

Cochrane Plaza

TENANTS INCLUDE:



AND YOUR BUSINESS HERE!



100-990 COCHRANE PLAZA
MORGAN HILL, CA

AVAILABLE FOR LEASE:

10,200 SF - *Jr. Anchor*

2,262-7,580 SF - *In-line Retail*

5,000 SF - *Freestanding PAD*

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PROPERTY

Overview



25,000 SF Community Shopping Center
Anchored by Walmart, Hobby Lobby, and Grocery Outlet



Excellent Retail Trade Area
Serving Morgan Hill, San Jose, Gilroy, and San Martin



Abundant Parking
Extensive on-site surface parking



Located in Busiest Exit in Morgan Hill
Convenient Access to U.S. HWY 101



Large Pylon Signage Visible from Freeway
Available for Junior Anchor



Junior Anchor Opportunity
10,200 SF with signage



Freestanding Front PAD Available
5,000 SF with monument signage



Undergoing Exterior Facade Improvements:
New paint, refreshed awnings, upgraded LED lighting, and new landscaping (See Pg. 9)



TENANT LIST

Site Plan



102	Harry & Son Jewelers
104	Mayfair Hair & Nails
106	iTAN - Sun Spray Spa
108	Victoria's Nail Spa
110/112	Tandoori Flames Restaurant
114	T4 Boba Tea
116	Kora Sushi
118	Victory Martial Arts
120	RETAIL AVAILABLE - 2,262 SF
122	Benjamin Moore Paints

124	RETAIL AVAILABLE - 4,038 SF
126	Morgan Hill Athletic Club
130	RETAIL AVAILABLE - 7,580 SF
140	Grocery Outlet
144	Cali Pet Goodz
150	AVAILABLE - 10,200 SF
154	Cochrane Plaza Dental Care
170	Walmart Supercenter
990	Hobby Lobby

