

18060 MONTEREY RD

MORGAN HILL, CA 95037



HIGHLY DESIRABLE
SOUTH COUNTY
LOCATION



EXCELLENT
ACCESS &
VISIBILITY



STRONG DEMAND
FOR RETAIL &
RESIDENTIAL



IDEAL FOR
A VARIETY OF
DEVELOPMENT USES

PRIME LOCATION. ENDLESS POTENTIAL.

Excellent opportunity for a variety of development uses in the heart of Morgan Hill.

±0.88 ACRES
OF DEVELOPMENT
POTENTIAL

DEVELOPMENT POTENTIAL



MULTIFAMILY
APARTMENTS | CONDOS



RETAIL
SHOPPING | SERVICES



SENIOR LIVING
ASSISTED LIVING | MEMORY CARE



MIXED-USE
LIVE | WORK | PLAY

(BUYER TO VERIFY ALL USES)

STRATEGIC LOCATION. STRONG FUTURE.

Positioned on Monterey Rd, one of Morgan Hill's primary corridors, this property offers exceptional visibility, access, and proximity to thriving neighborhoods, retail, schools, and employment centers.



2 MIN
TO US-101



3 MIN
TO DOWNTOWN
MORGAN HILL



5 MIN
TO LIVE OAK
HIGH SCHOOL



6 MIN
TO COCHRANE
PLAZA



10 MIN
TO SAN MARTIN
& GILROY



30 MIN
TO SAN JOSE

ALMOST ONE ACRE OF POSSIBILITY IN ONE OF SILICON VALLEY'S FASTEST GROWING COMMUNITIES.

OFFERING MEMORANDUM

23 TOWNHOMES. THREE STORIES. ELEVATED LIVING.

23 three-story townhome units crafted for contemporary living—featuring generous, well-proportioned layouts, enhanced privacy, and a balanced sense of community.

The site plan intelligently leverages an existing roadway along the southern boundary to provide seamless access and optimize efficient ground-floor design, complemented by three dedicated vehicular entry points that improve circulation and resident convenience.

Thoughtful amenities such as enclosed private yards and rooftop terraces offer secluded outdoor living, panoramic views, and an elevated daily experience.

OPTION 1: TOWNHOMES



LEGEND

- 1 VEHICULAR ENTRY / EXIT
- 2 GUEST PARKING
- 3 COMMUNITY AMENITY AREA
- 4 MAIL / PACKAGE STATION
- 5 PEDESTRIAN PATHWAYS



THREE-STORY TOWNHOMES

Spacious, well-designed layouts that balance modern living with privacy and comfort.



ENCLOSED PRIVATE YARDS

Each home features a private, enclosed yard ideal for relaxing, entertaining, or gardening.



ROOFTOP TERRACES

Private rooftop terraces extend your living space with panoramic views and elevated tranquility.



COMMUNITY AMENITY AREA

A landscaped gathering space for residents to connect, relax, and enjoy time together.



THREE DEDICATED ENTRY POINTS

Strategically placed vehicular access improves circulation and everyday convenience.

18060 MONTEREY RD

MORGAN HILL, CA 95037



PRIME LOCATION

In the heart of Morgan Hill



STRONG GROWTH

High demand for housing in a thriving community



EXCELLENT ACCESS

Close to US-101, schools, shopping, parks, and employment centers



COMMUNITY FOCUSED

Thoughtfully designed for connection, comfort & convenience

DEVELOPMENT POTENTIAL ACREAGE | TOWNHOME DEVELOPMENT OPPORTUNITY

- TOWNHOMES
- OPEN SPACE / AMENITY
- DRIVE AISLE / PARKING



EFFICIENT LAYOUT

Maximizes the number of townhomes while maintaining functionality and open space.



GREEN & INVITING

Landscaped areas and amenity space create beauty, privacy, and a welcoming environment.



CONVENIENT ACCESS

On-site circulation and parking provide ease and connectivity throughout.



