

CHOOSE MORGAN HILL



4 HIGHWAY COMMERCIAL RETAIL SITES

A

Tennant & Butterfield
11.26 Acres
Highway Commercial - PUD
Owner: Bridge Group

B

Tennant & Hwy 101
5.97 Acres
Commercial/Industrial - PUD
Owners: Bridge Group

E

Cochrane & Hwy 101
29 Acres
Highway Commercial/
Commercial Office
Owner: Trammell Crow

F

Tennant & Juan Hernandez
6.8 Acres
Highway Commercial
Owner: D&D Ranch

CURRENT OPPORTUNITIES INCLUDE:

- **Cochrane Commons:**
Phase I: 11,512 SF • 10,000 SF • AVAILABLE NOW
Phase II Available Soon: 5,000 SF • 17,500 SF • 23,000 SF
- **Cochrane Plaza:**
25,580 SF • AVAILABLE NOW
- **Evergreen Village:**
39,914 SF • 52,267 SF • 68,410 SF • AVAILABLE NOW
- **Lawrence Oaks:**
26,324 SF • AVAILABLE NOW



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With a rapidly growing population, strong employment base, and over 1 million SF of new speculative Class A industrial development, Morgan Hill offers the ideal balance of jobs, housing, recreation and open space.

Learn more about other properties at ChooseMorganHill.com

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A Silicon Valley Hot Spot

Morgan Hill is one of the fastest growing cities in Santa Clara! The Silicon Valley Business Journal has repeatedly reported on the City's rapid residential growth, thriving Downtown District, and booming industrial development. Dubbed a "hot spot" for residential development, Morgan Hill has more than 2,900 housing units currently approved for construction over the next two years. With a household income of \$163,972, more than 48-percent of residents holding a college degree, and a median home price of \$1.1M, Morgan Hill is the preferred place in Southern Silicon Valley to live, work, play and raise a family.

Morgan Hill's Downtown renaissance continues with the addition of new, unique, and award-winning restaurants and retailers. Downtown Morgan Hill will soon be adding

the EDES Fine Art Gallery and a 73-room full-service boutique hotel. While many downtowns struggled during the pandemic, Morgan Hill has flourished.

With a historically low industrial vacancy rate, the development of industrial zoned green space has intensified in Morgan Hill. Recent additions to Morgan Hill's industrial portfolio include the new 503,400 SF Shoe Place headquarters and the 410,000 sq ft Butterfield 5 Industrial Park. In addition, the City is processing permits for an additional 1M square feet of new Industrial development. All this means more jobs, more employees, and more residents citywide.

The future of Morgan Hill is bright. Come take a look and see why retailers, businesses and residents alike continue to "Choose Morgan Hill!"

PSYCHOGRAPHICS

★ **Solid Prestige**
10.9%

♦♦ **Top Wealth**
24.1%

🏠 **Affluent Households**
24.8%

BY THE NUMBERS

- 2,900 housing units approved in the pipeline over the next two years
- 46,000 residents with consistent 2% annual growth
- \$163,172 Average Household Income
- 1 million visitors per year and dedicated tourism agency VISIT Morgan Hill
- Share trade areas with South San Jose, Gilroy, and Hollister