

SEC COCHRANE & BUTTERFIELD | MORGAN HILL, CA

# EVERGREEN VILLAGE



the eonic company®



Evergreen

Developing community. Delivering excellence.



TENFOLD

Holiday Inn  
Express  
& Suites

COMING  
SOON

7-ELEVEN

COMING  
SOON



COMING  
SOON

TACO BELL

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	AVAILABLE
	MAIN*	±0.5 -8.85	AVAILABLE
			DEAL PENDING
			SOLD OR LEASED



\*Parcel can be demised down to ±0.5 AC



**MORGAN HILL POWER CENTER**

**COCHRANE PLAZA**

101

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

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

**SOUTH VALLEY FWY ±122,000 ADT**

101

**SUTTER BLVD**

**JARVIS DRIVE**

**aragen** **TECAN** **HERITAGE BANK OF COMMERCE**

**BUTTERFIELD BLVD ±14,306 ADT**

**EVERGREEN VILLAGE**

**COCHRANE ROAD ±34,872 ADT**

**Starbucks**  
**TACO BELL**  
**7 ELEVEN**  
**Holiday Inn Express & Suites**  
**TENFOLD**

**VIDA**  
398 RENTAL UNITS UNDER CONSTRUCTION




■ SITE  
■ COMMERCIAL  
■ RESIDENTIAL

**MONTEREY ROAD**

**ARCO**  
**ampm**



## DEMOGRAPHICS

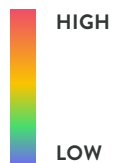
	3 MILES	5 MILES	10 MILES
 Population	38,582	54,870	121,957
 Avg. HH Income	\$194,502	\$199,501	\$194,296
 Daytime Population	17,480	19,698	42,791

## TRAFFIC COUNTS

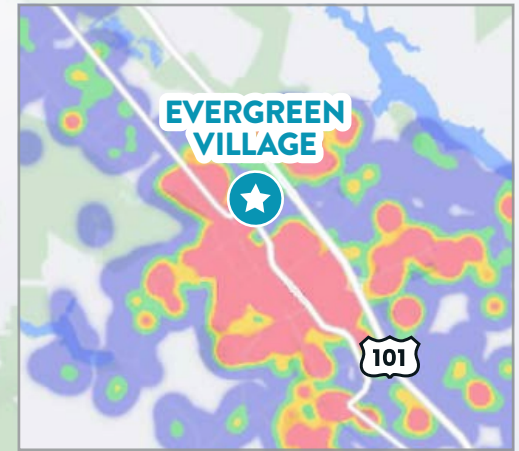
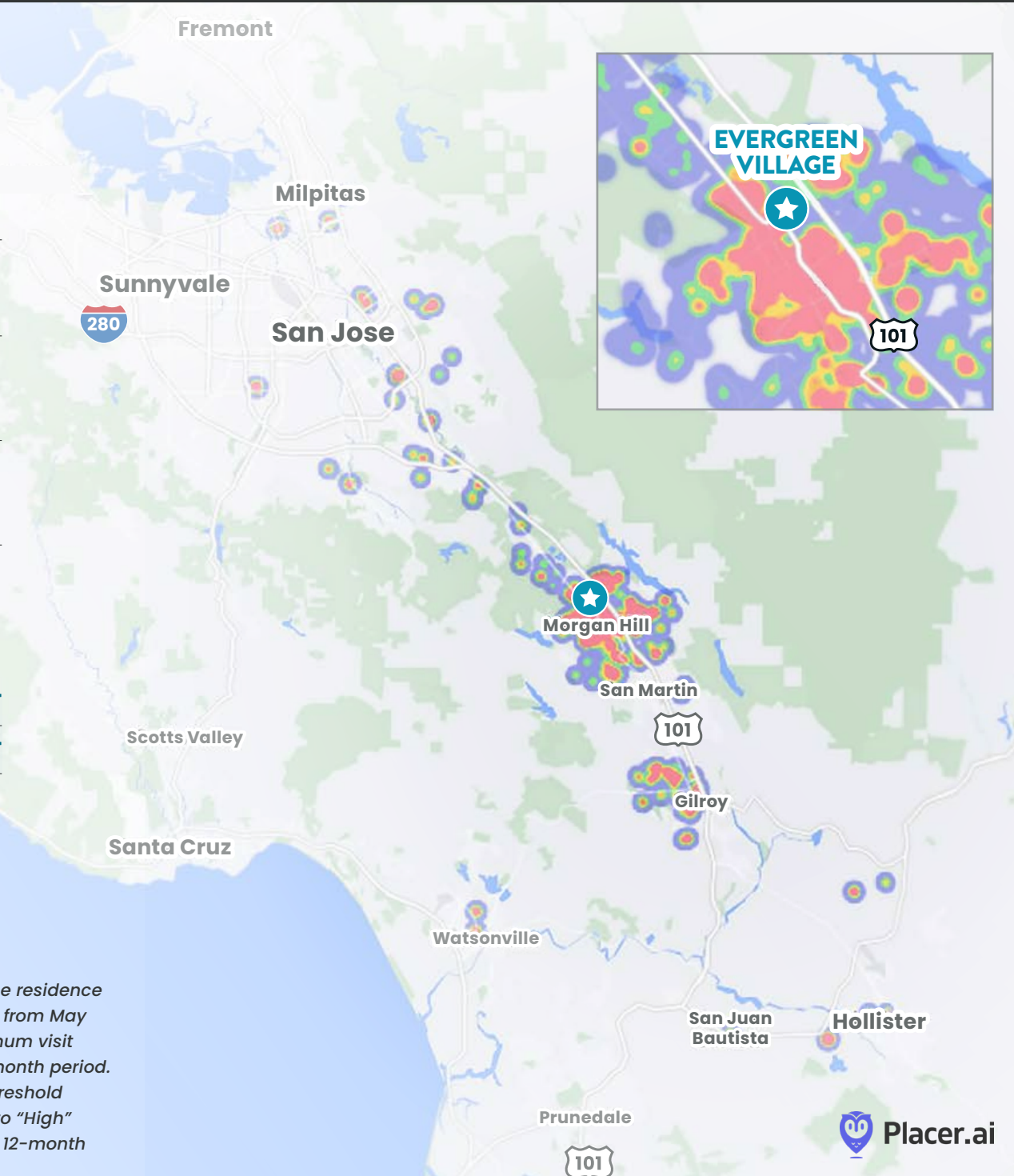
Source: ESRI 2024

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 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



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