



the econic company®

EVERGREEN VILLAGE

SEC COCHRANE & BUTTERFIELD
MORGAN HILL, CA



Developing community. Delivering excellence.

20 ACRE MIXED-USE DEVELOPMENT PADS AVAILABLE

-  RETAIL
-  OFFICE
-  FOOD & BEVERAGE
-  MULTITENANT BUILDING
-  MEDICAL
-  DAYCARE
-  AUTO-RELATED
-  INDUSTRIAL/R&D

HIGHLIGHTS

Highest Traffic Intersection in Morgan Hill (Over 51,000 Cars Per Day)

±20.2 Acres of Land Zoned General Commercial

Retail / Office / F&B / Multitenant Building / Medical / Daycare / Auto-Related

Drive-Thru Pads Ready to Develop

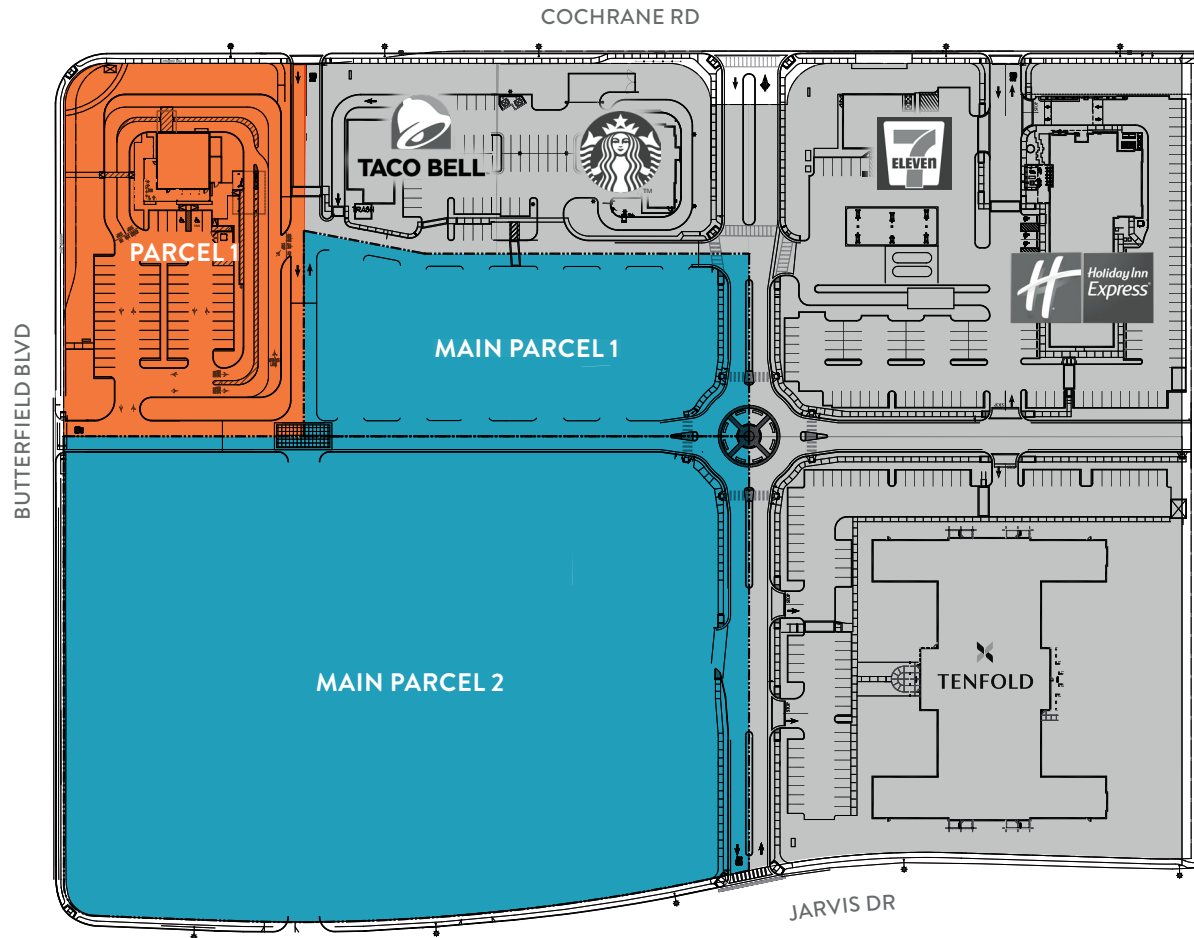


SITE MAP

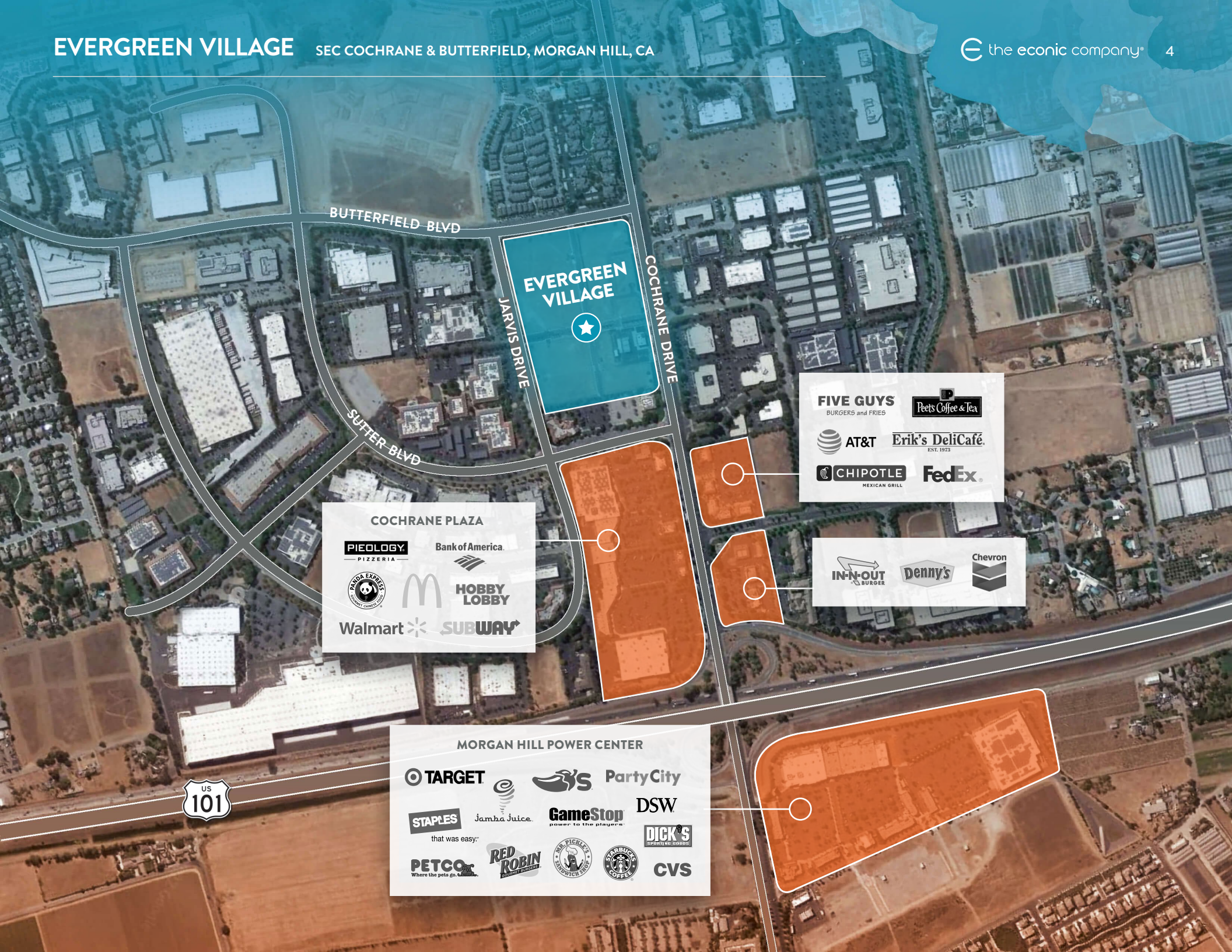
- AVAILABLE
- DEAL PENDING
- SOLD OR LEASED

AVAILABLE LOTS

LOT	AC	SQFT
PARCEL 1	1.96	85,579
MAIN 1* (PARCEL 2+9)	1.8	78,373
MAIN 2* (PARCEL 7-11)	7.05	307,298



*Parcels can be combined or demised.



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BUTTERFIELD BLVD

COCHRANE DRIVE

JARVIS DRIVE

SUTTER BLVD

COCHRANE PLAZA

- PIEOLGY PIZZERIA
- Bank of America
- WALMART EXPRESS
- McDonald's
- HOBBY LOBBY
- Walmart
- SUBWAY

- FIVE GUYS BURGERS and FRIES
