



**Terracommercial**  
REAL ESTATE CORPORATION

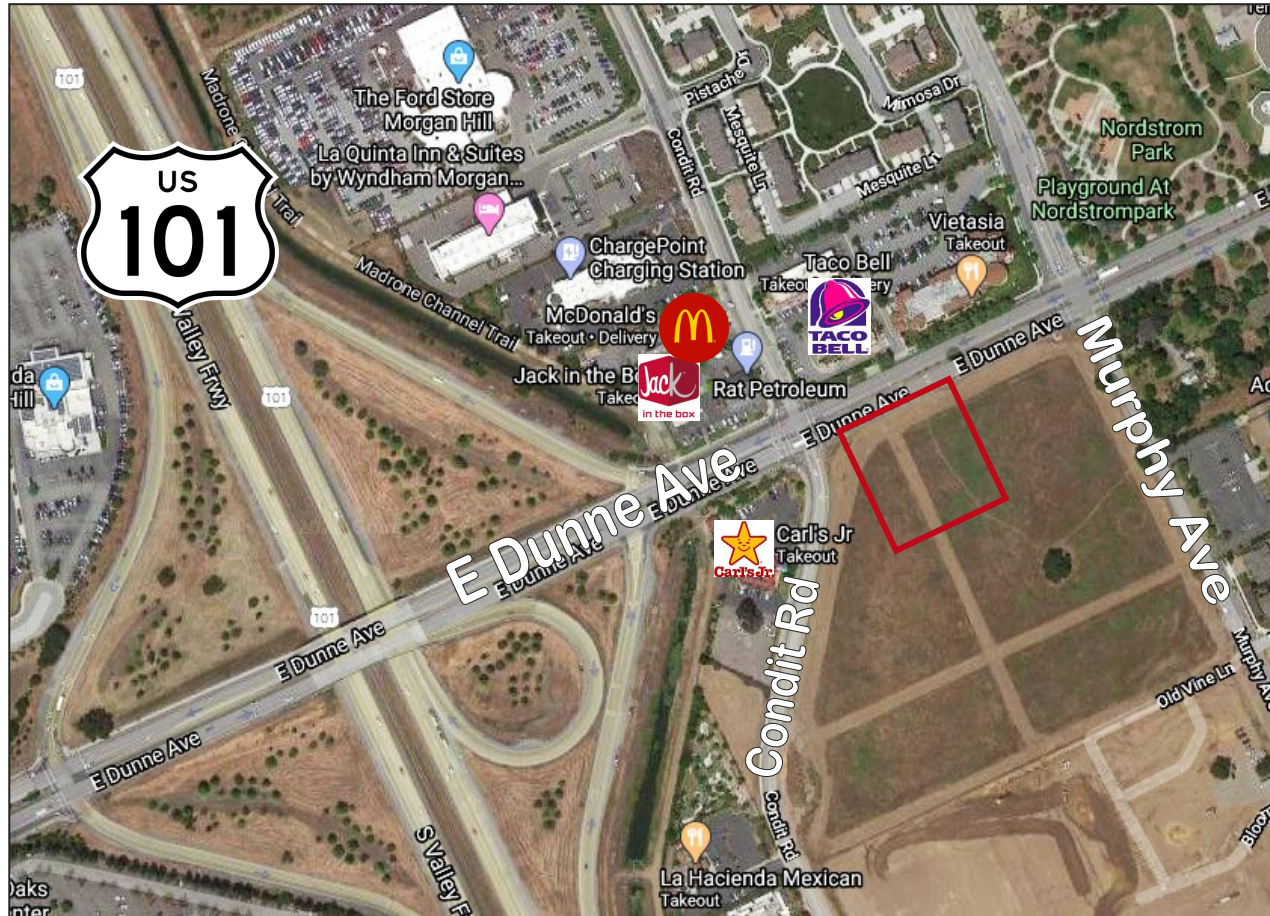


**35,000± SF COMMERCIAL ZONED LAND  
FOR SALE OR GROUND LEASE**

**E. Dunne Ave. at Condit Rd, Morgan Hill, CA**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# E. Dunne Ave. @ Condit Rd. • Morgan Hill, California



- Excellent Opportunity for Fast Food, Retail, or Gas Station
- Potential for Drive-Thru
- Average Traffic on HWY 101: 145,000 Daily and on E. Dunne Ave: 16,984 Daily
- General Planned and Zoned as General Commercial, Many Uses Allowed
- Rapidly Growing Morgan Hill Residential Area—Construction Underway Nearby
- APN: 817-12-010
- Ask Agents for Pricing