135	McDonald's
PAD I	
218	T-Mobile
222	PostalAnnex
226	Tortilla House
230	Baskin Robbins

PAD H	
200	RETAIL AVAILABLE - 5,000 SF

PAD K	
100	Philz Coffee
120	Panda Express
140	Wing Stop
160	Subway

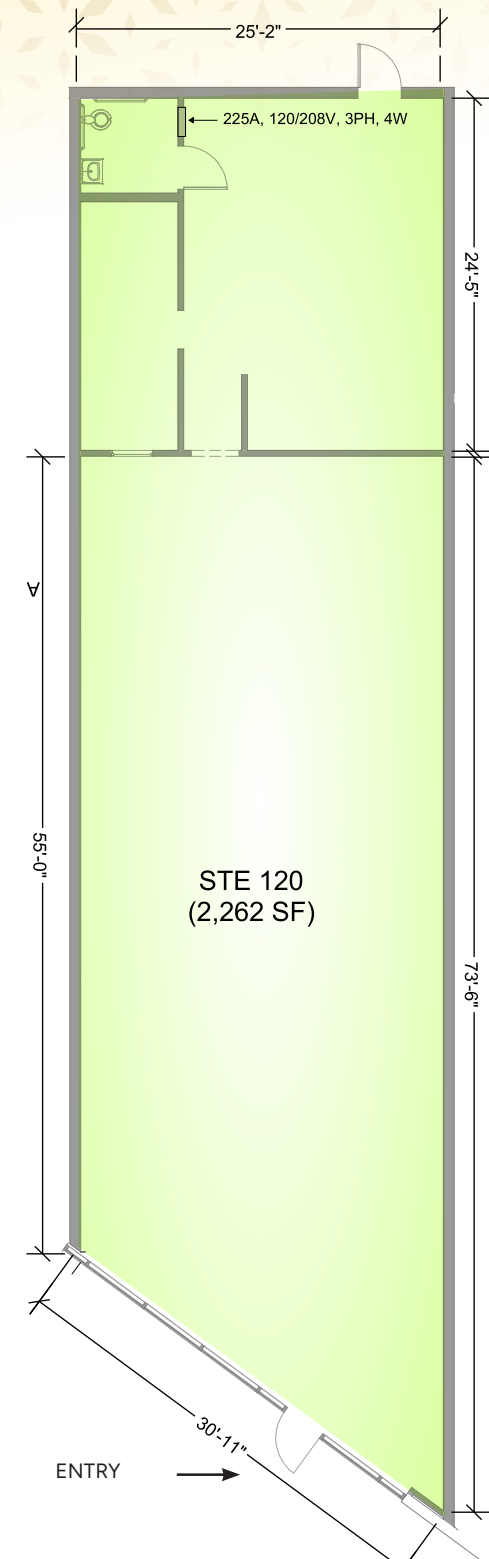
FLOOR PLAN

Suite 120

SIZE	2,262 SF
TYPE	In-line Retail
PRICING	<i>Call for Pricing</i>
HVAC	Existing HVAC Unit
