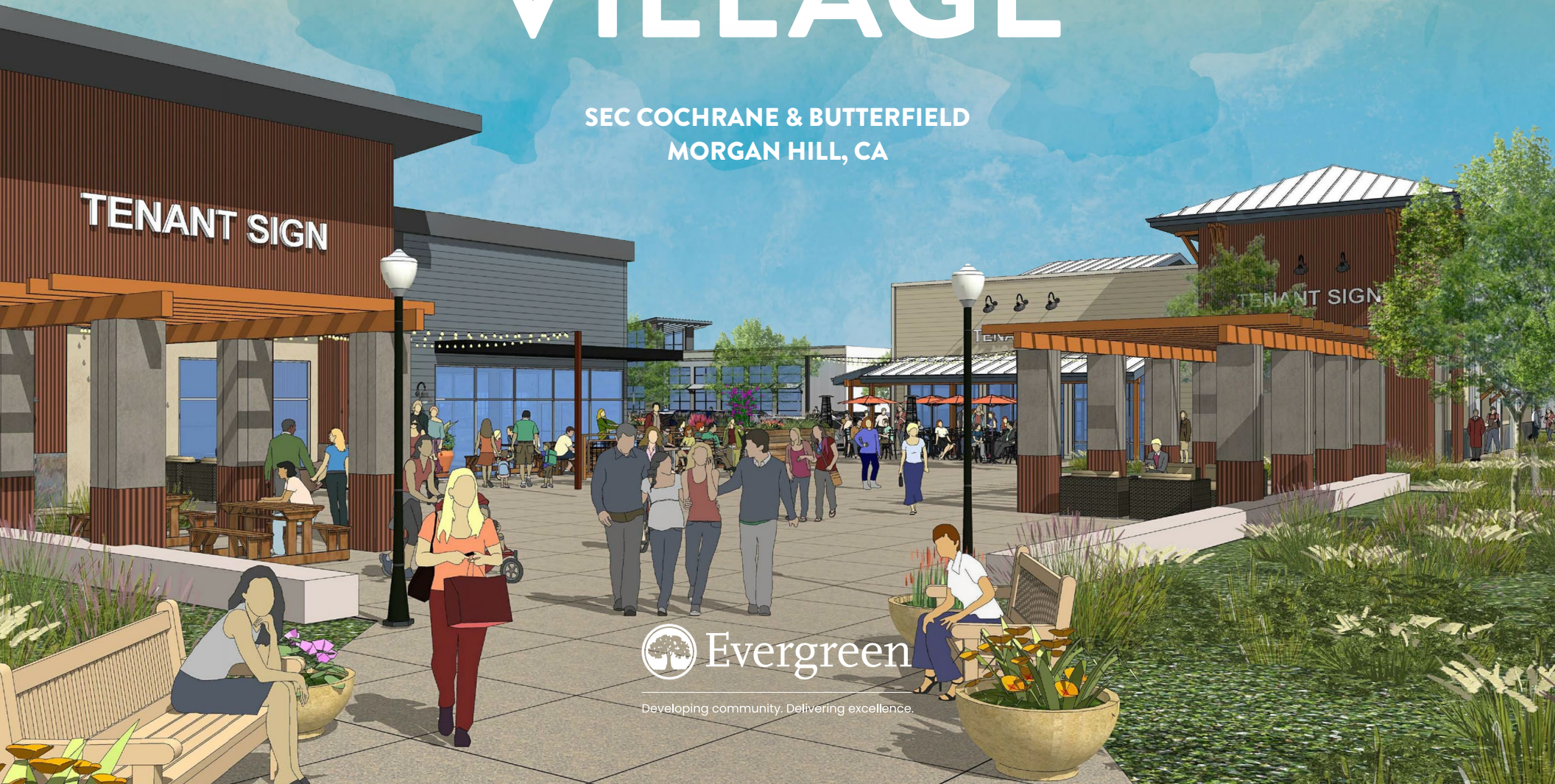




the econic company®

# EVERGREEN VILLAGE

SEC COCHRANE & BUTTERFIELD  
MORGAN HILL, CA



Evergreen

Developing community. Delivering excellence.



