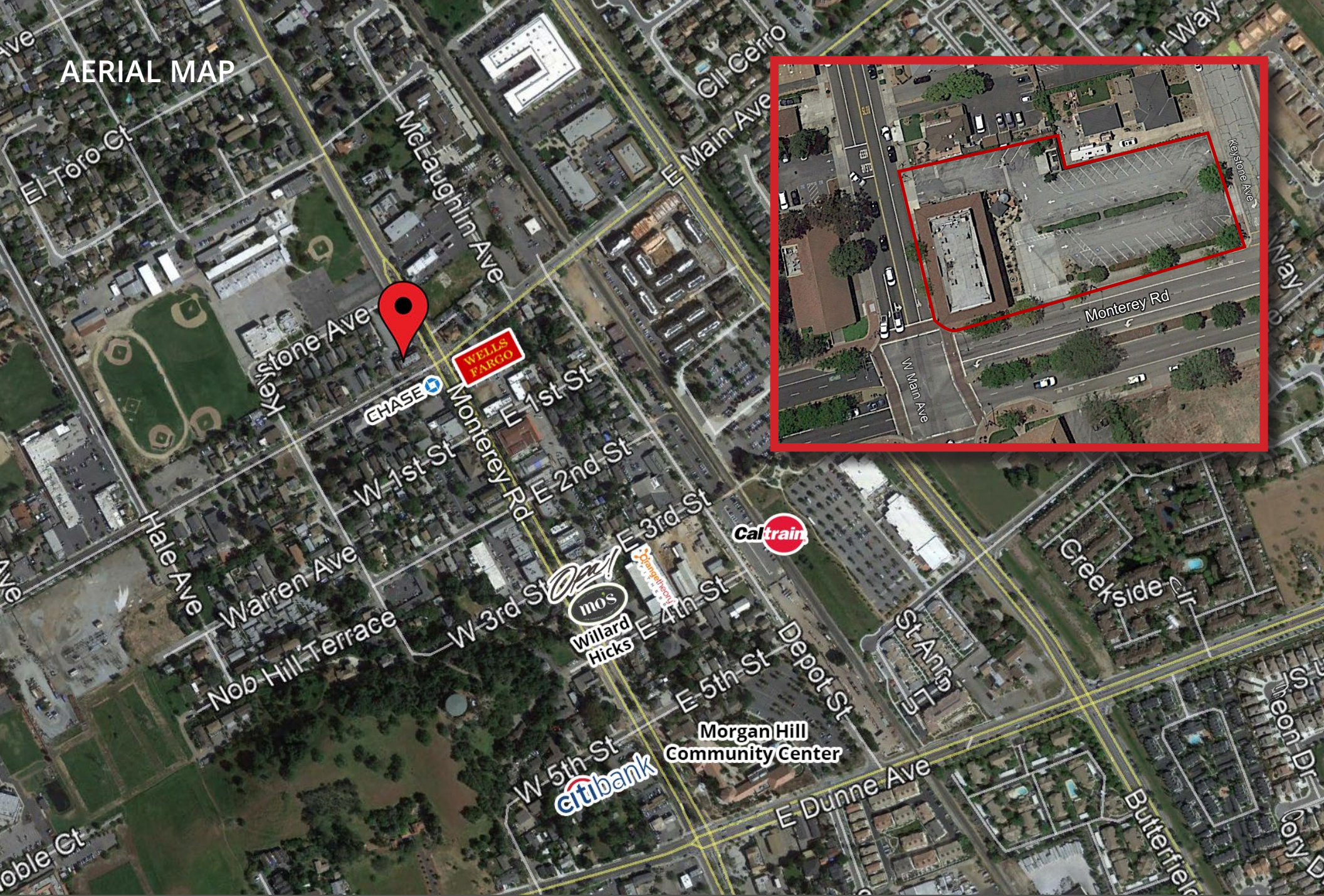
- Fully fixtured restaurant & brewery with Brewing Vats, Hood, Grease Trap, Refrigeration/Freestanding Freezers, Bar with 28 taps, etc.
- 7,257 sf ground floor with elevator served mezzanine dining area
- Large enclosed ABC Patio with freestanding outdoor Pizza Oven
- Exclusive Parking lot with approximately 7/1000 parking
- High Visibility and Prominent Downtown location
- Signalized intersection at Northern Gateway to Downtown Morgan Hill
- High Traffic Count- 17,633 ADT on Monterey Street
- Strong Demographics
- High walkability score of 72



