

EVERGREEN VILLAGE

SEC COCHRANE & BUTTERFIELD, MORGAN HILL, CA



GARY HANSEN | Senior Director | gary.hansen@cushwake.com | +1 408 436 3631 | Lic. 00637792

MIKE COSTA | Senior Director | mike.costa@cushwake.com | +1 408 436 3660 | Lic. 00415216

HEATHER WISEMAN | Director of Leasing | hwiseman@evgre.com | +1 303 656 8713



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20 ACRE MIXED-USE DEVELOPMENT PADS AVAILABLE

RETAIL | OFFICE | MEDICAL | SENIOR ASSISTED LIVING | FAST FOOD

HIGHLIGHTS

- Highest Traffic Intersection in Morgan Hill (Over 51,000 Cars Per Day)
- ±20.2 Acres of Land Zoned General Commercial
- Retail/Office/Medical/Senior Assisted Living/Fast Food
- Drive-Thru Pads Ready to Develop

TRAFFIC COUNTS

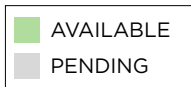
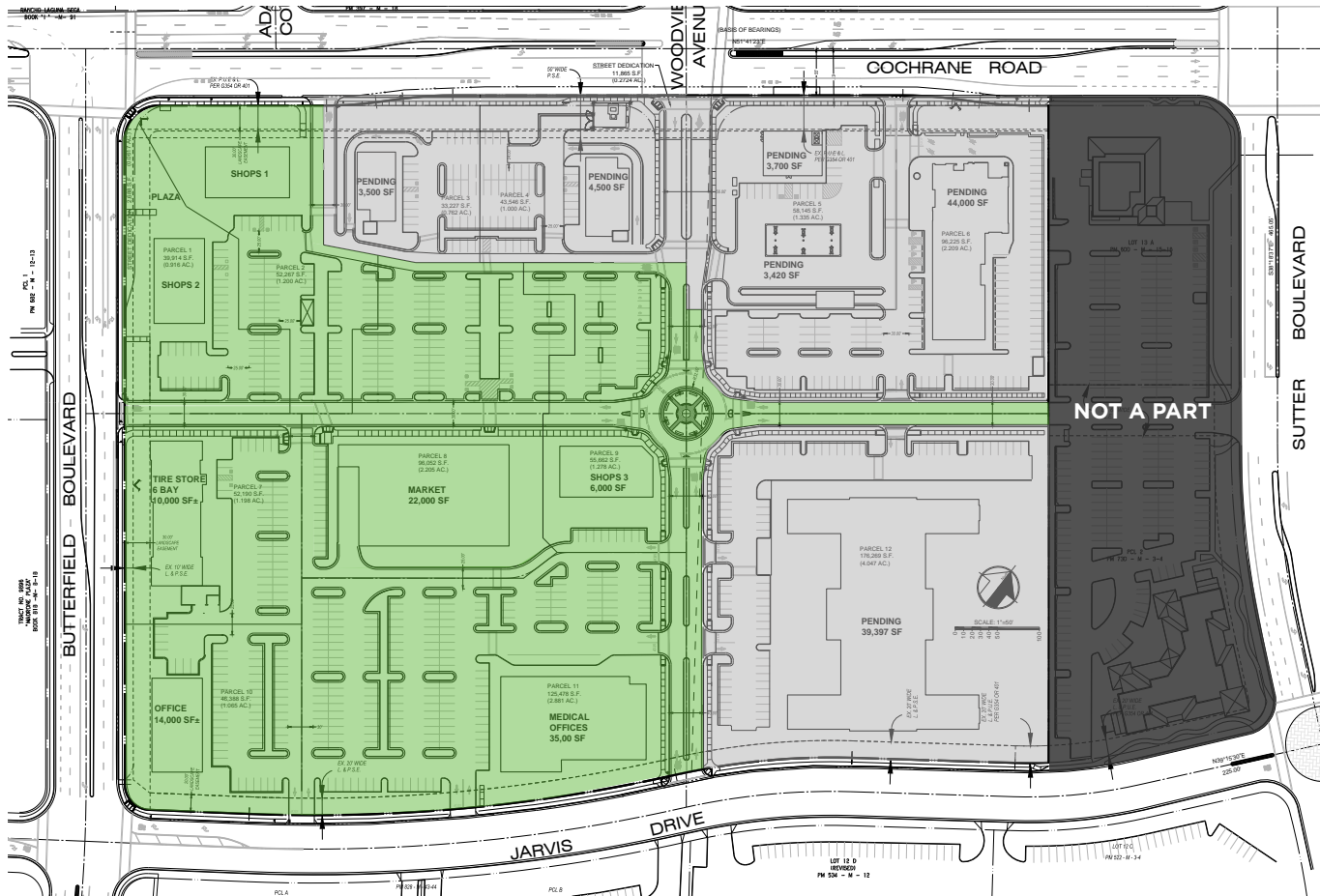
Cochrane East of Butterfield	34,872 ADT
Butterfield South of Cochrane	16,831 ADT



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SITE PLAN



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EVERGREEN VILLAGE

Peet's Coffee & Tea
FedEx Office Print & Ship Services
at&t

Chipotle
FIVE GUYS
Erik's DeliCafé

Chevron
Denny's
IN-N-OUT BURGER

COCHRANE DRIVE

COCHRANE PLAZA

Bank of America
SUBWAY
HOBBY LOBBY

McDonald's
WAL-MART SUPERCENTER
Panda Express
P

JARVIS DRIVE

SUTTER BLVD.

MORGAN HILL POWER CENTER

TARGET
GameStop
RED ROBIN
M
MR. PICKLE'S SANDWICH SHOP

Starbucks
Jamba Juice
chili's
DICK'S SPORTING GOODS
PETCO
STAPLES

Since 1947
DICKEY'S BARBQUE PIT
DSW
Party City

101

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LOCATION

This Property is located on Cochrane Road and bordered by Sutter Boulevard & Butterfield Road. The site is 2 minutes west of Highway 101 on Cochrane Road and 22 minutes from Downtown San Jose.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	36,665	53,169	108,080
AVG. HH INCOME	\$127,707	\$129,438	\$128,050
DAYTIME POPULATION	18,482	26,543	55,889

PROPERTY ZONING (PERMITTED)

- Retail Stores- Big Box Retail
- Medical Uses
- Restaurants
- Professional Offices
- Financial Services
- Senior Assisted Living
- Hotel
- Personal Services
- Day Care & Nursery Schools
- Fast Food with Drive Thru Pads
- Gas Station with Convenience Store

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OVER 51,000 CARS PER DAY AT THE INTERSECTION OF COCHRANE & BUTTERFIELD

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



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