

Cochrane Plaza

100-250 COCHRANE PLAZA
MORGAN HILL, CA

RETAIL SPACES AVAILABLE FOR LEASE

- * JR. ANCHOR Opportunity *
- * 2ND GEN Restaurant Available *
- * Freestanding PAD Available *

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INCORPORATED

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Property Highlights:

- ✓ **250,000 SF Community Shopping Center**
-- Anchored by Walmart, Hobby Lobby, and Grocery Outlet
- ✓ **Abundant Parking** - Extensive On-Site Parking Lot
- ✓ **Excellent Retail Trade Area**
-- Serving Morgan Hill, South San Jose, San Martin, & Gilroy
- ✓ Located on the **Busiest Exit in Morgan Hill** with Convenient Access to **U.S. HWY 101**

- ✓ **Jr. Anchor Opportunity** - 10,200 SF
-- With Freeway Monument Signage
- ✓ **Freestanding Pad Available** - 5,000 SF
-- Front Pad with Monument Signage
- ✓ **2nd Generation Restaurant with Patio** - 2,540 SF

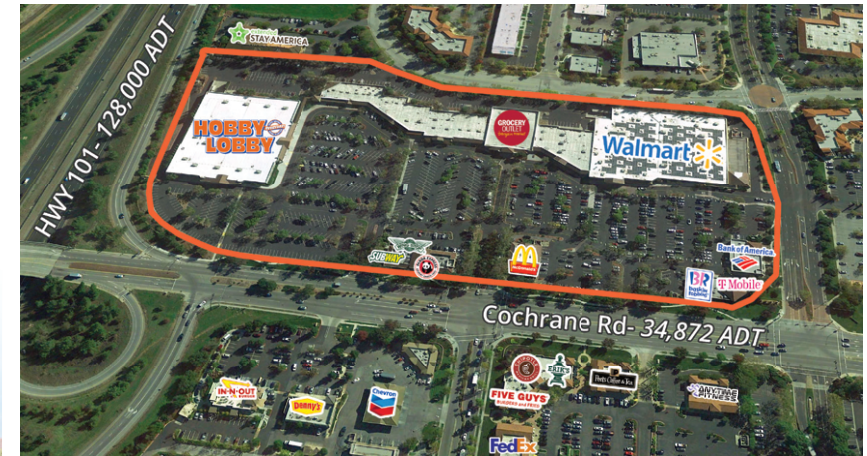
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------|-----------|-----------|-----------|
| Population | 8,684 | 42,014 | 57,746 |
| Avg. HH Income | \$232,788 | \$195,759 | \$199,281 |



TRAFFIC COUNTS (CARS PER DAY)

