

# AVAILABLE VACANT LAND



**A**  
**225 Cochrane Rd**  
 10 Acres  
 Industrial - IL  
 Owner: TASCA CASSANDRA TRUSTEE

**B**  
**18635 Madrone Pkwy**  
 5.03 Acres  
 Industrial - IL  
 Owner: MAURO JOHN J JR AND FEDOTOVA SOFIA S

**C**  
**740 Tennant Ave**  
 11.26 Acres  
 Commercial/Industrial - PUD  
 Owner: BIEDERMANN ATHUR AND SUSAN TRUSTEE

**D**  
**Tennant Ave / Railroad Ave**  
 6.4 Acres  
 Commercial/Industrial - CS  
 Owner: TENNANT & RAILROAD AVENUES LLC

**E**  
**Tennant Ave / Highway 101**  
 5.97 Acres  
 Commercial/Industrial - PUD  
 Owner: COX MARIE TRUSTEE

**F**  
**965 San Pedro (Walnut Grove)**  
 5.92 Acres  
 Commercial/Industrial - CL  
 Owner: 965 PEDRO GROVE LLC

**G**  
**Monterey / Butterfield**  
 10.7 Acres  
 Industrial - IL  
 Owner: CITY OF MORGAN HILL

**H**  
**Monterey / Butterfield #2**  
 9.97 Acres  
 Industrial - IL  
 Owner: CITY OF MORGAN HILL

**I**  
**Jarvis Dr / Butterfield Blvd**  
 7 Acres  
 Industrial - PUD  
 Owner: TRAN MINH VAN

**J**  
**Monterey Rd (Next to CAL FIRE)**  
 9.79 Acres  
 Industrial - IL  
 Owner: MILANINIA ALI AND IMAN ET AL

**K**  
**15570 Monterey Rd**  
 8.89 Acres  
 Industrial - IL  
 Owner: TSUI SAI YUN AND JOE SANDRA C TRUSTEE

**L**  
**Juan Hernandez (Total)**  
 24.82 Acres  
 Commercial - CS  
 Owner: THE HEALTH TRUST AND JP DINAPOLI

**M**  
**East Dunne Ave / Murphy Ave**  
 7.68 Acres  
 Commercial - PUD  
 Owner: CHINA BAY COMPANY INC

**N**  
**East Dunne Ave / Condit Ave**  
 5.04 Acres  
 Commercial - PUD  
 Owner: CHINA BAY COMPANY INC

**O**  
**Condit Rd / Diana Ave**  
 16.7 Acres  
 Commercial (Auto Dealer Focus)  
 Owner: S. OMURA & SONS INC AND MORGAN HILL REAL ESTATE LLC

There's plenty of opportunity to build in Morgan Hill, with ideal locations for everything from auto dealers to high-tech campuses – over 6.5 million square feet of readily developable land in all.

You'll find a range of large and small opportunity sites that are located along arterial roadways or with freeway visibility. Give us a call at 408-779-7271 to discuss your needs.

[WWW.CHOOSMORGANHILL.COM](http://WWW.CHOOSMORGANHILL.COM)

17575 PEAK AVE  
 MORGAN HILL, CA 95037  
 408-779-7271



CHOOSE MORGAN HILL



# WHY CHOOSE MORGAN HILL

## A Flourishing Center of Industry

Morgan Hill is a sophisticated Silicon Valley community that supports industry and innovation. The city offers 6.5 million square feet of industrial, R&D, and manufacturing space in three large business parks. Morgan Hill is home to companies such as Anritsu Corporation, Specialized Bicycle Components, Toray Advanced Composites, Wolfsped, Phoenix DeVentures, and Sakata Seeds.

The city has a significant and growing employment base in the areas of manufacturing and wholesale, with projected growth in the sectors of health, education, finance, insurance, real estate, and information technology. Its location in south Silicon Valley offers relatively new, high-quality space at lower costs, over 150 acres of industrial vacant land, and a reverse commute. Morgan Hill's location offers employees access to the great outdoors, providing an ideal balance between jobs, housing, recreation, and open space.

"Morgan Hill is a perfect place for Toray Advanced Composites' US Headquarters. Since Morgan Hill sits on the southern tip of Silicon Valley, it has the feel of high tech coupled with the serenity of the South Valley. The city is very conducive to business and supportive of our company and our growth. The location and proximity to international airports are convenient for our customers and suppliers who come to visit."

