

SEC COCHRANE & BUTTERFIELD | MORGAN HILL, CA

EVERGREEN VILLAGE



the eonic company®



Evergreen

Developing community. Delivering excellence.




TENFOLD


COMING SOON


COMING SOON


COMING SOON


COMING SOON

NATIONAL CHICKEN QSR
COMING SOON

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 Rooms and Holiday Inn: 108 Rooms

Drive-Thru 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



*Parcel can be demised down to ±0.5 AC

MORGAN HILL POWER CENTER

SOUTH VALLEY FWY ±122,000 ADT

COCHRANE PLAZA

BUTTERFIELD BLVD ±14,306 ADT

SUTTER BLVD

JARVIS DRIVE

EVERGREEN VILLAGE

COCHRANE ROAD ±34,872 ADT




VIDA
398 RENTAL UNITS
UNDER CONSTRUCTION

- SITE
- COMMERCIAL
- RESIDENTIAL

MONTEREY ROAD



DEMOGRAPHICS

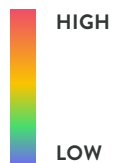
| | 3 MILES | 5 MILES | 10 MILES |
|--|-----------|-----------|-----------|
|  Population | 38,582 | 54,870 | 121,957 |
|  Avg. HH Income | \$194,502 | \$199,501 | \$194,296 |
|  Daytime Population | 17,480 | 19,698 | 42,791 |

TRAFFIC COUNTS

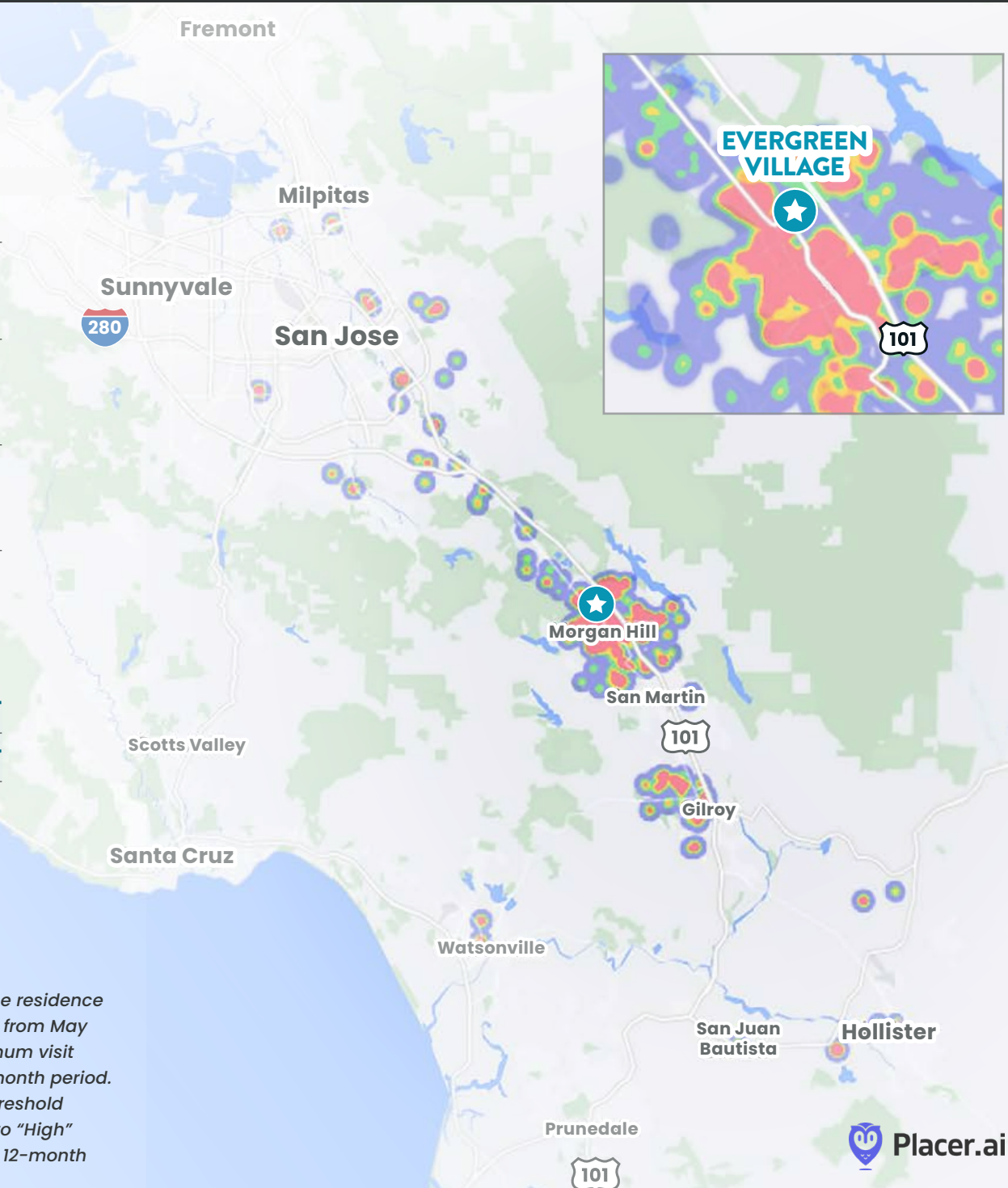
Source: ESRI 2024

| | |
|-------------------------------|-------------------|
| Cochrane East of Butterfield | 34,872 ADT |
| Butterfield South of Cochrane | 14,306 ADT |

TRADE AREA Heatmap



"Trade Area Heat Map depicts the home residence location of visitors to Evergreen Village from May 2023 through May 2024, 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



EVERGREEN VILLAGE



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

NICOLE KEY | Executive Director | nkey@theeoniccompany.com | (408) 422-3981 | LIC. 01907567

DEVELOPER CONTACT: HEATHER WISEMAN | Vice President, Leasing | hwiseman@evgre.com | (303) 656-8713



the eonic company®



Developing community. Delivering excellence.