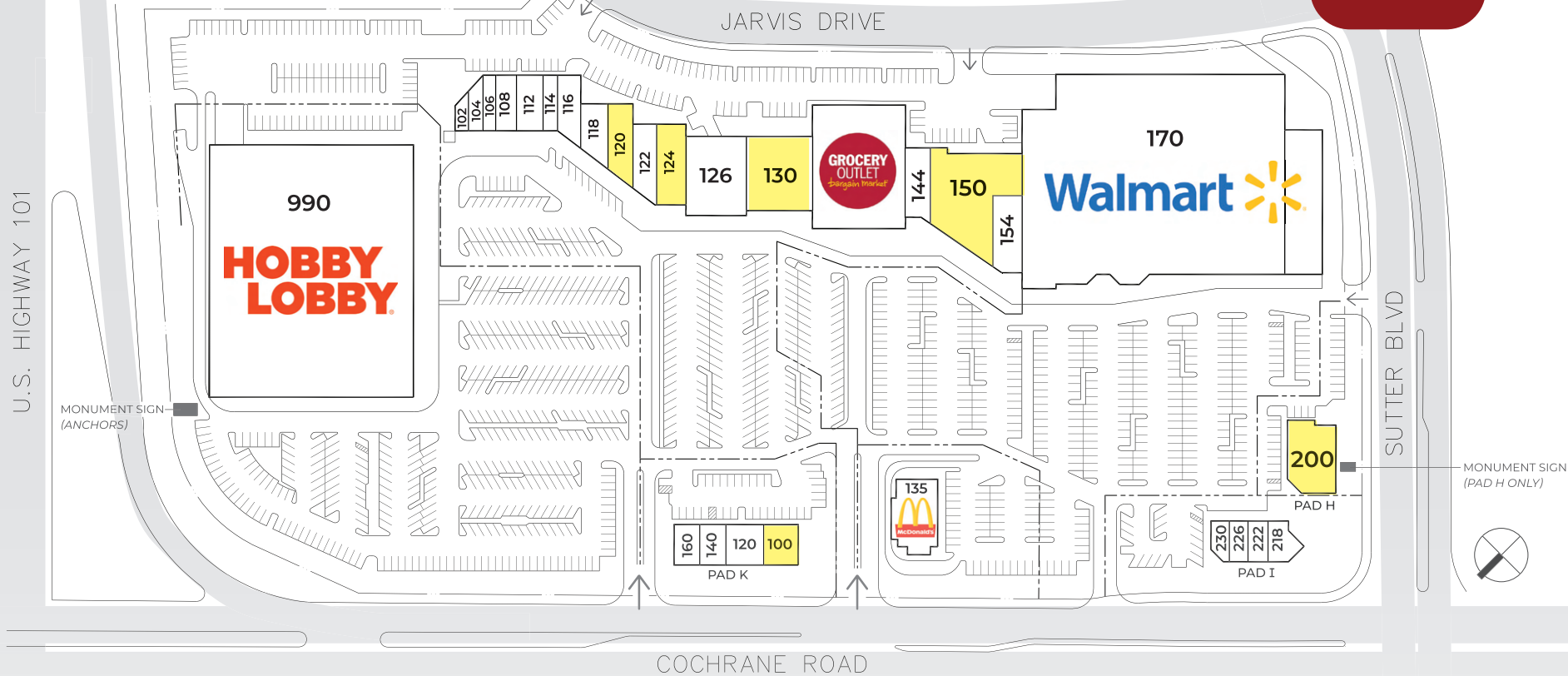
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|---------------|-------------|
| Cochrane Road | 34,872 ADT |
| Highway 101 | 128,000 ADT |



Cochrane Plaza
COCHRANE PLAZA, MORGAN HILL, CA

Site Plan

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TENANT LIST

| | |
|---------|------------------------------------|
| 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 | Ichiban 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 |
| 132 | RETAIL AVAILABLE - 7,580 SF |
| 140 | Grocery Outlet (Coming Soon) |

| | |
|-----|-------------------------------------|
| 144 | Cali Pet Goodz |
| 150 | RETAIL AVAILABLE - 10,200 SF |
| 154 | Cochrane Plaza Dental Care |
| 170 | Walmart Supercenter |
| 990 | Hobby Lobby |
| 135 | McDonalds |

PAD I

| | |
|-----|----------------|
| 218 | T-Mobile |
| 222 | PostalAnnex |
| 226 | Tortilla House |
| 230 | Baskin Robbins |

PAD H

| | |
|-----|------------------------------------|
| 200 | RETAIL AVAILABLE - 5,000 SF |
|-----|------------------------------------|

