

SEC COCHRANE & BUTTERFIELD | MORGAN HILL, CA

EVERGREEN VILLAGE



the econic company®



Evergreen
Multifamily Retail Industrial



TENFOLD



TRACTOR
SUPPLY CO

AVAILABLE DIVISIBLE PAD SPACES



Holiday Inn
Express
& Suites

COMING
SOON

COMING
SOON

DEAL
PENDING



Cane's
CHICKEN FINGERS

NOW
OPEN



7
ELEVEN

COMING
SOON

NOW
OPEN



STARBUCKS

NOW
OPEN



TACO BELL

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 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



SOUTH VALLEY FWY ±122,000 ADT

101

101

SUTTER BLVD

JARVIS DRIVE

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

aragen

TECAN

HERITAGE
BANK OF COMMERCE

BUTTERFIELD BLVD ±14,306 ADT

EVERGREEN
VILLAGE

COCHRANE ROAD ±34,872 ADT

Starbucks

Cane's
SOUTHERN FRIED CHICKEN

TACO BELL

TENFOLD

TRACOR
SUPPLY CO

7
ELEVEN

ARCO
ampm

Holiday Inn
Express
& Suites

VIDA

398 RENTAL UNITS
UNDER CONSTRUCTION

SITE
COMMERCIAL
RESIDENTIAL

MONTEREY ROAD

N



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

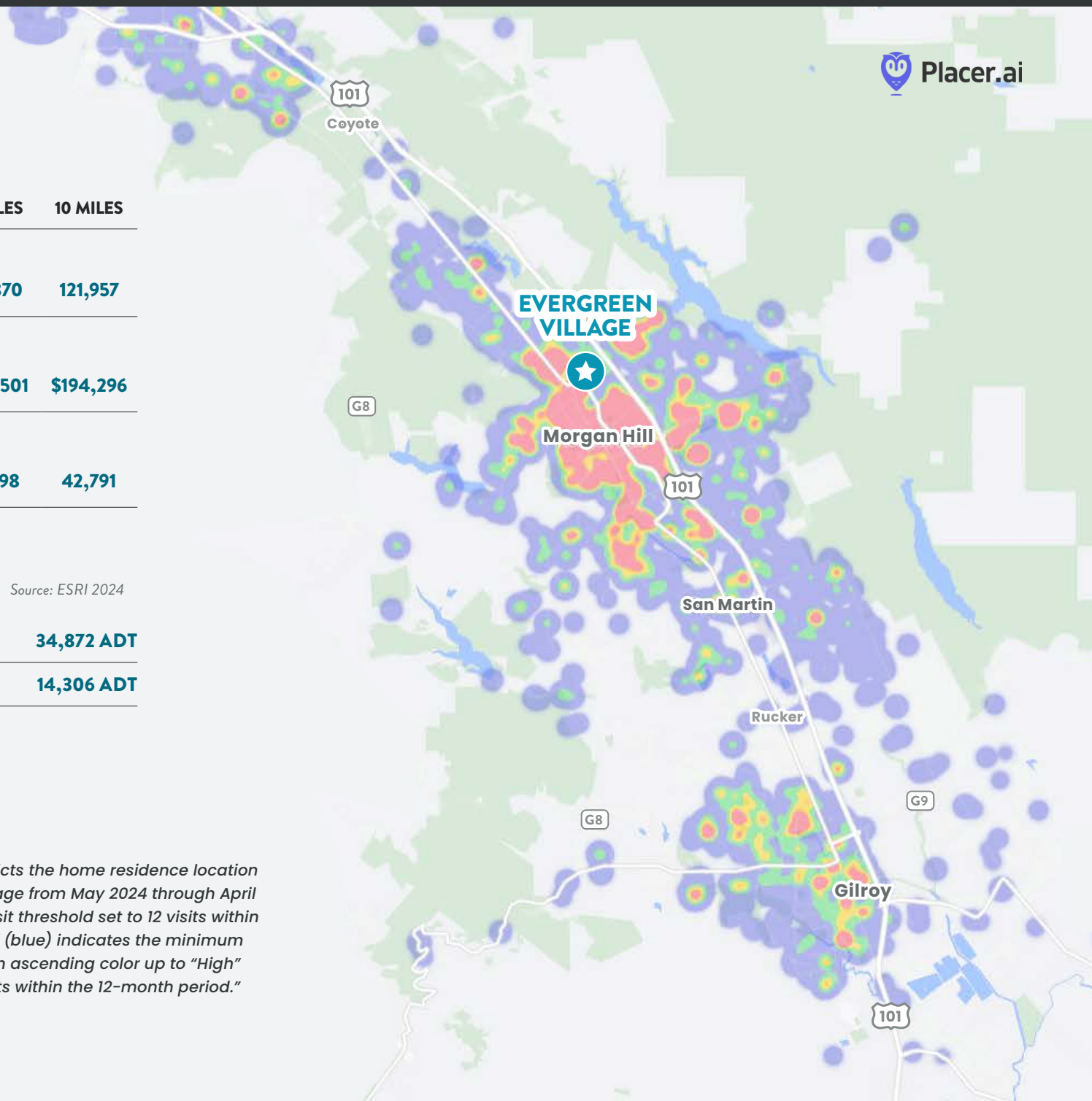
Source: ESRI 2024

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 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



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