

# COCHRANE COMMONS SHOPPING CENTER

Corner of Highway 101 & Cochrane Road  
Morgan Hill, CA



## Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.  
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT  
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.  
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# COCHRANE COMMONS



## OPPORTUNITIES AVAILABLE

Cochrane Commons is a regional shopping center anchored by Target, Dick's, Petco, and recently added Burlington to its high quality tenant roster. Over the last 12 months Cochrane Commons has seen 2.7 million visits, the most of any center in Morgan Hill. The shopping center is conveniently located off of Hwy 101 which sees nearly 125,000 cars daily. Due to its convenient location, the center sees regular visits from residents of Morgan Hill, Gilroy, Hollister, and South San Jose. The immediate community around the center is very affluent with the average household income over \$180,000. Housing has picked up within Morgan Hill with 924 housing units currently under construction, another 831 approved, and 874 units in planning.

## DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
<b>20,926</b>	<b>37,110</b>	<b>52,326</b>
POPULATION		



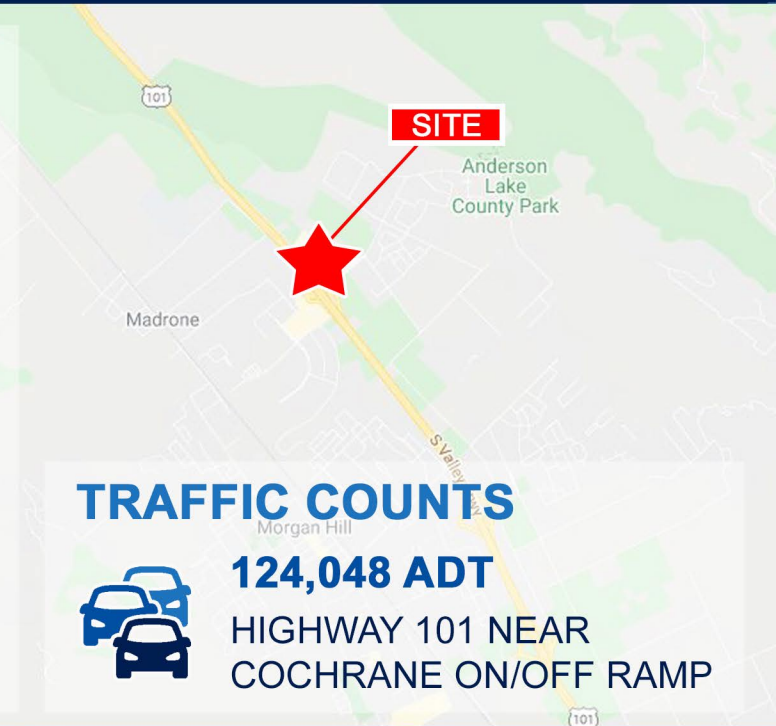
2-Mile	3-Mile	5-Mile
<b>\$234,402</b>	<b>\$214,121</b>	<b>\$214,580</b>
AVG. HH INCOME		