PAD K

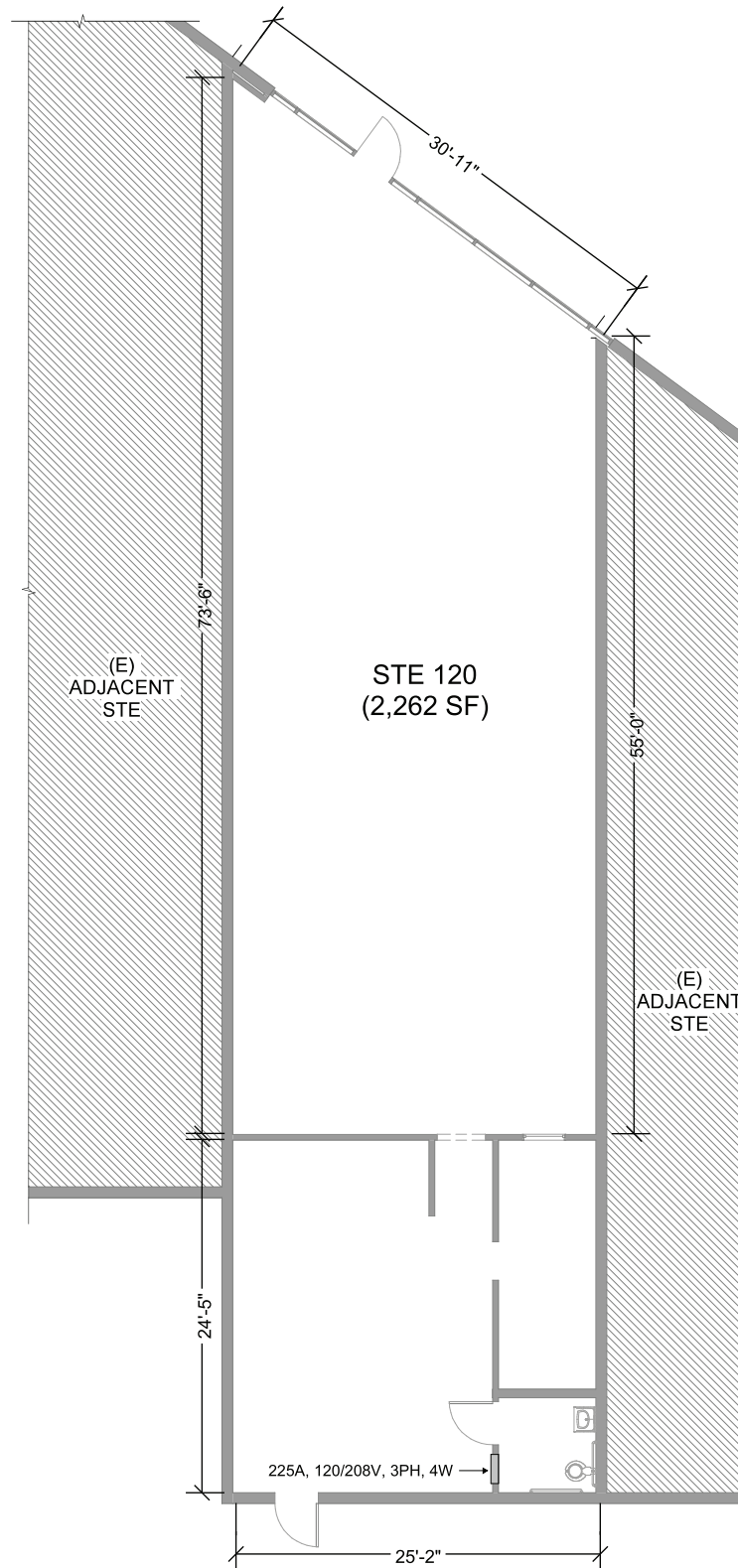
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|-----|----------------------------------------|
| 100 | RESTAURANT AVAILABLE - 2,540 SF |
| 120 | Panda Express |
| 140 | Wing Stop |
| 160 | Subway |