- Peet's Coffee & Tea
- AT&T
- Erik's DeliCafé EST. 1973
- CHIPOTLE MEXICAN GRILL
- FedEx

- IN-N-OUT BURGER
- Denny's
- Chevron

MORGAN HILL POWER CENTER

- TARGET
- PartyCity
- STAPLES
- Jamba Juice
- GameStop power to the players
- DSW
- PETCO Where the pets go.
- RED ROBIN
- MR. PICKLES
- STARBUCKS COFFEE
- DICK'S SPORTS & OUTDOORS
- CVS



OVER 51,000 CARS PER DAY AT THE INTERSECTION OF COCHRANE & BUTTERFIELD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	36,665	53,169	108,080
AVG. HH INCOME	\$127,707	\$129,438	\$128,050
DAYTIME POPULATION	18,482	26,543	55,889

TRAFFIC COUNTS

Cochrane East of Butterfield	34,872 ADT
Butterfield South of Cochrane	16,831 ADT

Source: ESRI ©2021 Kalibrate Technologies (Q4 2021)





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MIKE COSTA | Executive Director | mcosta@theconiccompany.com | (408) 400-7011 | LIC. 00415216

MIKE CONROY | Director | mconroy@theconiccompany.com | (408) 400-7061 | LIC 02046912

HEATHER WISEMAN | Director of Leasing | hwiseman@evgre.com | (303) 656-8713

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