2-Mile	3-Mile	5-Mile
<b>9,095</b>	<b>14,284</b>	<b>17,962</b>
EMPLOYEES		



**45,892**  
CITY OF MORGAN HILL



## TRAFFIC COUNTS



**124,048 ADT**  
HIGHWAY 101 NEAR  
COCHRANE ON/OFF RAMP

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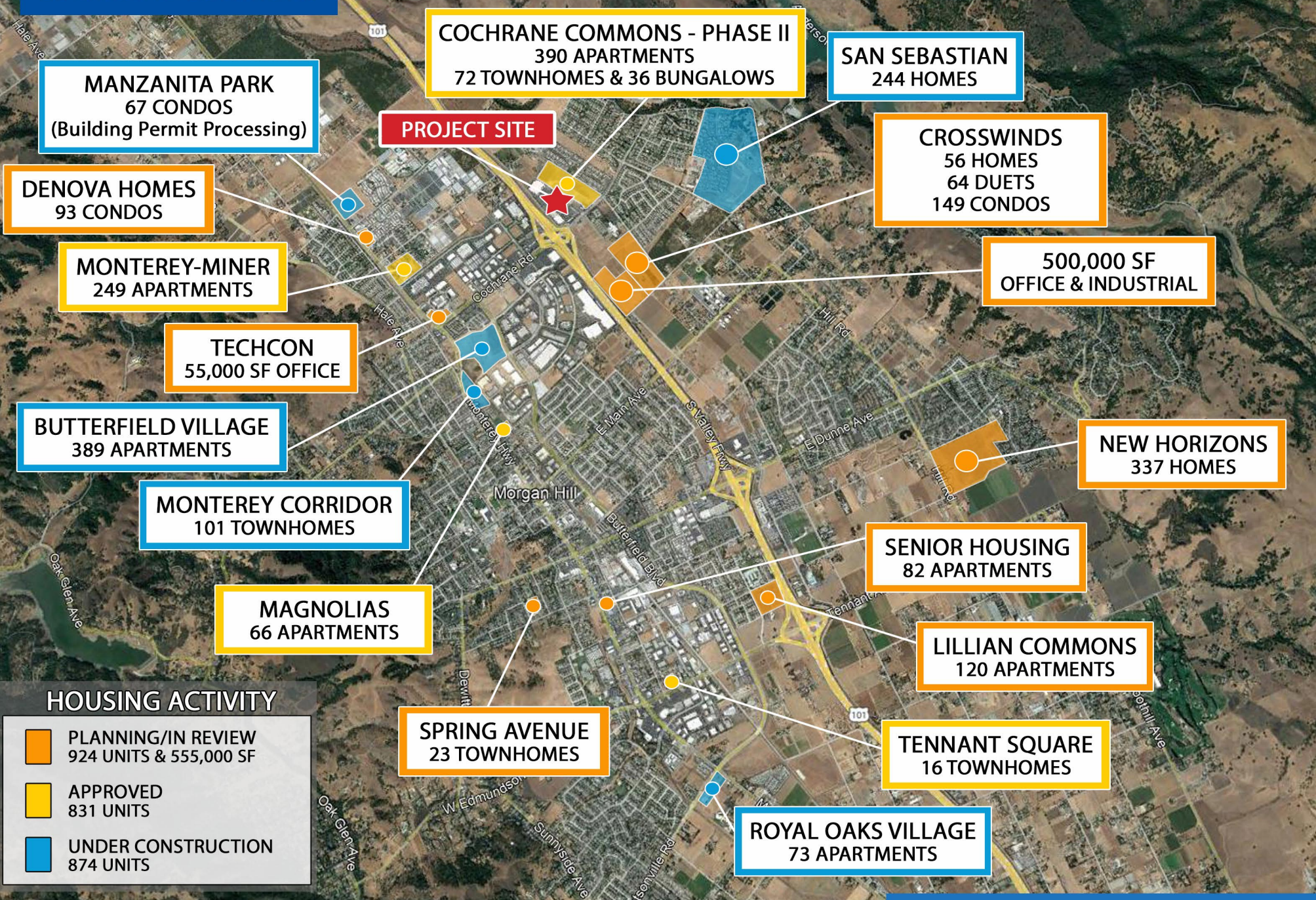
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# COCHRANE COMMONS



## HOUSING ACTIVITY

- PLANNING/IN REVIEW  
924 UNITS & 555,000 SF
- APPROVED  
831 UNITS
- UNDER CONSTRUCTION  
874 UNITS



# COCHRANE COMMONS



COCHRANE COMMONS  
PHASE II

COCHRANE COMMONS  
SHOPPING CENTER



# COCHRANE COMMONS

# PHASE I

**PHASE II**  
(FUTURE DEVELOPMENT)  
FULLY APPROVED

CLUB PILATES  
RECENTLY EXPANDED BY ANOTHER 1,200 SF  
**SportClips** HAIRCUTS  
Amour Na.Iz...  
VITALITYBOWLS SUPERFOOD CAFE