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Floor Plan

Suite 120

120 COCHRANE PLAZA

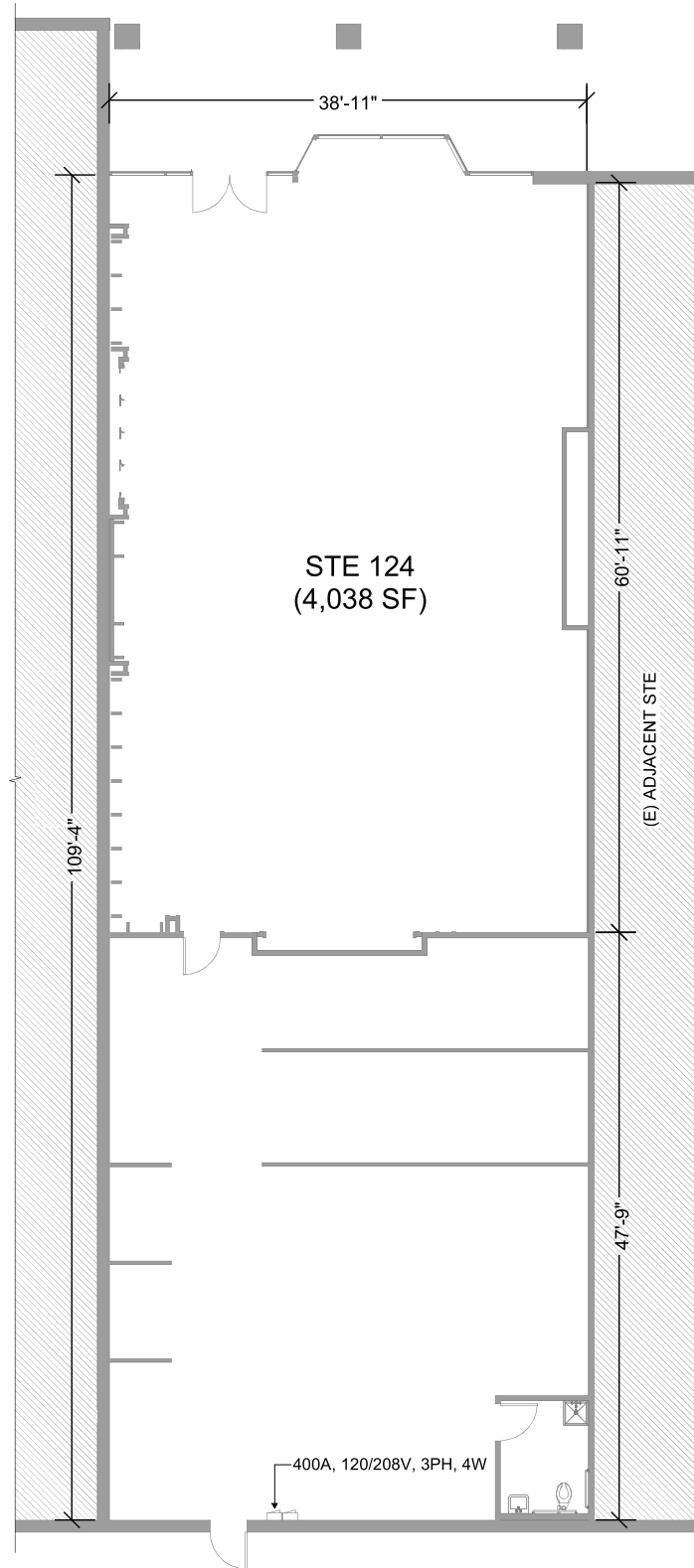


