

# MORGAN HILL PLAZA

16905-16999 MONTEREY HWY, MORGAN HILL, CA



**DIXIE DIVINE** CA DRE 00926251 & 01481181  
ddivine@primecommercialinc.com  
408.313.8900

**DENISE LUPRETTA** CA DRE 01735925  
dlupretta@primecommercialinc.com  
408.314.3240

**PC INC** PRIME COMMERCIAL  
INCORPORATED  
www.primecommercialinc.com • 408.879.4000 (OFFICE)

# PROPERTY HIGHLIGHTS

## FEATURES:

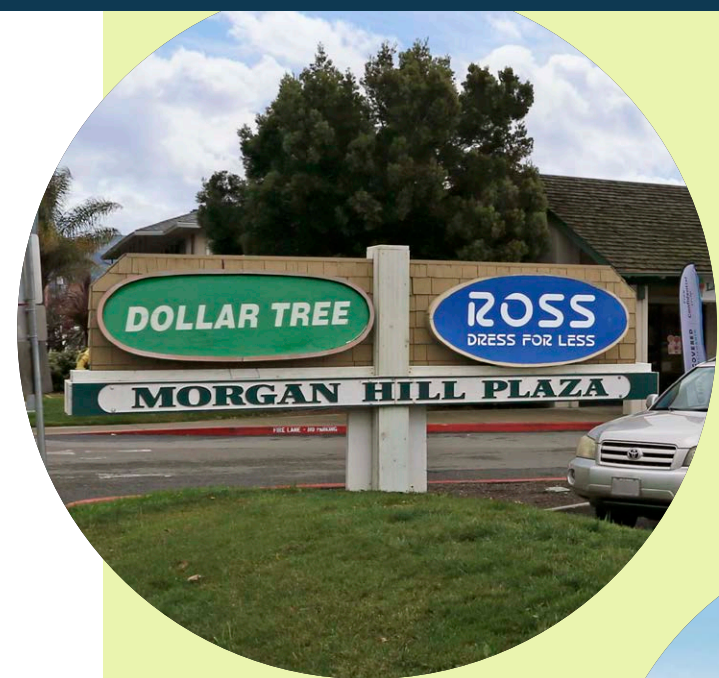
- 90,000 sf Neighborhood Shopping Center
- Anchored by Dollar Tree & Ross Dress For Less
- Close Proximity to Downtown Morgan Hill & other Local Amenities
- High Traffic Counts along Monterey Hwy
- In-line Units Now Available

## PRICING:

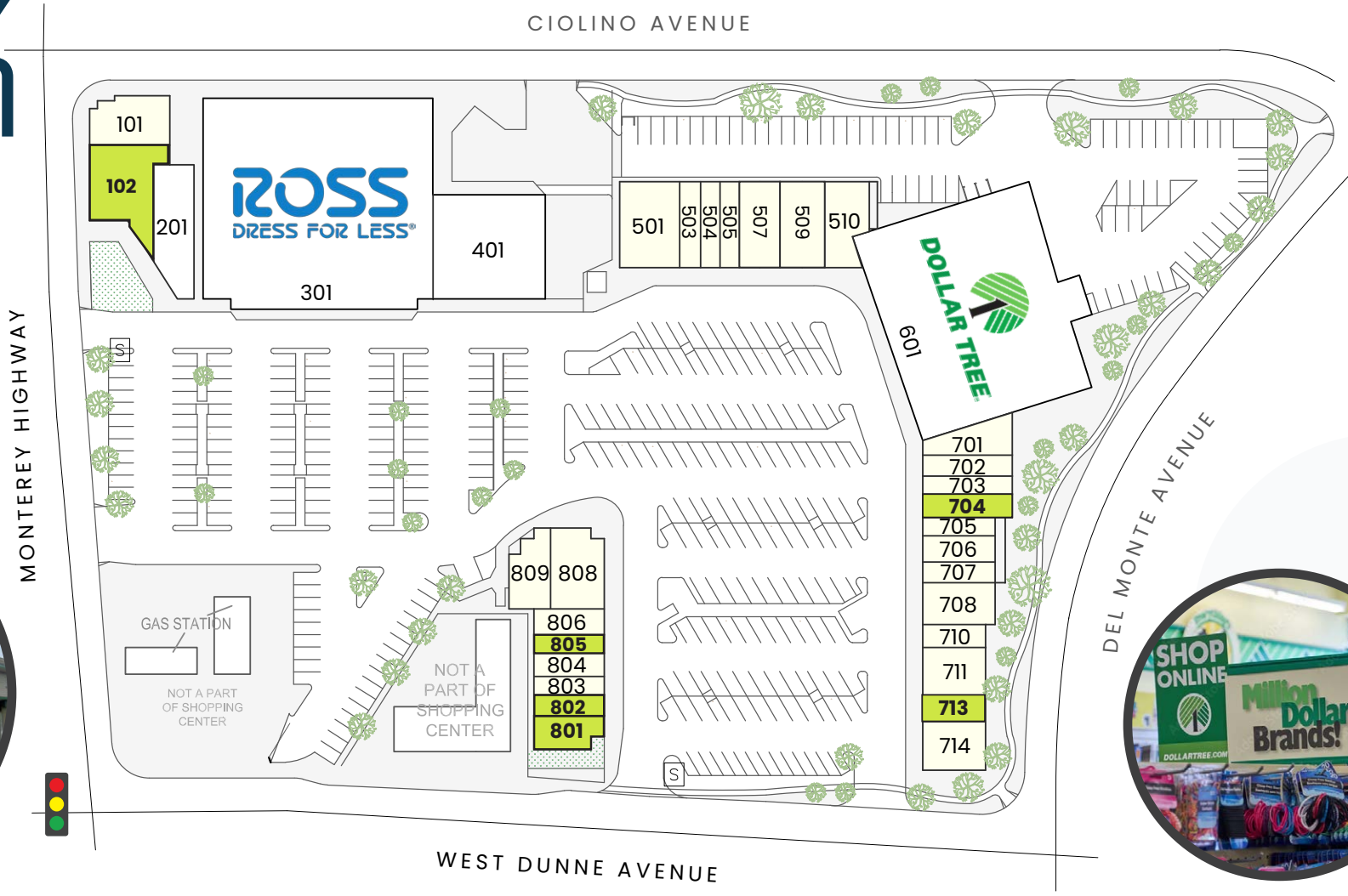
- \$2.50 / SF + NNN \$0.80 Plus 8% admin fee

