

For Lease

30 E Third Street
Morgan Hill, CA



PRIME COMMERCIAL
INCORPORATED

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Features

- 2,520 SF Available, with 2,100 SF Patio
- Second Generation Restaurant with Proprietary Patio
- Excellent Location in the Heart of Downtown Morgan Hill
- Immediately Adjacent to New Public Parking Garage
- Charming, Well Maintained, & Recently Remodeled Building
- Morgan Hill is the New "HOT" Spot with Many New Retail & Residential Developments in the Area
- Please Do Not Disturb Current Tenant

Demographics

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------|---------------|----------------|----------------|
| Population | 18,427 | 46,507 | 57,617 |
| Avg. HH Income | \$112,194 | \$137,296 | \$143,044 |

Traffic Counts

| | |
|-------------|------------|
| Monterey St | 17,633 ADT |
| E Dunne | 17,324 ADT |
| Main Ave | 13,031 ADT |



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