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Floor Plan

Suite 124

124 COCHRANE PLAZA

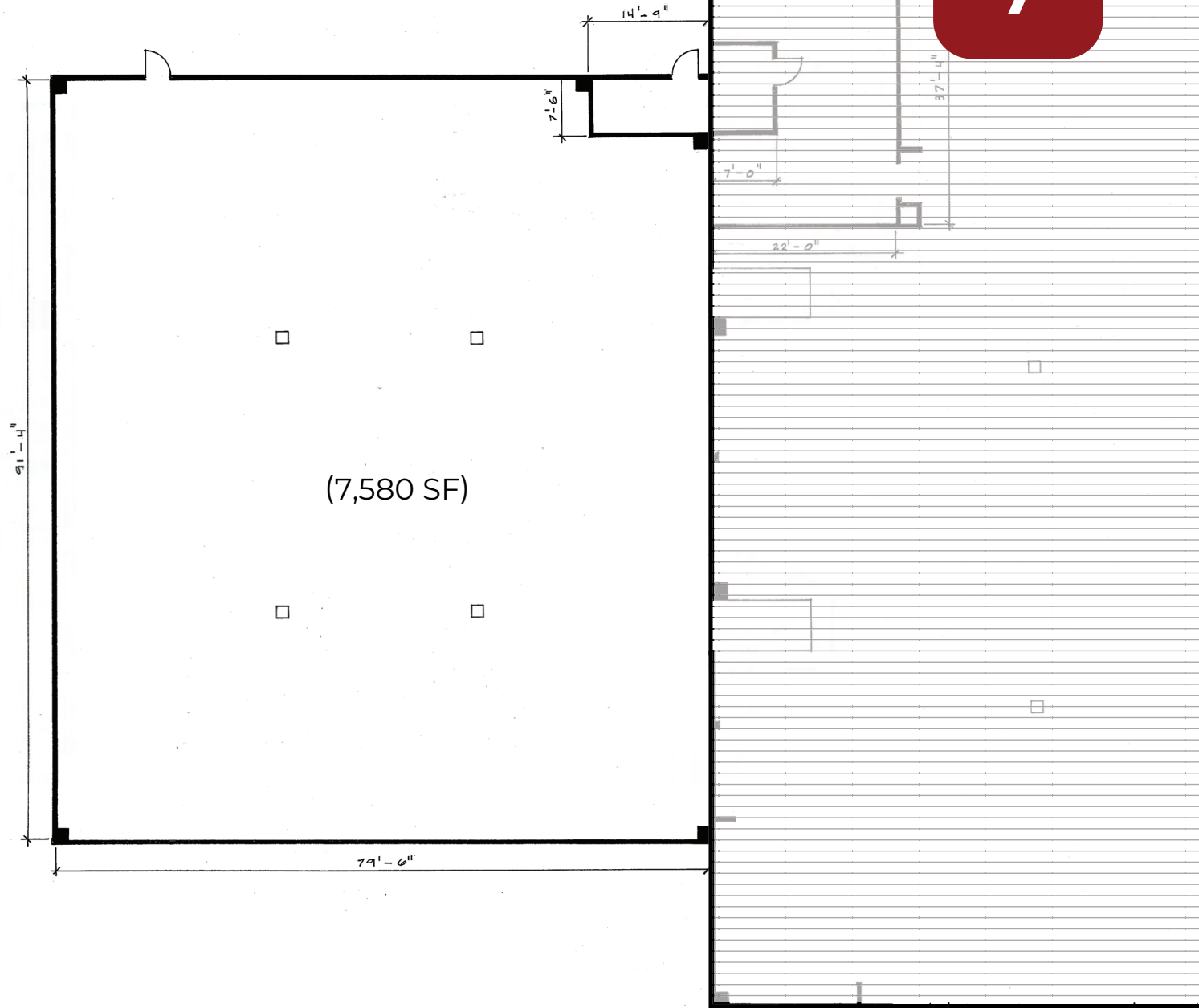


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Floor Plan