**Scott Unger**  
 Group President of Toray Advanced Composites

## BY THE NUMBERS

- 6.5 MILLION** square feet of Commercial/Industrial Space
- 18,000** employed residents
- 1,500** companies
- 150** acres of vacant industrial land available for job growth
- 20%** of jobs are in Manufacturing

## TOP MANUFACTURING NICHEs IN MORGAN HILL



Food Manufacturing



Sports/Recreation Manufacturing



Electronic Components



# CHOOSE MORGAN HILL

## AVAILABLE VACANT LAND

See back cover for detailed information

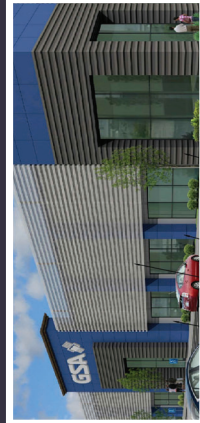
- A** 225 Cochran Rd
- B** 18635 Madrone Pkwy
- C** 740 Tennant Ave
- D** Tennant Ave / Railroad Ave
- E** Tennant Ave / Highway 101
- F** 965 San Pedro (Walnut Grove)
- G** Monterey Rd / Butterfield Blvd
- H** Monterey Rd / Butterfield Blvd #2
- I** Jarvis Dr / Butterfield Blvd
- J** Monterey Rd (Next to CAL FIRE)
- K** 15570 Monterey Rd
- L** Juan Hernandez Dr (Total)
- M** East Dumme Ave / Murphy Ave
- N** East Dumme Ave / Condit Ave
- O** Condit Rd / Diana Ave

## LARGE RETAIL CENTERS

## LOCAL COMPANIES

- 1 InxEdge
- 2 Prism Electronics
- 3 DePaul Health Center
- 4 Phoenix DeVentures
- 5 Heatshield
- 6 Paramit Corporation
- 7 Cal Door
- 8 Anrifu
- 9 Toray Advanced Composites
- 10 Wolfspeed
- 11 Sakata Seed America
- 12 Golden State Assembly
- 13 Velodyne LIDAR
- 14 Airtronics Metal Products
- 15 Lusamerica Foods
- 16 Paragon Mechanical
- 17 Mission Bell Manufacturing
- 18 Advanced Machining Techniques
- 19 Anaerobe Systems
- 20 Specialized Bicycle Components