Mainstream Boutique Serenity dental  
**MR. PICKLE'S** SANDWICH SHOP  
Site for Sore Eyes  
ME Massage Envy **DICKEY'S** BARBECUE PIT  
GO WIRELESS verizon wireless

STARBUCKS COFFEE GREEN CLEANERS  
Ono Hawaiian BBQ  
crumbl cookies  
**2,200 SF AVAILABLE**

BURGER KING 76



Shops E 7,920 sf

Shops D 8,191 sf

Shops C 13,053 sf

Pad 2 8,200 sf

Shops A 12,320 sf

Retail 6,500 sf

**1,800 SF AVAILABLE**

Bath & Body Works See's CANDIES  
post-n-print One Stop Business Center

**10,000 SQUARE FOOT BUILD TO SUIT OPPORTUNITY**

ULTA BOUTIQUE Burlington petco DSW DICK'S SPORTING GOODS five BELOW MOD MOD PIZZA MEN'S MARTINI MATTRESS FIRM

# SITE PLAN



# COCHRANE COMMONS

# PHASE I

2,200 S.F.  
AVAILABLE  
(~46' Width x ~50' Depth)

Ono Hawaiian  
BBQ

crumbl  
cookies

GREEN  
CLEANERS

STARBUCKS  
COFFEE



PAD 2



# COCHRANE COMMONS

# PHASE I



# SHOPS E



# COCHRANE COMMONS

# PHASE II



Rising Sun Dr 108 +/- For Sale Housing Units  
-36 Bungalows  
-72 Townhomes

80,000 – 135,000 SF  
Retail



390 +/- Rental  
Apartment Units

Depaul Dr

Cochrane Rd

Black

# SITE PLAN



# COCHRANE COMMONS

# PHASE II



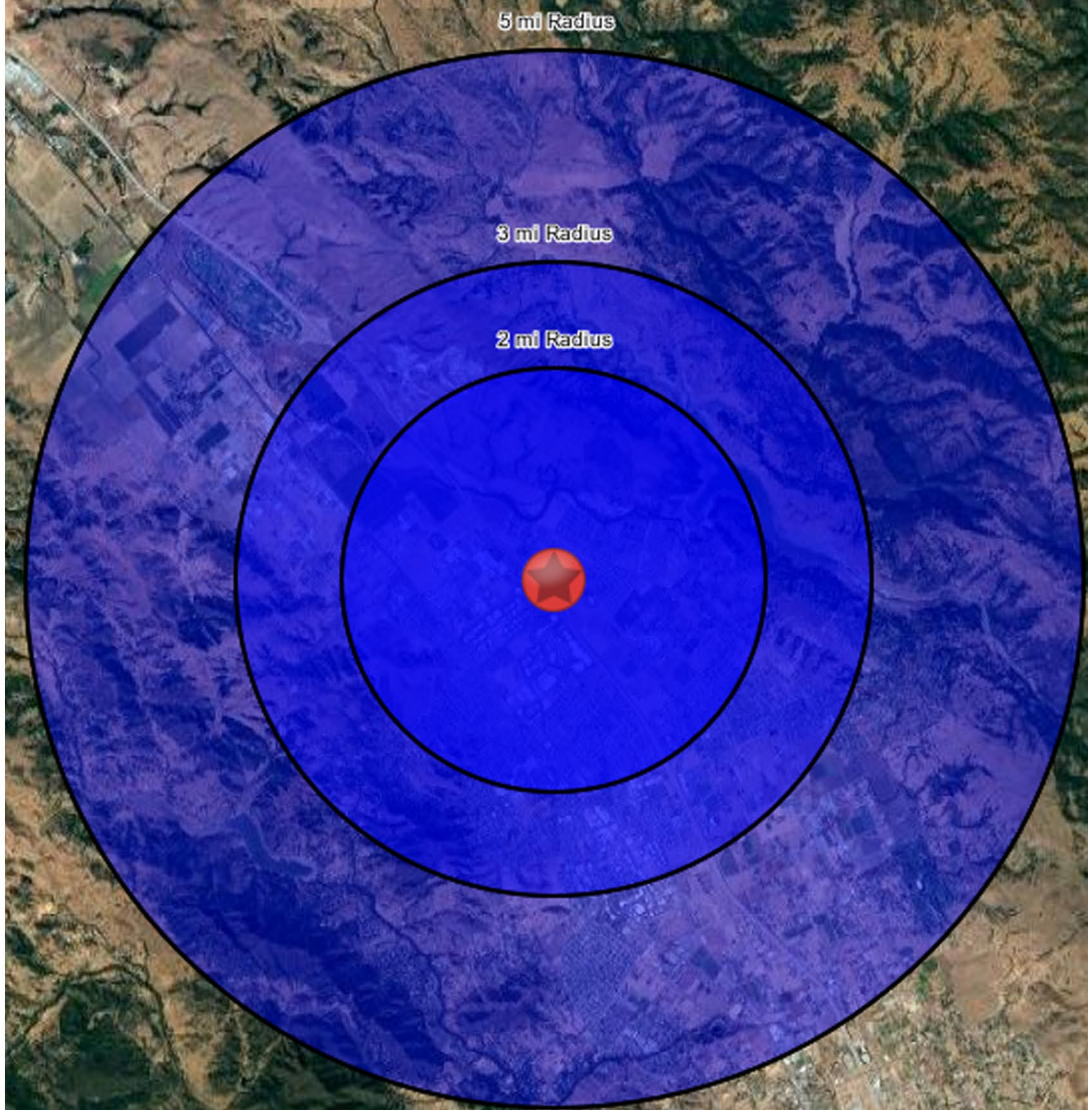
## ELEVATIONS



# COCHRANE COMMONS

## SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	20,926	37,110	52,326
2029 Projected Population	21,346	37,660	52,800
2020 Census Population	21,142	37,819	53,985
2010 Census Population	16,552	31,053	46,325
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	1.9%	1.4%	0.9%
2024 Median Age	39.8	39.6	41.3