Suite 132

130 COCHRANE PLAZA



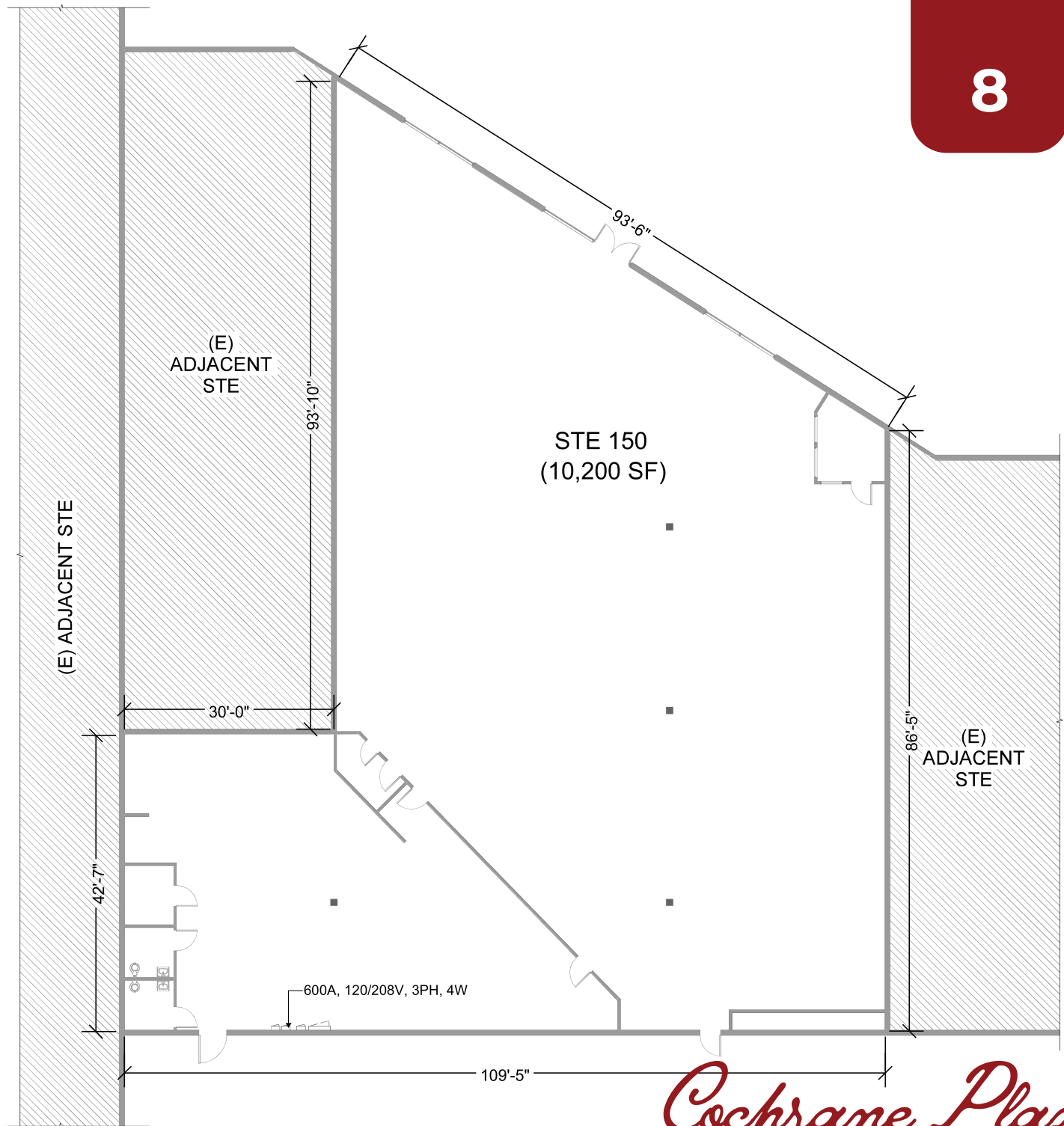
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Floor Plan