# 20 ACRE MIXED-USE DEVELOPMENT PADS AVAILABLE

-  RETAIL
-  OFFICE
-  FOOD & BEVERAGE
-  MULTITENANT BUILDING
-  MEDICAL
-  DAYCARE
-  AUTO-RELATED

## HIGHLIGHTS

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

**±20.2 Acres of Land** Zoned General Commercial

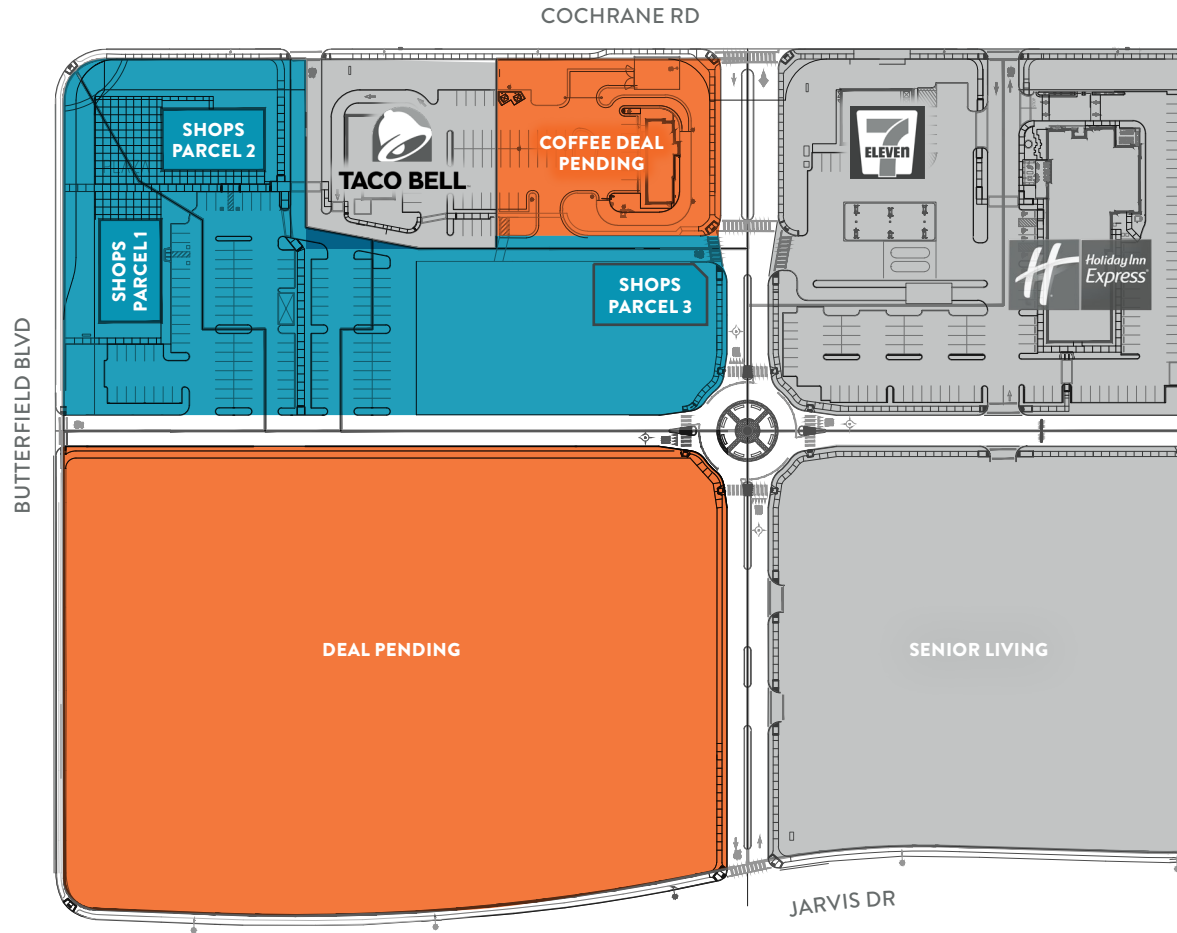
Retail / Office / F&B / Multitenant Building / Medical / Daycare / Auto-Related

