



Outside the box.



CITY VENTURES

THE GATES

MORGAN HILL



Newly Constructed Retail Condominiums For Sale

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THE GATES



INVESTMENT HIGHLIGHTS:

- Five newly constructed retail condominiums
- Available individually or together
- 626 SF – 1,340 SF
- Total: 3,924 SF
- Cold shell delivery
- Modern mixed-use development
- Located along Monterey Road
- High-income Morgan Hill trade area
- Adjacent to Starbucks and established neighborhood retail

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The Gates Commercial Condominiums present a rare opportunity to acquire one or all five newly constructed cold shell retail condominiums within a brand-new 49-unit mixed-use development in Morgan Hill.

Positioned along Monterey Road, the project offers immediate visibility, flexible ownership options, and a built-in customer base from the surrounding residential community. Ideal for owner-users and investors alike, the units are well suited for retail, restaurant, medical, professional office, and service-oriented businesses seeking a presence in one of Silicon Valley's fastest-growing and most supply-constrained markets.

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Why The Gates?

Modern Construction
Brand new commercial condominiums delivered in cold shell condition.

Flexible Ownership
Purchase one suite or the entire commercial component.

Growing Market
Located within one of the Bay Area's strongest residential communities.

Property	
Address	18459-18491 Monterey Rd
Units	5
Total SF	3,924 SF
Unit Sizes	626-1,340 SF
Zoning	PUD
General Plan	Mixed Use Flex
Delivery	Cold Shell
HOA	Est. \$84/month



LOCATION HIGHLIGHTS



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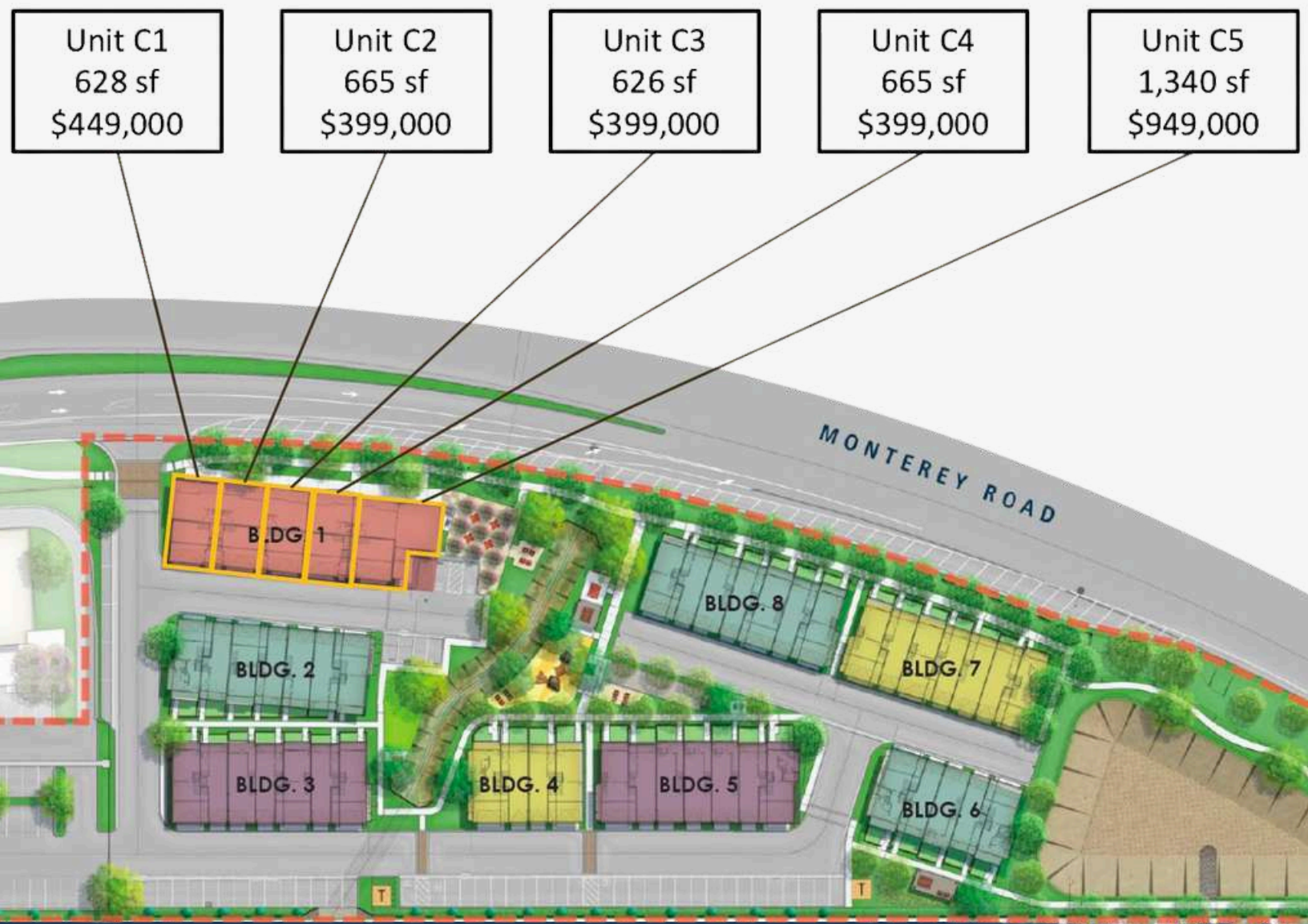


THE GATES

AVAILABILITY:

Five retail condominiums ranging from 626 to 1,340 SF are available individually or together, totaling 3,924 SF.

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Construction Highlights

- ✓ Cold Shell
- ✓ ADA Restroom Included
- ✓ Fire Sprinklers
- ✓ 200 Amp 3-Phase Electrical
- ✓ Exterior Complete
- ✓ Finished Walls Ready for Paint
- ✓ Concrete Floors
- ✓ Separate Utility Meter
- ✓ Storefront Installed

Potential Uses

- Restaurant
- Coffee
- Medical
- Salon
- Retail
- Fitness
- Office
- Education
- Pet Services

THE GATES CONDOS FOR SALE

PLEASE CONTACT:

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