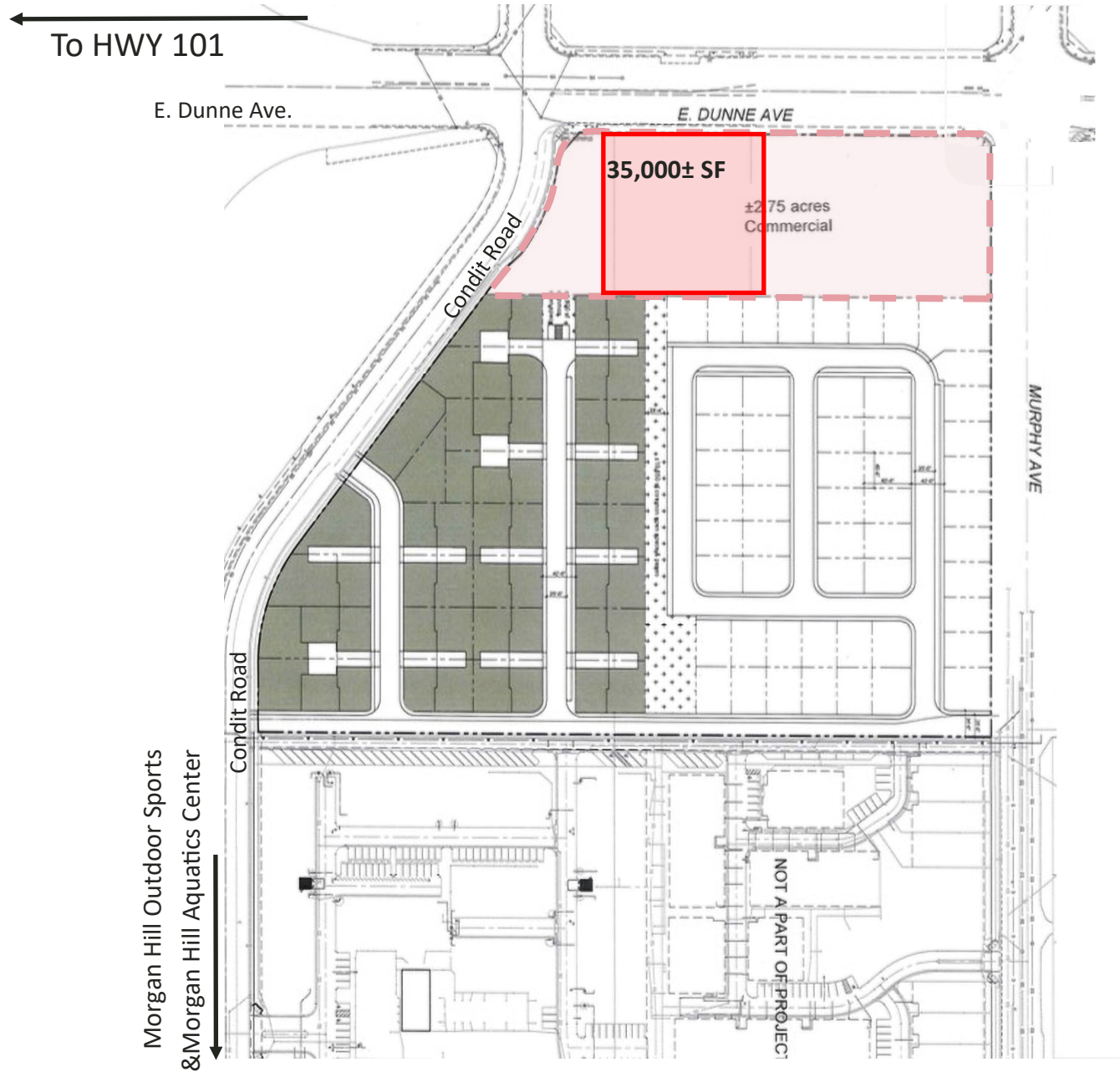
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## Land Use:

General Planned-Commercial  
Zoned- General Commercial

Allowed Uses per the City of Morgan Hill Zoning Ordinances found [here](#)

<b>Commercial Uses</b>	GC
<b>Retail Uses</b>	
Convenience Markets	C
Convenience Market with Fuel and Service Station	C
General Retail	P
Home Improvement Centers	P
Liquor Store	C
Large Commodity Retail	C
<b>Vehicle-Related Uses</b>	
Convenience Market with Fuel and Service Station	C
Fuel and Service Stations	C
Towing and Impound	—
Vehicle Rentals	C [2]
Vehicle Repair and Maintenance, Minor	C
Vehicle Sales and Leasing	C [1]
Vehicle Washing	C
Wholesaling	C