**Drive-Thru Pads** Ready to Develop



# SITE MAP

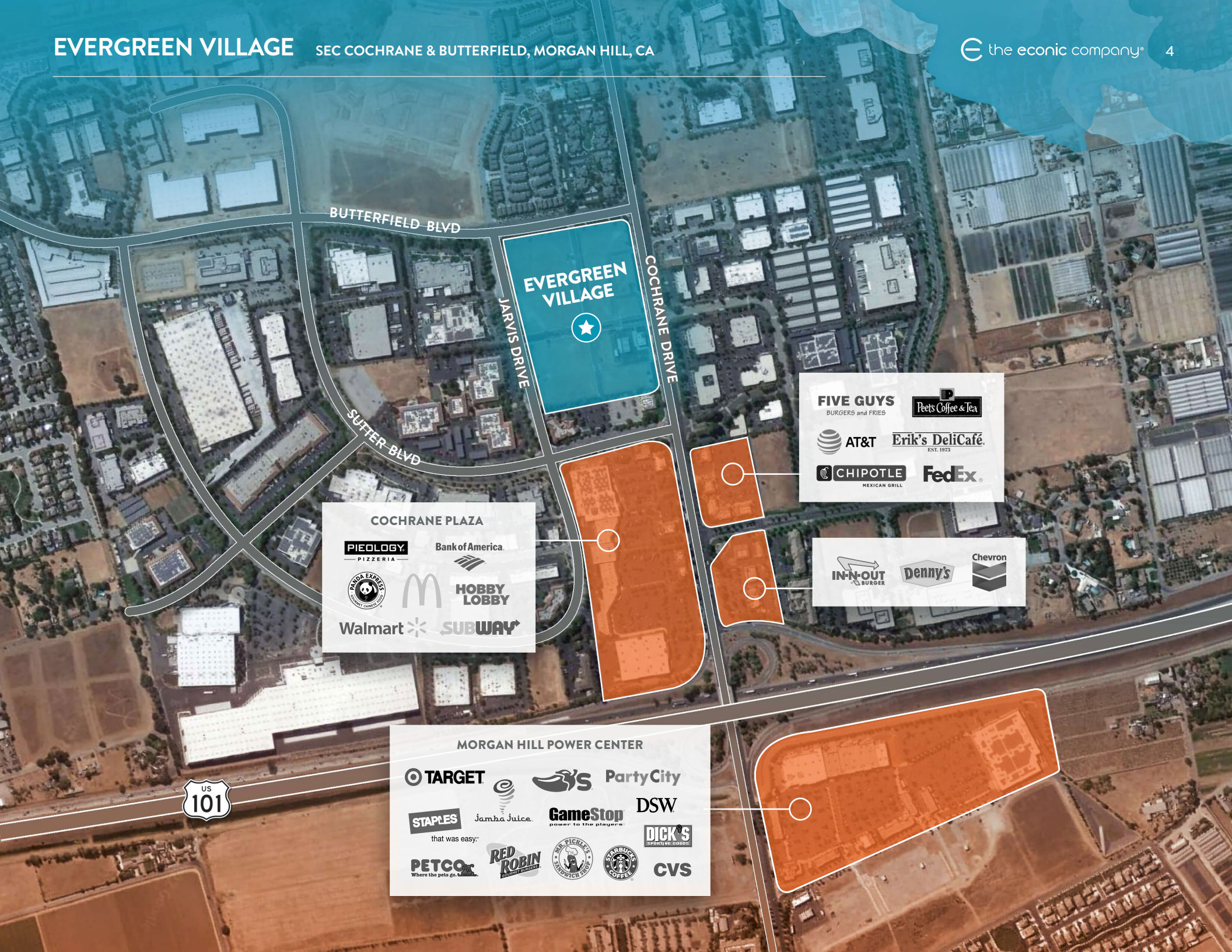
- AVAILABLE
- DEAL PENDING
- SOLD OR LEASED