ELECTRICITY	400 Amp, 120/208V AC, 3-Phase 4-Wire
SIGNAGE	Facade signage

EXISTING FEATURES

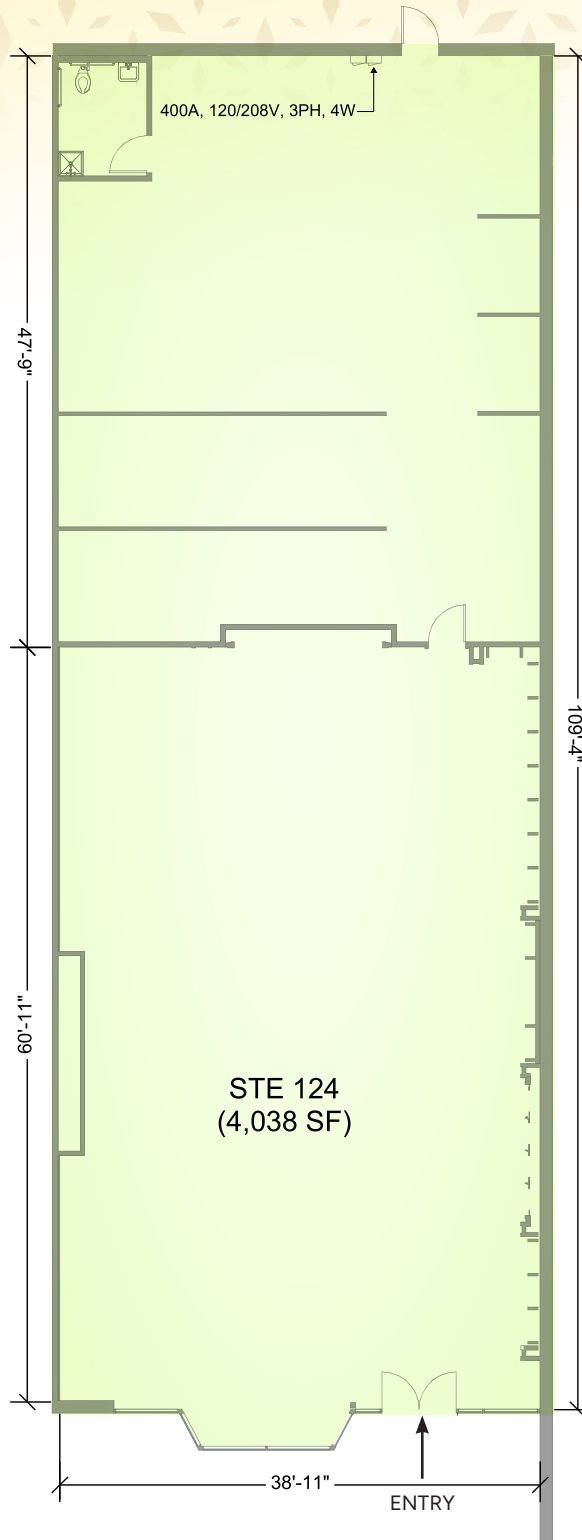
- Prominent location in center
- Ample parking directly in front of storefront
- Expansive 30'-11" glass front
- Glass storefront single-door
- X-Large tower facade sign-band
- (1) Existing single stall restroom