CREATE A VIBRANT, HIGHLY DESIRABLE TOWNHOME COMMUNITY

A well-designed community that blends modern living with green spaces and thoughtful amenities—ideal for today's homeowners.



MODERN LIVING

Functional homes designed for today's lifestyle



COMMUNITY SPACES

Inviting amenity areas encourage connection and well-being



SUSTAINABLE DESIGN

Landscaping and open spaces enhance beauty and livability



LASTING VALUE

A smart investment in one of Silicon Valley's fastest growing cities

IDEAL FOR TOWNHOME DEVELOPMENT



HIGH DEMAND

Strong market demand for modern townhomes in Morgan Hill



PRIME LOCATION

Excellent access to US-101, Downtown Morgan Hill, schools, parks, and retail



STRONG GROWTH

Morgan Hill continues to grow with a need for quality housing options



LIFESTYLE APPEAL

Walkable, green, and community-oriented living environment



EXCEPTIONAL VALUE

Rare opportunity to develop in one of Silicon Valley's fastest growing cities

CONNECTED TO WHAT MATTERS



5 MIN
TO COCHRANE PLAZA



5 MIN
TO LIVE OAK HIGH SCHOOL



2 MIN
TO US-101



10 MIN
TO LOCAL PARKS & TRAILS



10 MIN
TO MAJOR EMPLOYERS & BUSINESS PARKS



VISION TODAY. VALUE TOMORROW.

Build the future of Morgan Hill.



18060 MONTEREY RD, MORGAN HILL, CA 95037

MIXED-USE RESIDENTIAL

100 UNITS | 5 STORIES | PARKING + COMMERCIAL

PROJECT OVERVIEW

A five-story mixed-use development featuring four stories of residential units over a ground-floor parking and commercial base. The design leverages an existing roadway on the south side of the property to enhance access and ground-floor efficiency with three points of vehicular entry.

The concept includes a concrete podium with wood framing above, delivering a vibrant streetscape and strong community connection.

PROGRAM SUMMARY

Residential Units	~ 100 Units
Residential Floors	4 (Levels 2-5)
Avg. Unit Size	850 - 900 SF
Unit Mix	Studios to 3-Bedroom
Total Residential SF	~104,000 SF
Commercial (Ground Floor)	~6,000 SF
Parking (Ground Floor)	140 Stalls
Total Building Area	~110,000 SF (Est.)
Construction Type	Concrete Podium with Wood Framing Above
Stories	5 Total (1 Parking/Commercial + 4 Residential)
Amenities	Rooftop Entertainment Area

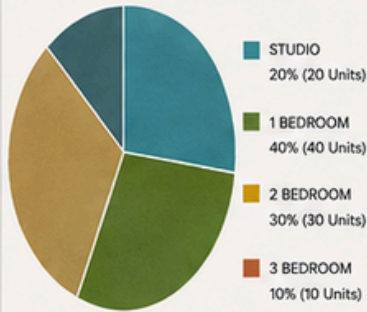
OPTION 2: CONDOS AND COMMERCIAL



PARKING & ACCESS

-  140 PARKING STALLS USING HYDRAULIC LIFTS
-  3 POINTS OF VEHICULAR ENTRY
-  GROUND-FLOOR PARKING FOR MAXIMUM EFFICIENCY

UNIT MIX (APPROX.)



BUILDING HIGHLIGHTS

-  ~100 RESIDENTIAL UNITS ACROSS 4 FLOORS
-  AVERAGE UNIT SIZE 850 - 900 SF
-  ROOFTOP ENTERTAINMENT AREA FOR RESIDENTS
-  CONCRETE PODIUM WITH WOOD FRAMING ABOVE
-  VIBRANT COMMERCIAL FRONTAGE ALONG ROADWAY



STACK DIAGRAM



PROJECT STATUS AND DEVELOPMENT PATHWAY

A strategic, phased approach designed to mitigate risk and unlock the full potential of **18060 Monterey Rd.**



CURRENT PHASE

The concept is in its **initial research and conceptual design phase**, with a retained architecture firm actively engaged in schematic development and feasibility analysis.