## AVAILABLE LOTS

LOT	ACREAGE	SQFT
SHOPS 1	0.92 AC	39,914
SHOPS 2	1.20 AC	52,267
SHOPS 3	1.57 AC	68,410





EVERGREEN VILLAGE

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
- THE PICKLEBERRY SANDWICH SHOP
- STARBUCKS COFFEE
- DICK'S SPORTS & OUTDOORS
- CVS





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

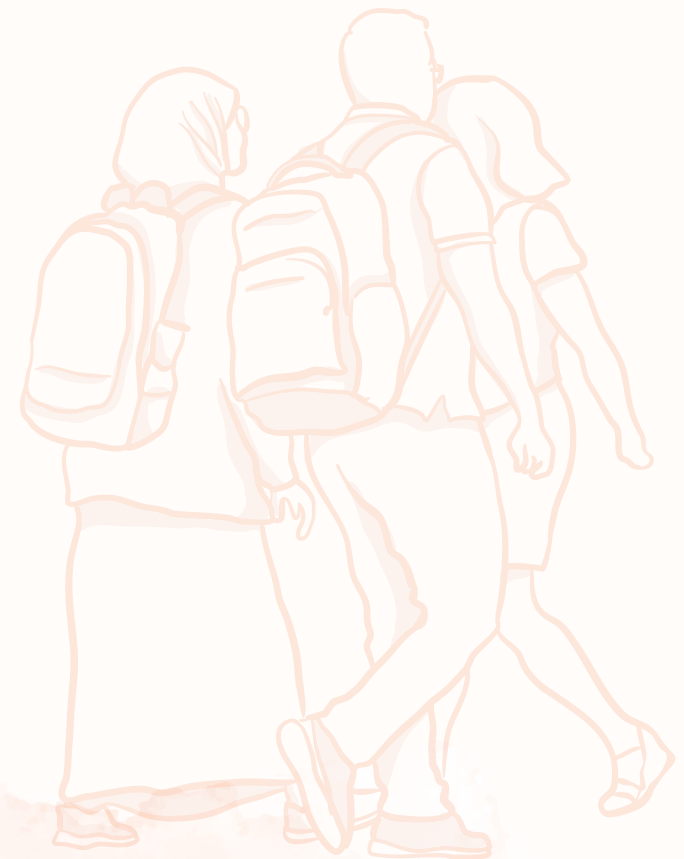
## DEMOGRAPHICS

	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	<b>34,872 ADT</b>
Butterfield South of Cochrane	<b>16,831 ADT</b>

Source: ©2021 Kalibrate Technologies (Q4 2021)





# EVERGREEN VILLAGE

SEC COCHRANE & BUTTERFIELD  
MORGAN HILL, CA

**MIKE COSTA** | Executive Director | [mcosta@theconiccompany.com](mailto:mcosta@theconiccompany.com) | (408) 400-7011 | LIC. 00415216

**MIKE CONROY** | Director | [mconroy@theconiccompany.com](mailto:mconroy@theconiccompany.com) | (408) 400-7061 | LIC 02046912

**HEATHER WISEMAN** | Director of Leasing | [hwiseman@evgre.com](mailto:hwiseman@evgre.com) | (303) 656-8713

© 2022 the econic company. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Developing community. Delivering excellence.