## AVAILABLE UNITS:

- **Unit 102:** 2,604 SF - Retail with Food Improvements
- **Unit 704:** 945 SF - Retail
- **Unit 713:** 900 SF - Retail
- **Unit 801:** 1,115 SF - Retail/Light Food\*  
\* No existing grease trap or interceptor
- **Unit 802:** 750 SF - Retail
- **Unit 805:** 750 SF - Retail



# AVAILABILITY SITE PLAN



UNIT	TENANT	ADDRESS
101	Teddy Bear Wash & Dry	16905 Monterey Rd
<b>102</b>	<b>AVAILABLE - 945 SF</b>	16915 Monterey Rd
201	Morgan Hill Liquor	16935 Monterey Rd
301	Ross	16945 Monterey Rd
401	California Sports Center	16959 Monterey Rd
501	Pho Morgan Hill	16965 Monterey Rd #102B
503	Queen's Pizza	16965 Monterey Rd #106
504	Golden China Restaurant	16965 Monterey Rd #108
505	Perfect Hair Salon	16965 Monterey Rd #110
507	Hong Fu Foot Spa	16965 Monterey Rd #114
509	Women's Fitness Center	16965 Monterey Rd #118

UNIT	TENANT	ADDRESS
510	MAQ Pack Martial Arts	16965 Monterey Rd #120
601	Dollar Tree	16975 Monterey Rd
701	Dentist	16985 Monterey Rd #300
702	Water Outlet	16985 Monterey Rd #302
703	Salina Nails	16985 Monterey Rd #304
<b>704</b>	<b>AVAILABLE - 945 SF</b>	16985 Monterey Rd #306
705	Morgan Hill Smoke &	16985 Monterey Rd #308
706	JC Income Tax Services	16985 Monterey Rd #310
707	Kaur Beauty & Boutique	16985 Monterey Rd #312
708	Quilts & Things	16985 Monterey Rd #316
710	Optometrist	16985 Monterey Rd #318

UNIT	TENANT	ADDRESS
711	Stretch Lab	16985 Monterey Rd #320
<b>713</b>	<b>AVAILABLE - 900 SF</b>	16985 Monterey Rd #324
714	Moon's Kitchen	16985 Monterey Rd #326
<b>801</b>	<b>AVAILABLE - 1,115 SF</b>	16999-A Monterey Rd
<b>802</b>	<b>AVAILABLE - 750 SF</b>	16999-B Monterey Rd
803	WOW Salon	16999-C Monterey Rd
804	Blinds 4 Design	16999-D Monterey Rd
<b>805</b>	<b>AVAILABLE - 750 SF</b>	16999-E Monterey Rd
806	Shades Barbershop	16999-F Monterey Rd
808	Tacos El Jaliciencia	16999-H Monterey Rd
809	Canine Concepts	16999-I Monterey Rd

# NEARBY RETAILERS AERIAL MAP

## DEMOGRAPHICS:

3 MILES

Total Population	49,766
Median Household Income	\$170,561
Daytime Population	23,409
Median Age	40.6

## TRAFFIC COUNTS:

Monterey Road	18,888 Cars Per Day
E. Dunne Ave	17,234 Cars Per Day



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MANAGEMENT COMPANY, LLC