## NEW PROJECTS / PROPOSALS



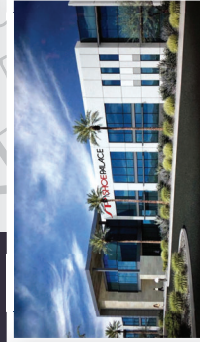
**21** Golden State Assembly Expansion



**26** Carpenters Training Center Expansion



**22** Cochrane Commons Phase II



**27** Shoe Palace HQ Expansion



**23** Fairfield Inn and Home Suites



**28** Applied Motion Products HQ



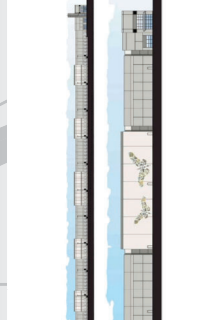
**24** Butterfield Technology Park



**29** 18695 Madrone Pkwy

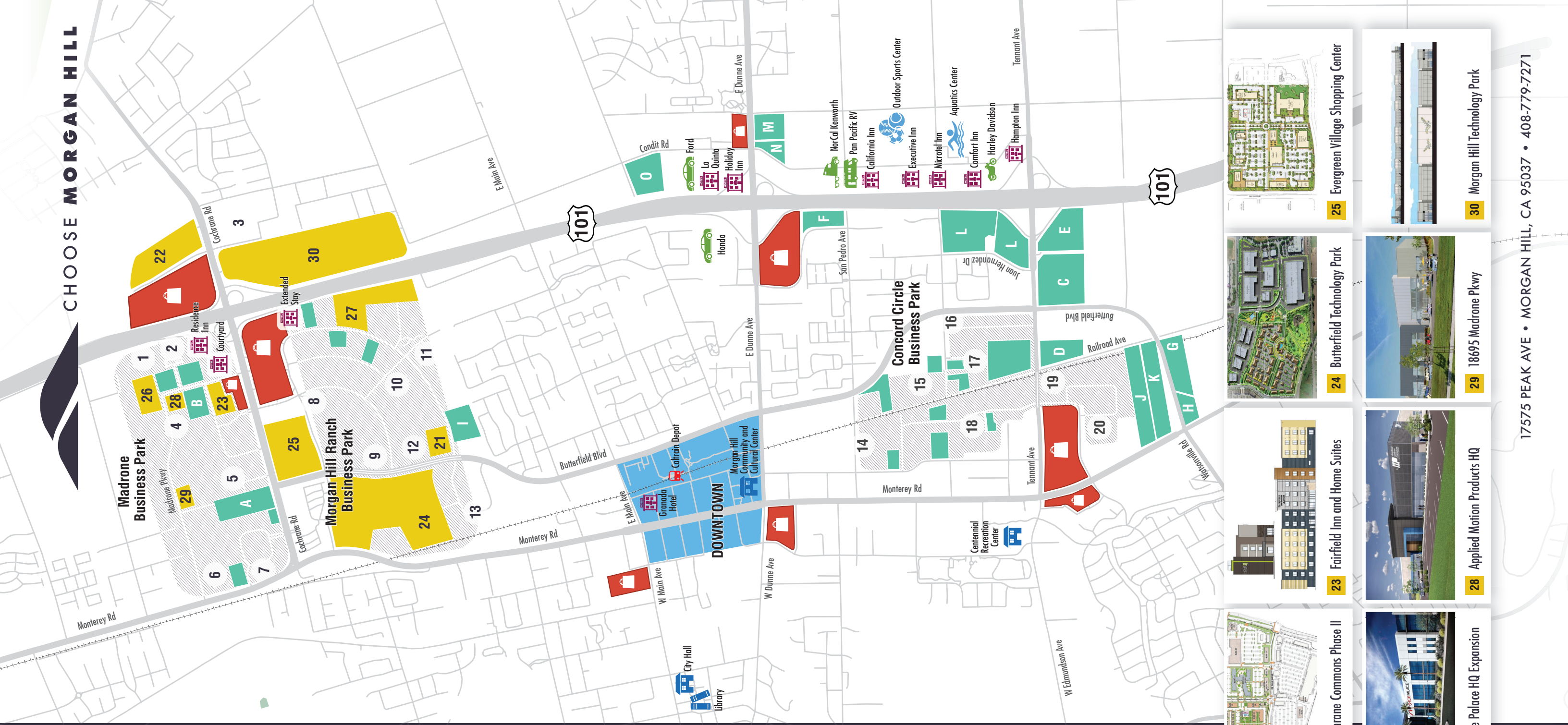


**25** Evergreen Village Shopping Center



**30** Morgan Hill Technology Park

CHOOSE MORGAN HILL





# DOWNTOWN MORGAN HILL RETAIL OPPORTUNITIES



**1**  
GRANADA THEATRE  
BY FRANK LEAL  
Live Entertainment Venue  
Opened December 2016

**2**  
GARAGE RETAIL  
BY IMWALLE/RODRIGUES  
Orange Theory Fitness,  
Coffee Guys  
Opened December 2016

**3**  
EDES BUILDING  
BY DAN MCCRANIE  
Fine Art Gallery, Wine Bar,  
and Rooftop Restaurant  
Entitled

**4**  
3rd STREET RETAIL  
BY IMWALLE/RODRIGUES  
Opal, Willard Hicks,  
Tac-Oh!, Mo's  
Opening 2018/2019



**5**  
BARLEY PLACE MIXED USE PROJECT  
BY WESTON MILES  
16 Condominium Units with Retail  
Opened November 2017

**6**  
DEPOT CENTER MIXED USE PROJECT  
BY CITY VENTURES  
29 Housing Units with Retail  
Opened April 2019

**7**  
GRANADA HOTEL BY FRANK LEAL  
60 Boutique Hotel Rooms with  
Market Hall & Steakhouse  
Groundbreaking 2019

**8**  
SUNSWEEP PROJECT BY  
REPUBLIC HOUSING  
83 Luxury Apartments with Retail  
Opening December 2019

**9**  
THIRD STREET PARKING GARAGE  
271 Parking Spaces  
Opened Summer 2016

**10, 11, 12**  
DOWNTOWN PARKS  
Depot/Train Station Playground  
3rd St. Creek Park • Nob Hill Trail  
Opened December 2017

**13**  
RETAIL BY LONESTAR  
5,000 SF with  
3,000 SF Patio  
Available Now

**14**  
EL TORO  
7,257 SF Restaurant Space  
Available Now