PRELIMINARY PRICING

Indicative pricing for the research and conceptual phase is available **upon request** and subject to refinement as design parameters are finalized.



NEXT MILESTONE

Submission of a **Preliminary Application** to the City of Morgan Hill. This critical step facilitates comprehensive review with the Planning Department and all relevant municipal agencies to confirm conceptual viability, zoning compliance, and alignment with local development standards.



ENTITLEMENT PATHWAY

Upon successful preliminary validation, the project may advance to Final Map Approval. Should the Seller elect to pursue full entitlements, the **land value will increase substantially** to reflect the de-risked, shovel-ready status.



PARTNERSHIP STRUCTURE

The Seller is **open to strategic discussions** regarding joint venture or partnership opportunities with qualified developers and builders to advance the project through entitlement, vertical development, or build-to-suit scenarios.



This phased approach ensures risk mitigation while maximizing value creation at each gateway.



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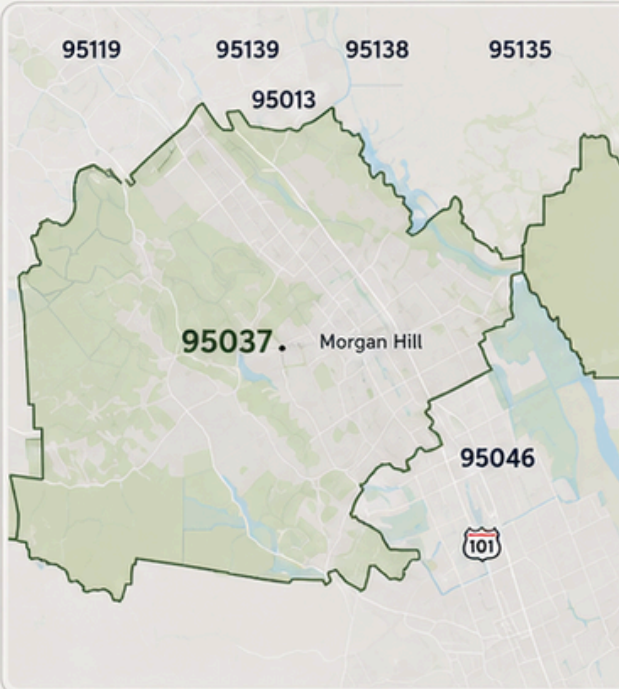
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LOCATION

SANTA CLARA COUNTY

THE HEART OF SILICON VALLEY

A dynamic and diverse region known for innovation, opportunity, and exceptional quality of life.



ZIP CODE
95037



POPULATION (CENSUS)
53,126



POPULATION DENSITY
442 people per sq mi



HOUSING UNITS (CENSUS)
18,154



MEDIAN HOME VALUE (ACS)
\$1,152,400



Located in the heart of Silicon Valley, Santa Clara County has a rich history that spans from its agricultural roots to its current position as a global hub of innovation and technology. The county is a diverse community of over 1.9 million people. There is a large Hispanic population, making up over a quarter of local residents. Asian Americans also make up a significant portion of the population, with many immigrants from Vietnam, China, India, and many other countries settling in the area.



The County of Santa Clara, as one part of the local government structure in the region, is dedicated to supporting the needs of its residents. The County government is responsible for a wide range of services, acting as both an agent of the State of California and as a local government entity. Its responsibilities include law enforcement, maintaining roads and parks and recreation facilities, providing social services to vulnerable populations, and running a health system that provides medical care to over 2 million people each year.



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CONTACT

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INTERO

A Berkshire Hathaway Affiliate



Buyer to investigate and perform own due diligence on development potential of property. The information and renderings included in this Offering Memorandum are provided solely for marketing purposes and is intended to provide a visual representation of a potential development on this piece of property. It should not be considered as an accurate depiction of the final product or an indication of any actual construction plans or commitments. There are no entitlements at this time. Seller is in planning phase with architecture firm.