FLOOR PLAN

Suite 124

SIZE	4,038 SF
TYPE	In-line Retail
PRICING	<i>Call for Pricing</i>
HVAC	Existing HVAC Unit
ELECTRICITY	400 Amp, 120/208V AC, 3-Phase 4-Wire
SIGNAGE	Facade signage
EXISTING FEATURES	<ul style="list-style-type: none"> • Central location in center • Existing Bay window • 38'-11" glass front facade • Expansive frontage • (1) Existing single stall restroom • Wood parquet flooring • Glass storefront double-door



FLOOR PLAN

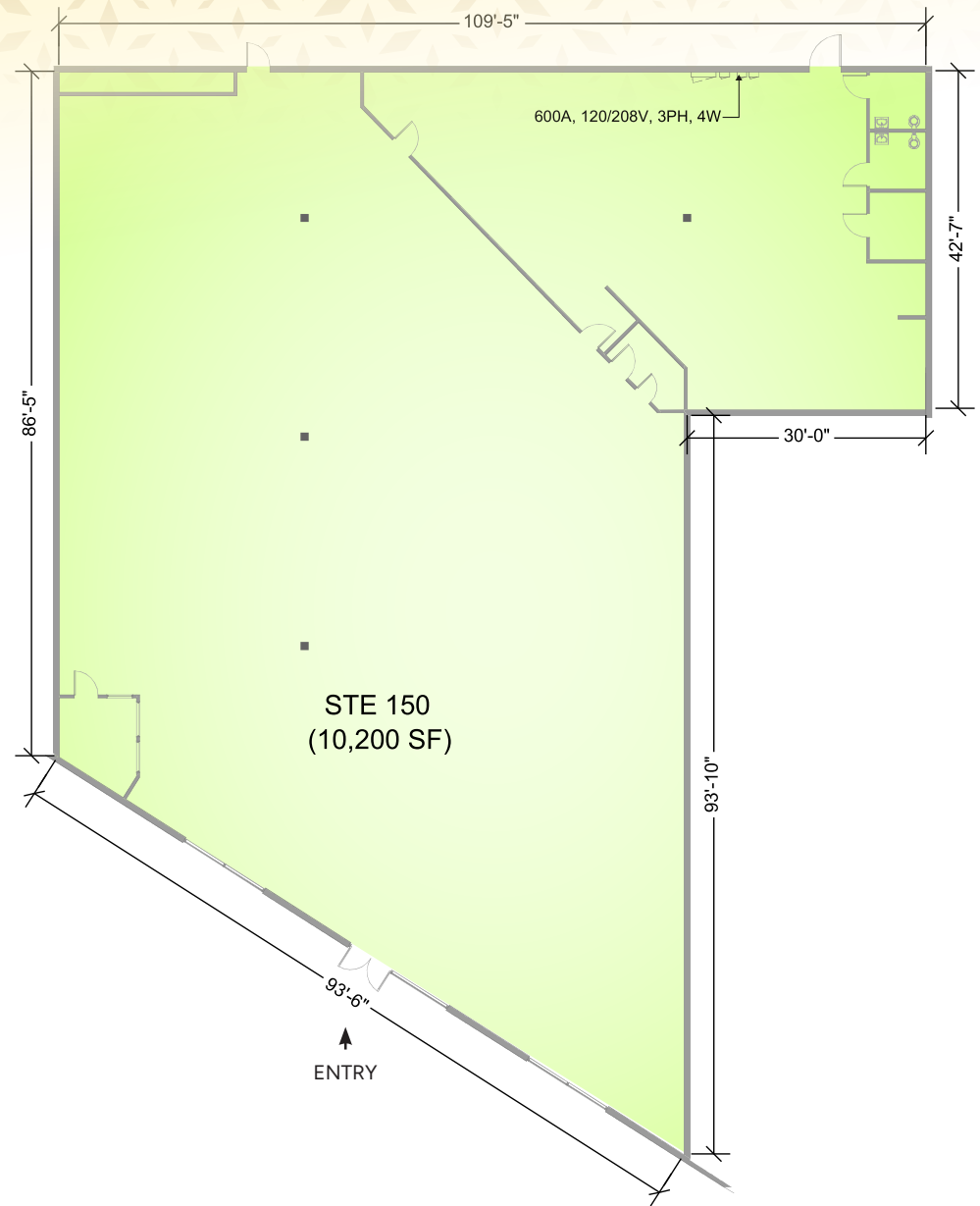
Suite 130

SIZE	7,850 SF
TYPE	Junior Anchor
PRICING	<i>Call for Pricing</i>
HVAC	Existing HVAC Unit
ELECTRICITY	<i>To be confirmed</i>
SIGNAGE	Placement on pylon sign visible from HWY 101 Facade sign band