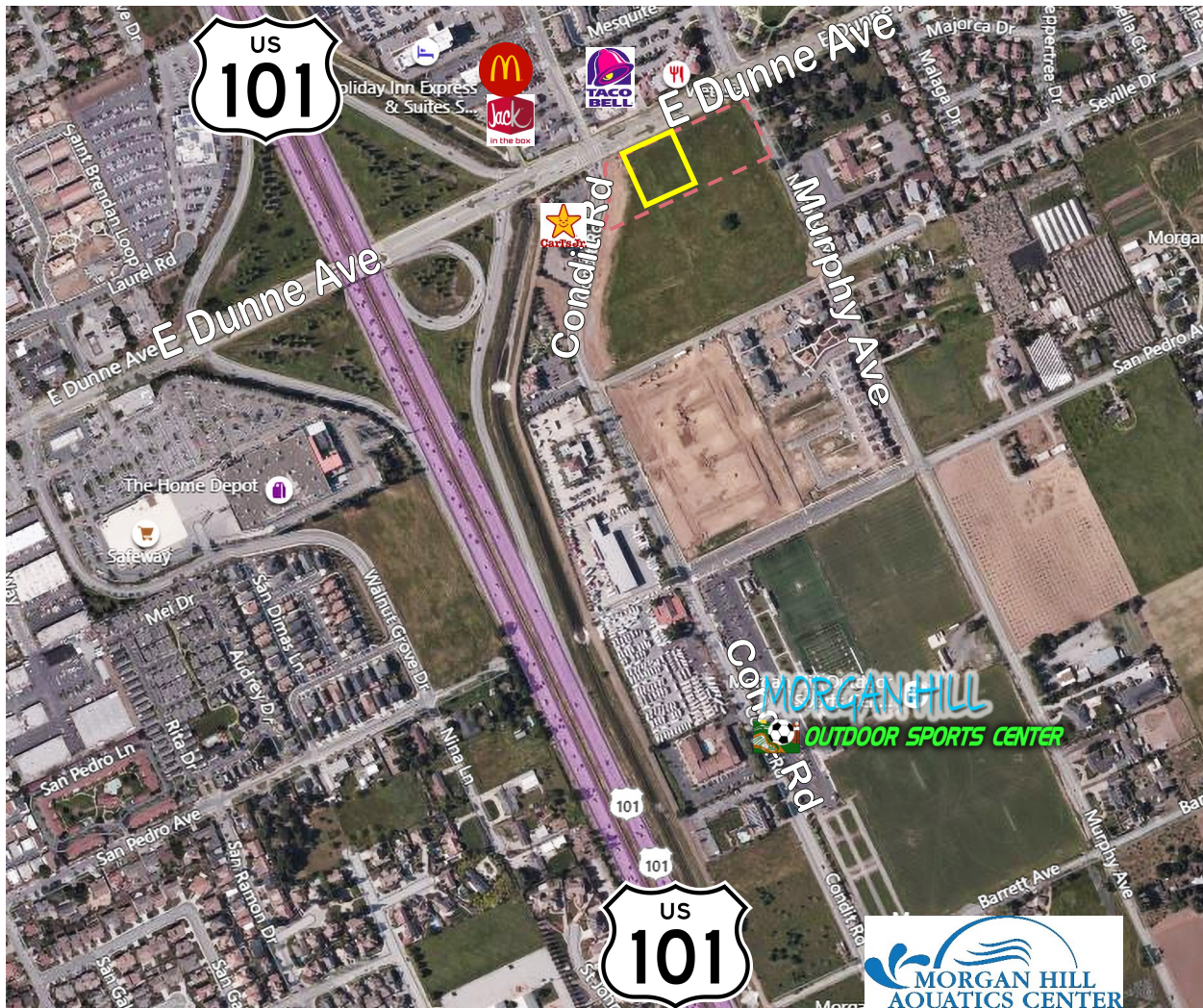
<b>Commercial Uses</b>	GC
Animal-Related Uses	
Animal Boarding	C
Veterinarian Clinics and Hospitals	A
Banks and Financial Institutions	P
Business Support Services	P
Cinemas and Theatres	A
Commercial Recreation, Indoor	
≤ 15,000 sq. ft.	P
> 15,000 sq. ft.	C
Drive-Through and Drive-In Facilities	C
Eating and Drinking Uses	
Bars and Nightclubs	C
Restaurants, Fast Food	P
Restaurants, Sit-Down	P
Tasting Rooms	A
Funeral Parlors and Mortuaries	C
Lodging Facilities	
Hotels and Motels	A
Mini-Storage	C
Personal Services	P
Plant Nurseries	C
Professional Offices	P

### Key

P Permitted Use  
A Administrative Use Permit required  
C Conditional Use Permit required  
— Use not allowed

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## Estimated Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population:	11,367	50,190	57,820
Avg. HH Income:	\$156,823	\$171,569	\$172,878

for more information contact:

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COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT

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