

# EVERGREEN VILLAGE



the econic company®



**Evergreen**  
Multifamily Retail Industrial



# 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

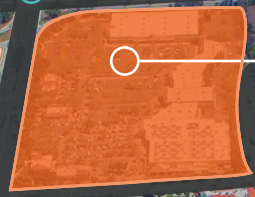


**MORGAN HILL POWER CENTER**

**COCHRANE PLAZA**

**101**

■ SITE  
■ COMMERCIAL  
■ RESIDENTIAL



**★ EVERGREEN VILLAGE**

**VIDA**  
398 RENTAL UNITS UNDER CONSTRUCTION



**SOUTH VALLEY FWY ±122,000 ADT**

**SUTTER BLVD**

**JARVIS DRIVE**

**BUTTERFIELD BLVD ±14,306 ADT**

**COCHRANE ROAD ±34,872 ADT**

**MONTEREY ROAD**





## DEMOGRAPHICS

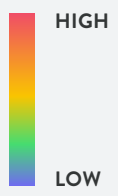
	3 MILES	5 MILES	10 MILES
Population	38,582	54,870	121,957
Avg. HH Income	\$194,502	\$199,501	\$194,296
Daytime Population	17,480	19,698	42,791

## TRAFFIC COUNTS

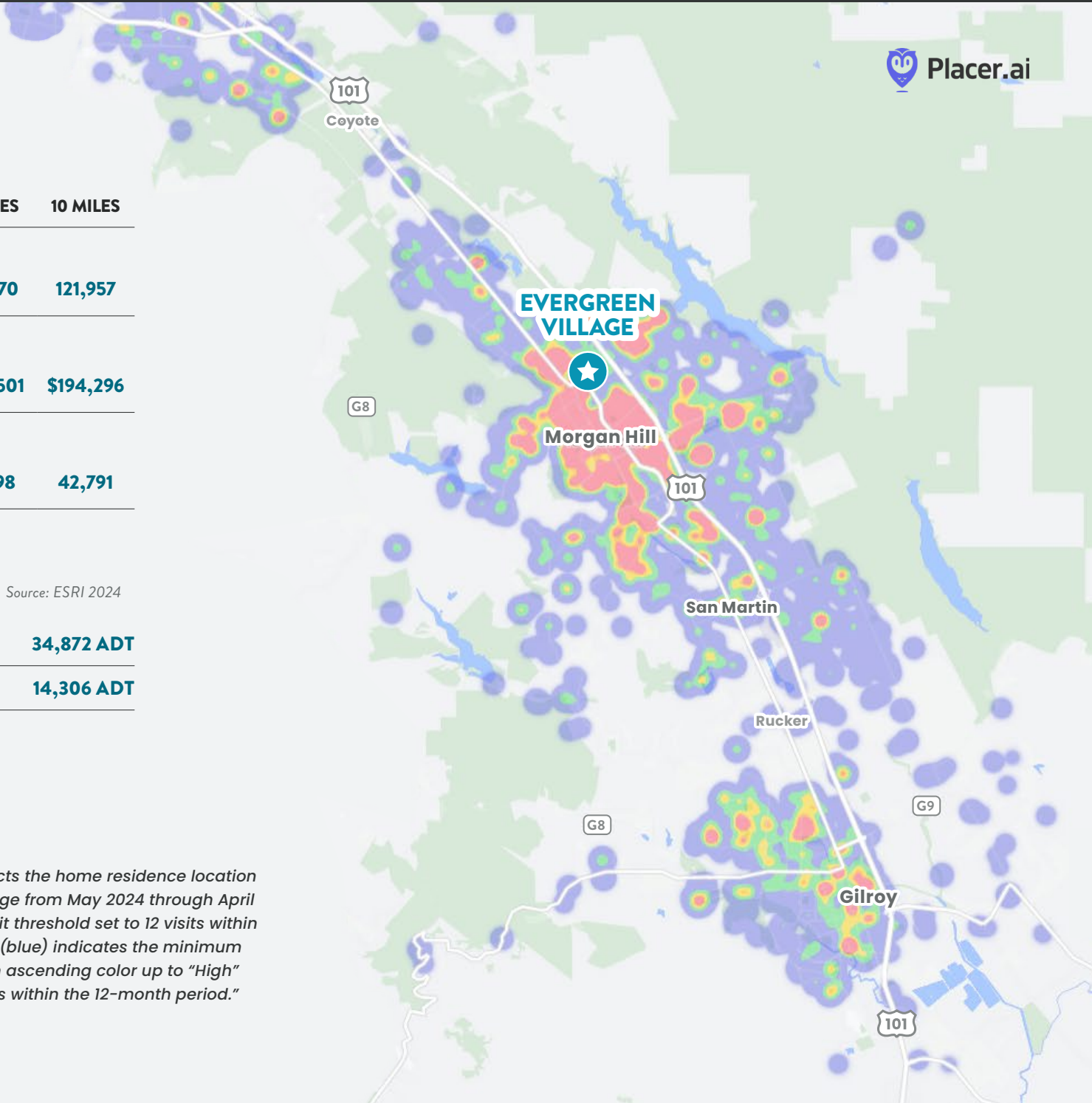
Source: ESRI 2024

Cochrane East of Butterfield	<b>34,872 ADT</b>
Butterfield South of Cochrane	<b>14,306 ADT</b>

## TRADE AREA HEATMAP



"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."



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