<b>Households</b>			
2024 Estimated Households	6,748	12,201	17,438
2029 Projected Households	6,864	12,332	17,530
2020 Census Households	6,756	12,272	17,746
2010 Census Households	5,184	9,881	15,023
Projected Annual Growth 2024 to 2029	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	2.2%	1.7%	1.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	40.3%	40.1%	42.1%
2024 Estimated Black or African American	2.7%	2.9%	2.6%
2024 Estimated Asian or Pacific Islander	29.6%	28.4%	27.5%
2024 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.3%
2024 Estimated Other Races	26.4%	27.3%	26.6%
2024 Estimated Hispanic	29.4%	30.8%	30.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$234,402	\$214,121	\$214,580
2024 Estimated Median Household Income	\$193,793	\$170,589	\$169,888
2024 Estimated Per Capita Income	\$75,733	\$70,639	\$71,724
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.0%	5.2%	5.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.9%	4.1%
2024 Estimated High School Graduate	15.5%	17.5%	17.4%
2024 Estimated Some College	18.3%	18.2%	18.5%
2024 Estimated Associates Degree Only	9.4%	8.9%	8.7%
2024 Estimated Bachelors Degree Only	29.9%	29.2%	29.0%
2024 Estimated Graduate Degree	19.0%	17.1%	16.8%
<b>Business</b>			
2024 Estimated Total Businesses	979	1,779	2,368
2024 Estimated Total Employees	9,095	14,284	17,962
2024 Estimated Employee Population per Business	9.3	8.0	7.6
2024 Estimated Residential Population per Business	21.4	20.9	22.1



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# DEMOGRAPHICS