EXISTING FEATURES	<ul style="list-style-type: none"> • Highly visible from parking lot main entry • Central location within center, adjacent to Grocery Outlet • High interior ceilings ~12'-6" • New storefront double-door • Bay windows • Great sign band



FLOOR PLAN Suite 150

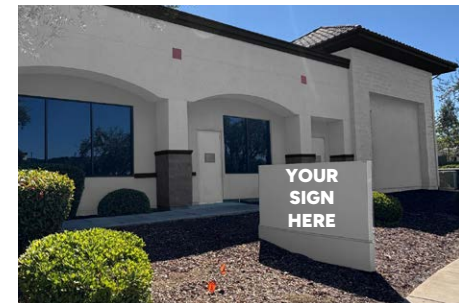
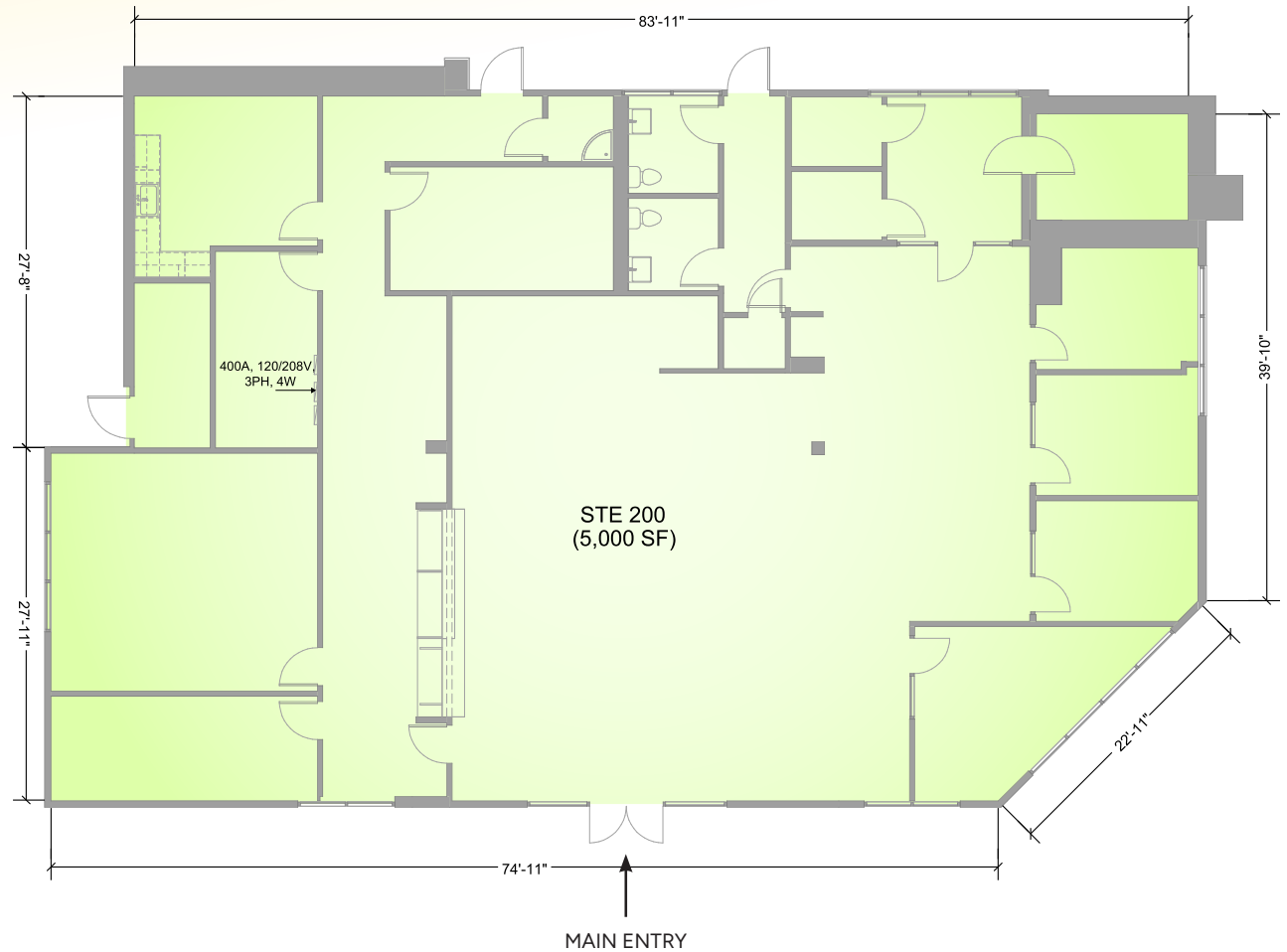
SIZE	10,200 SF
TYPE	Junior Anchor
PRICING	<i>Call for Pricing</i>
HVAC	Existing HVAC Unit
ELECTRICITY	600 Amp, 120/208V AC, 3-Phase 4-Wire
SIGNAGE	Placement on pylon sign visible from HWY 101 Tower facade sign band
EXISTING FEATURES	<ul style="list-style-type: none"> • Junior Anchor opportunity • Strategically located between Walmart and Grocery Outlet • High drop-tile ceiling • Very prominent unit within shopping center • Glass double-doors • (2) Single stall restrooms