Suite 150

150 COCHRANE PLAZA

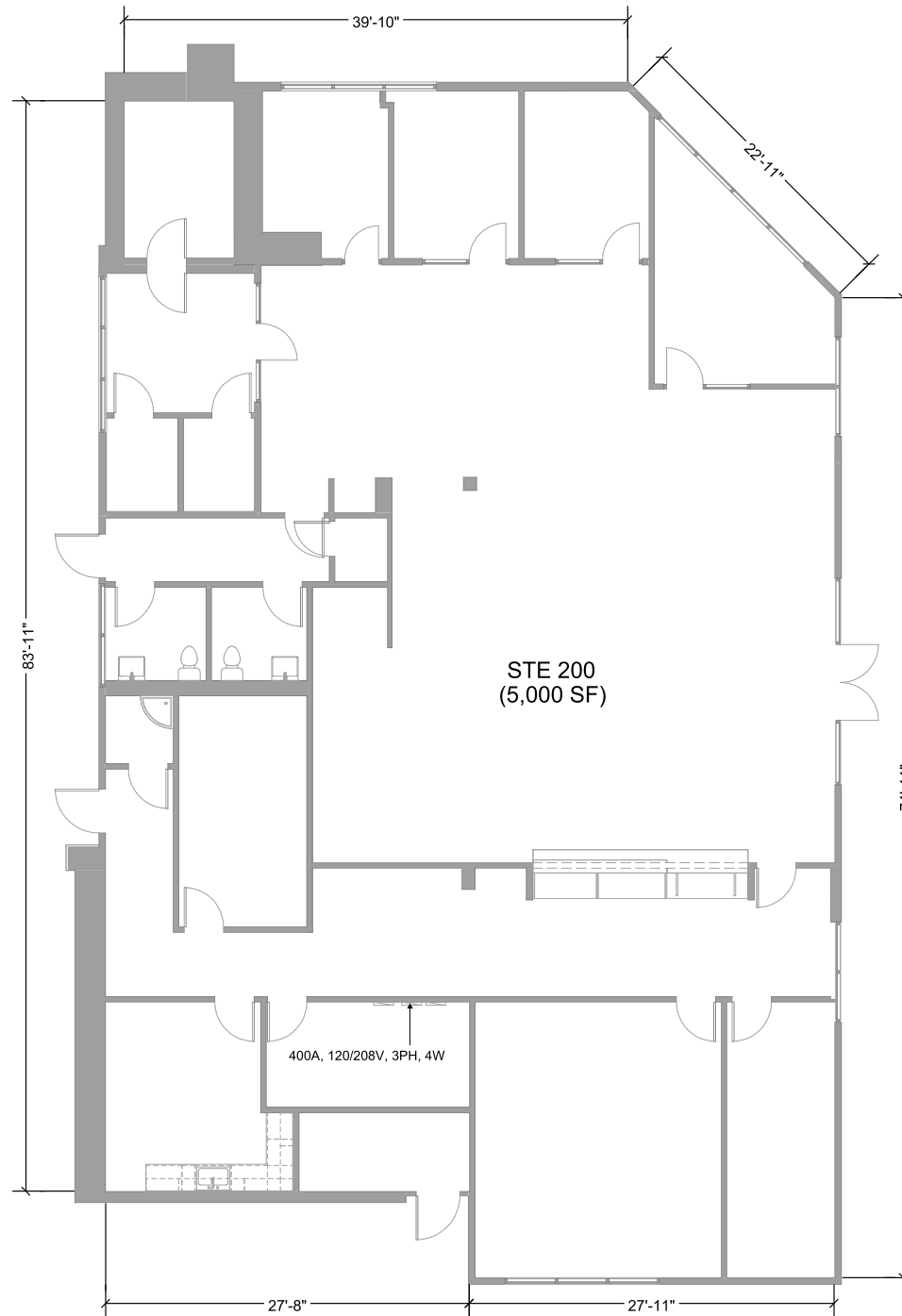
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Floor Plan

Suite 200

200 COCHRANE PLAZA



Aerial Map

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COCHRANE PLAZA

Walmart

HOBBY LOBBY

McDonald's **GROCERY OUTLET**
bargain market

YOUR BUSINESS HERE

1 MILE

MORGAN HILL PLAZA

DOLLAR TREE

ROSS
DRESS FOR LESS®

3 MILES

VINEYARD TOWN CENTER

TJ-maxx

NOB HILL
FOODS

TENNANT STATION

SAFWAY

PANDA EXPRESS
CHINESE KITCHEN

US 101

COCHRANE RD

E DUNNE AVE

TENNANT AVE

IN-N-OUT
BURGER

COCHRANE COMMONS

TARGET **Starbucks**

five BELOW **MOD**

petco **chili's**

TRADER JOE'S

W

LAWRENCE OAKS SHOPPING CENTER

SAFWAY

THE HOME DEPOT **BURGER KING**

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