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	18,046	45,924	57,034
Avg HH Income	\$118,582	\$144,801	\$150,721
Median Age	34	37	39

AERIAL MAP



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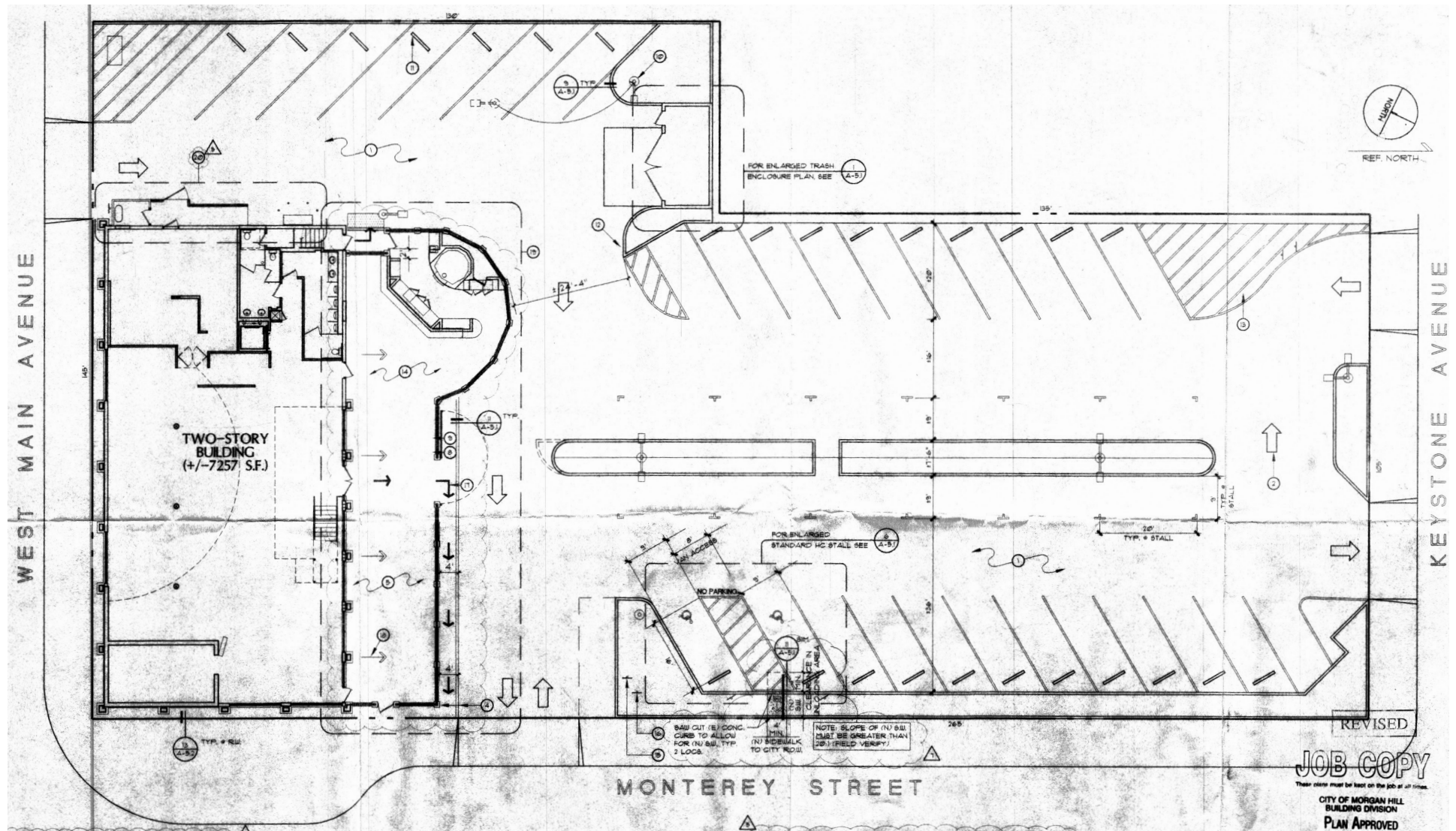
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SITE PLAN



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