FLOOR PLAN - PAD K

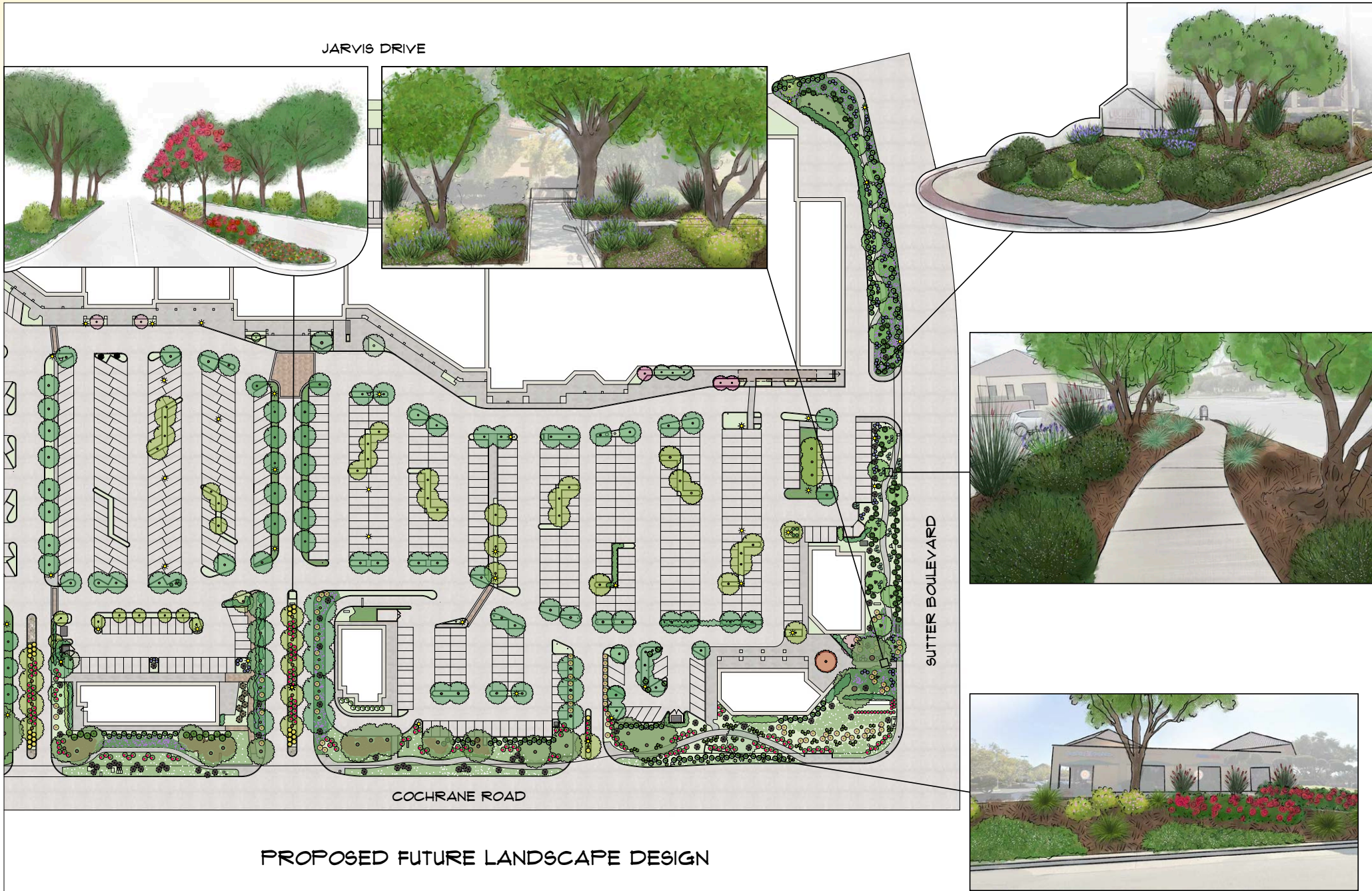
Suite 200

SIZE	5,000 SF <i>Potentially divisible</i>
TYPE	Freestanding PAD
PRICING	<i>Call for Pricing</i>
HVAC	Existing HVAC Unit
ELECTRICITY	600 Amp, 120/208V AC, 3-Phase 4-Wire
SIGNAGE	Dedicated monument signage Facade signage
EXISTING FEATURES	<ul style="list-style-type: none"> • Very prominent front PAD • Highly visible from corner of Sutter Blvd & Cochrane Rd • Close proximity to Walmart • Built-out offices/bank improvements • (2) Single stall restrooms



UPCOMING LANDSCAPE IMPROVEMENTS

Cochrane Plaza



MARKET PROFILE

Choose Morgan Hill

Source: esri 2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population (2025)	8,008	41,375	56,384
Population Growth Rate	0.83%	0.20%	0.10%
Daytime Population	12,076	43,205	55,148
Average Household Income	\$231,234	\$213,335	\$213,389
Average Home Value	\$1.41 M	\$1.35 M	\$1.371 M
Median Age	40.1	39.9	41.1
Average Family Size	3.50	3.39	3.37

