SEC COCHRANE & BUTTERFIELD | MORGAN HILL, CA

EVERGREEN VILLAGE

the econic company®

Evergreen
Multifamily Retail Industrial

TENFOLD

TSC TRACTOR SUPPLY CO

AVAILABLE DIVISIBLE PAD SPACES

Holiday Inn Express & Suites

COMING SOON

COMING SOON

AVAILABLE

Raising Cane's CHICKEN FINGERS

COMING SOON

7 ELEVEN

COMING SOON

NOW OPEN

NOW OPEN

TACO BELL

COMING SOON

COMING SOON

EVERGREEN VILLAGE
SEC COCHRANE & BUTTERFIELD, MORGAN HILL, CA

20 ACRE MIXED-USE DEVELOPMENT PADS **AVAILABLE**

HIGHLIGHTS

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

±20.2 Acres of Land Zoned General Commercial

Nearby Residential Development with 398 Rental Units Under Construction

Lodging Projects Include Tenfold: 88 Senior Living Rooms and Holiday Inn: 108 Rooms

Pads Ready to Develop

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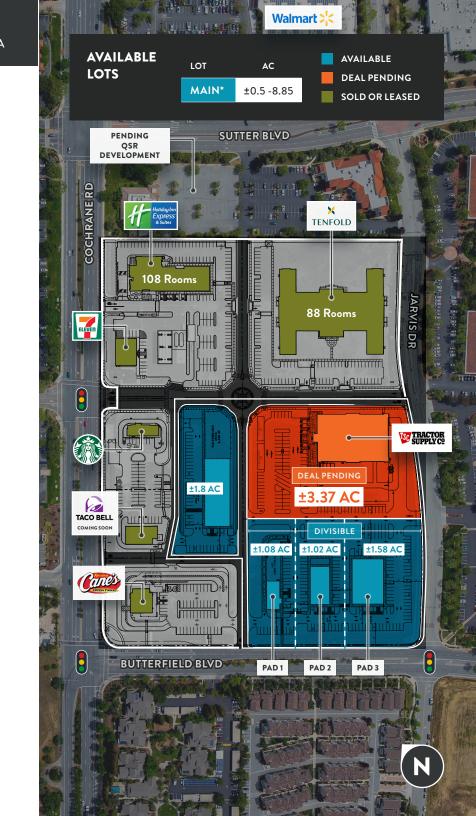- AUTO-RELATED
- INDUSTRIAL/R&D

AVAILABLE LOTS

LOT	AC
MAIN*	±0.5 -8.85

- AVAILABLE
- DEAL PENDING
- SOLD OR LEASED

Walmart

SUTTER BLVD

COCHRANE RD

PENDING QSR DEVELOPMENT

Holiday Inn Express & Suites

TENFOLD

108 Rooms

88 Rooms

7-ELEVEN

JARVIS DR

Starbucks

TRACTOR SUPPLY CO

±1.8 AC

DEAL PENDING ±3.37 AC

TACO BELL COMING SOON

DIVISIBLE

±1.08 AC ±1.02 AC ±1.58 AC

Raising Cane's Chicken Fingers

BUTTERFIELD BLVD

PAD 1   PAD 2   PAD 3

N

MORGAN HILL POWER CENTER

TARGET
Chili's
GameStop power to the players®
Staples that was easy.®
Starbucks Coffee
Dick's Sporting Goods
Mr. Pickle's Sandwich Shop
CVS
Petco Where the pets go.™
Red Robin Gourmet Burgers
DSW
Jamba Juice

COCHRANE PLAZA

Walmart
SUBWAY®
Panda Express Gourmet Chinese Food
McDonald's
HOBBY LOBBY

SOUTH VALLEY FWY ±122,000 ADT

101

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

SUTTER BLVD

JARVIS DRIVE

aragen
TECAN
HERITAGE BANK OF COMMERCE

BUTTERFIELD BLVD ±14,306 ADT

★ **EVERGREEN VILLAGE**

COCHRANE ROAD ±34,872 ADT

Starbucks
Raising Cane's Chicken Fingers
TENFOLD
Taco Bell
TSC Tractor Supply Co
7-Eleven
Holiday Inn Express & Suites

VIDA
398 RENTAL UNITS
UNDER CONSTRUCTION

ARCO
ampm

MONTEREY ROAD

- ■ SITE
- ■ COMMERCIAL
- ■ RESIDENTIAL

N

Placer.ai

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	38,582	54,870	121,957
Avg. HH Income	$194,502	$199,501	$194,296
Daytime Population	17,480	19,698	42,791

TRAFFIC COUNTS

Source: ESRI 2024

Cochrane East of Butterfield	**34,872 ADT**
Butterfield South of Cochrane	**14,306 ADT**

TRADE AREA HEATMAP

HIGH

LOW

"Trade Area Heat Map depicts the home residence location of visitors to Evergreen Village from May 2024 through April 2025, with the minimum visit threshold set to 12 visits within the 12-month period. "Low" (blue) indicates the minimum threshold of visits and each ascending color up to "High" indicates more than 12 visits within the 12-month period."

EVERGREEN VILLAGE

Coyote

Morgan Hill

San Martin

Rucker

Gilroy

EVERGREEN VILLAGE

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