

SEC COCHRANE & BUTTERFIELD | MORGAN HILL, CA

# 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

## AVAILABLE LOTS

LOT

AC

MAIN\*

±0.5 - 8.85

-  AVAILABLE
-  DEAL PENDING
-  SOLD OR LEASED



## MORGAN HILL POWER CENTER



## COCHRANE PLAZA



SOUTH VALLEY FWY ±122,000 ADT

101



SUTTER BLVD

JARVIS DRIVE

BUTTERFIELD BLVD ±14,306 ADT

EVERGREEN VILLAGE



COCHRANE ROAD ±34,872 ADT



VIDA  
398 RENTAL UNITS  
UNDER CONSTRUCTION

MONTEREY ROAD

SITE

COMMERCIAL

RESIDENTIAL

N

101

## 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

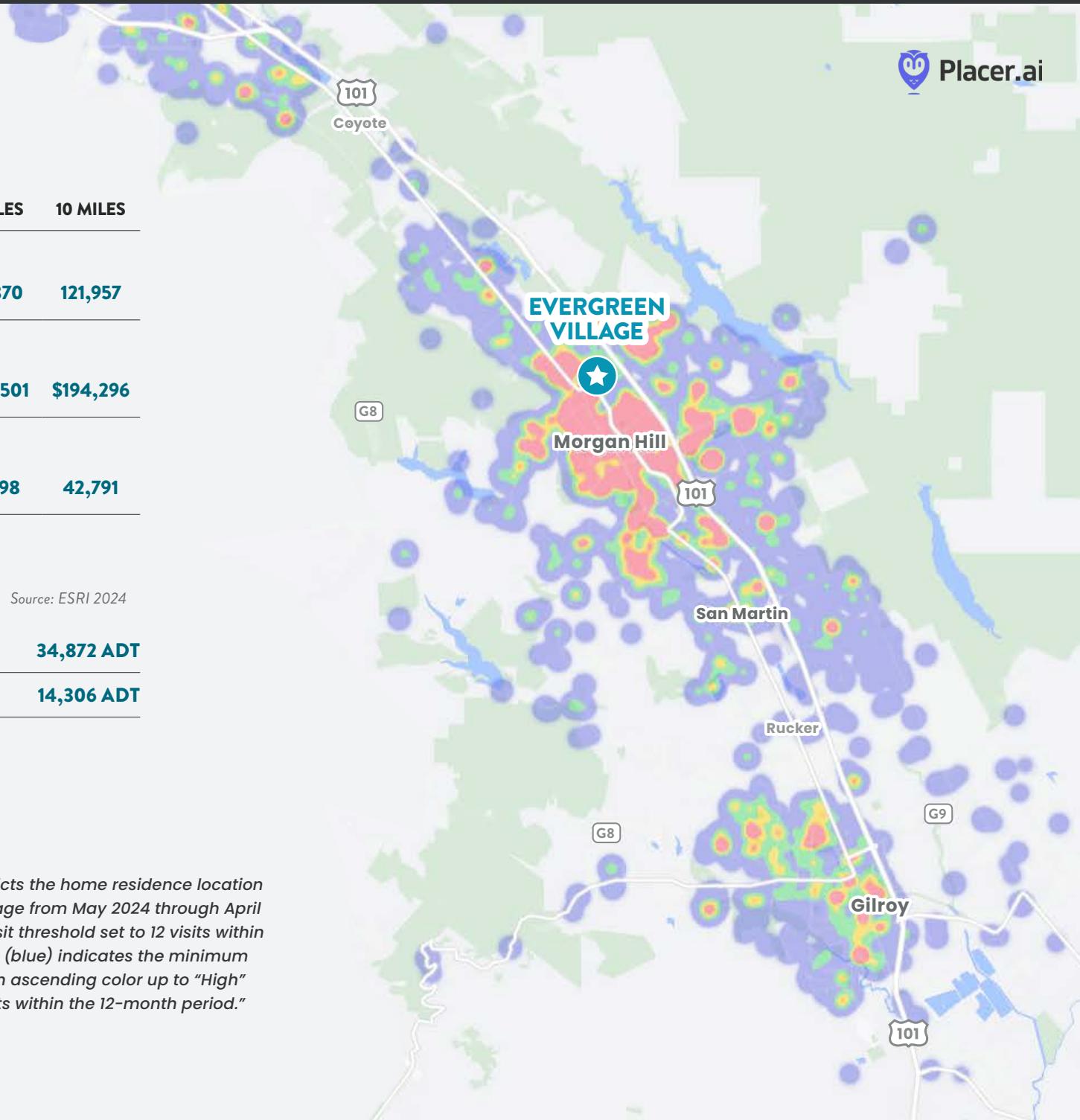
Source: ESRI 2024

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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