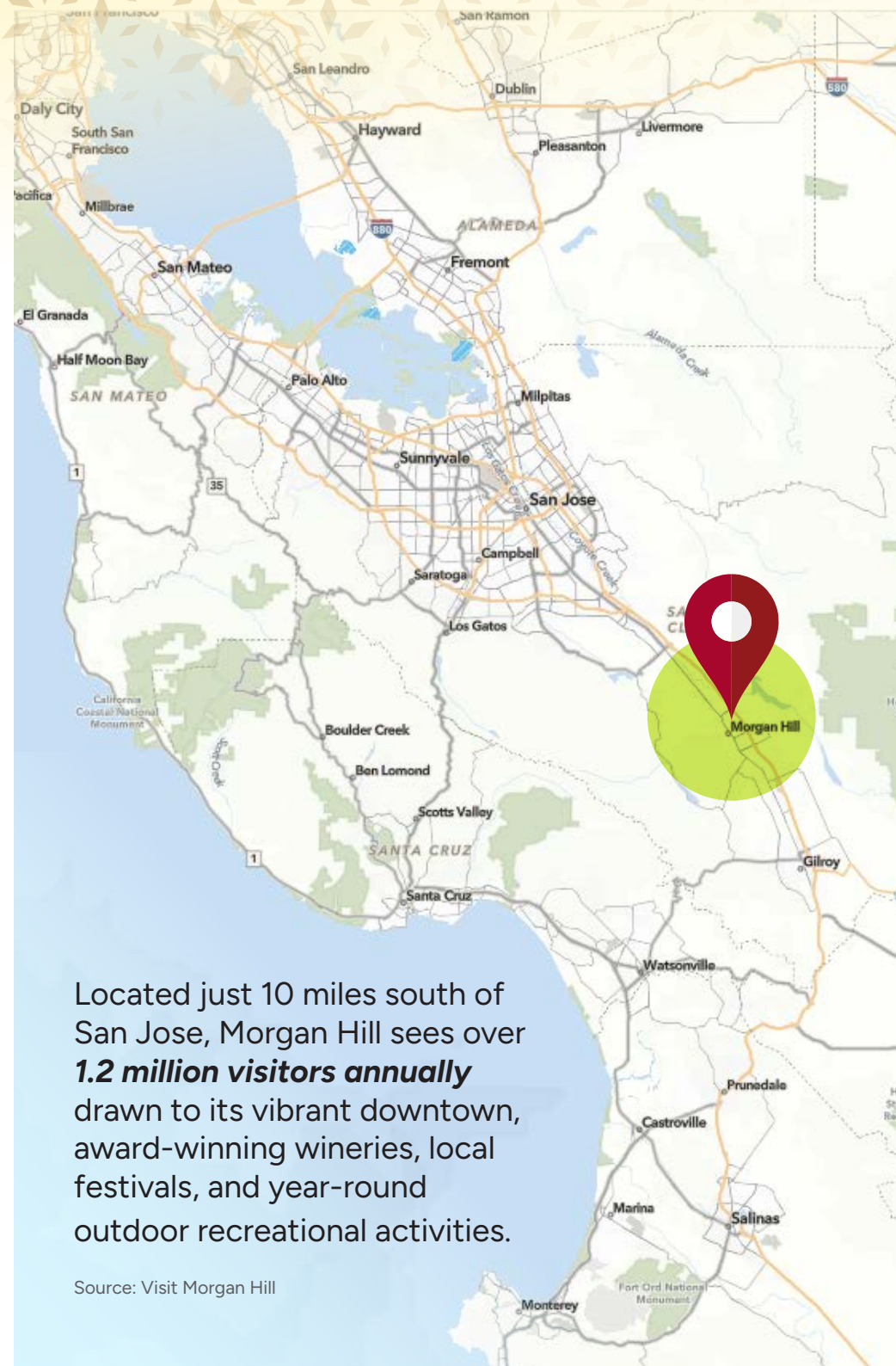


An Affluent, Family-Oriented Suburban Market

Consumers primarily consists of affluent, family-oriented, and educated professionals in their prime earning years who value convenience, quality, and lifestyle-driven services.

TRAFFIC COUNTS	AVERAGE DAILY TRAFFIC *
Cochrane Rd (0.10 mi away)	34,872 ADT
HWY 101 (0.20 mi away)	144,000 ADT
Butterfield Blvd (0.4 mi away)	14,306 ADT
Sutter Blvd (0.4 mi away)	5,569 ADT

* Cars per Day



Located just 10 miles south of San Jose, Morgan Hill sees over **1.2 million visitors annually** drawn to its vibrant downtown, award-winning wineries, local festivals, and year-round outdoor recreational activities.

Source: Visit Morgan Hill

MARKET Aerial



Nearby Major Retail
 Recent Residential Growth



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