

# EVERGREEN VILLAGE

SEC COCHRANE & BUTTERFIELD, MORGAN HILL, CA



GARY HANSEN | [GARY.HANSEN@CUSHWAKE.COM](mailto:GARY.HANSEN@CUSHWAKE.COM) | +1 408 436 3631 | LIC. 00637792

MIKE COSTA | [MIKE.COSTA@CUSHWAKE.COM](mailto:MIKE.COSTA@CUSHWAKE.COM) | +1 408 436 3660 | LIC. 00415216



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## 20 ACRE MIXED-USE DEVELOPMENT PADS AVAILABLE

RETAIL | HOTEL | SENIOR ASSISTED LIVING | FAST FOOD

### HIGHLIGHTS

- Highest Traffic Intersection in Morgan Hill (Over 48,000 Cars Per Day)
- ±20.2 Acres of Land Zoned General Commercial
- Retail Services/Office/Medical Offices/Hotel
- Ground Leases Preferred
- 2 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

IN NEGOTIATION

LEASE PENDING

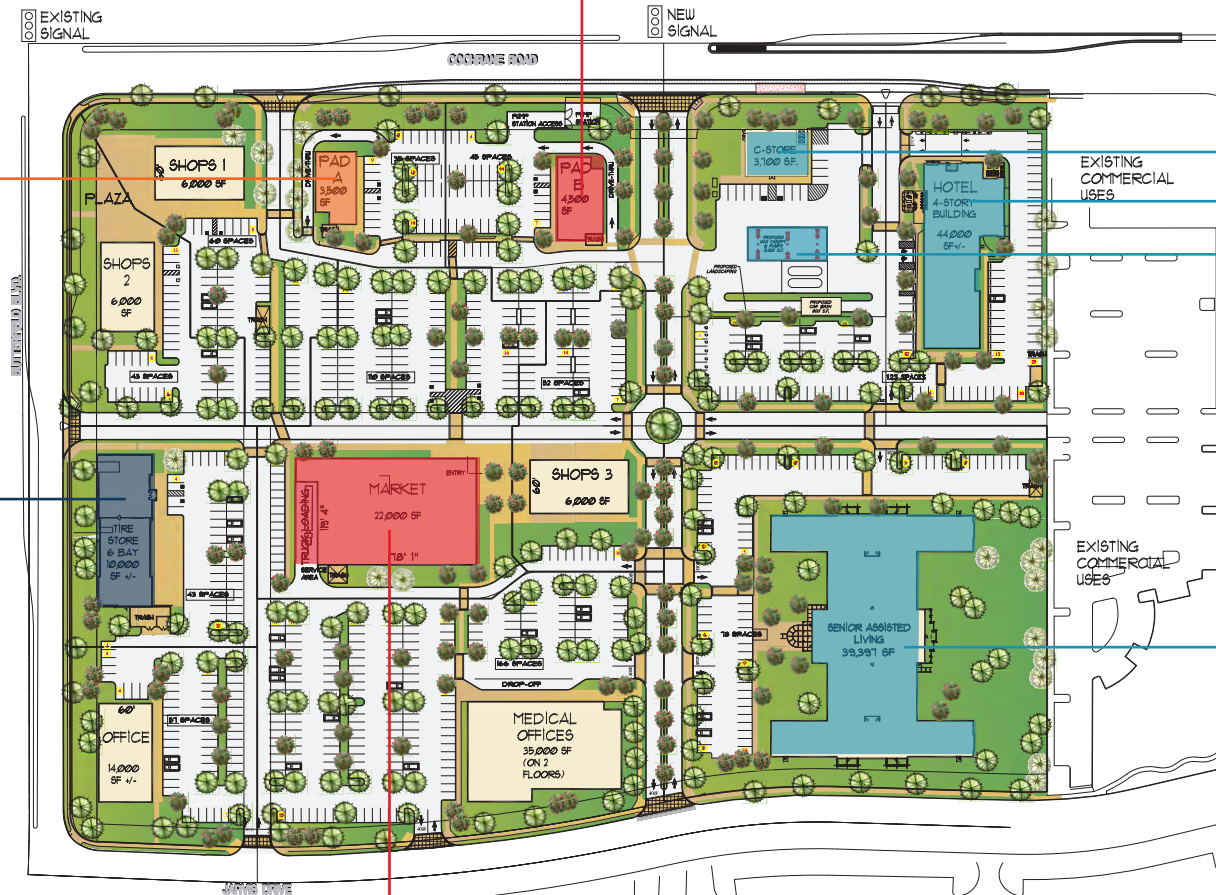
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IN NEGOTIATION

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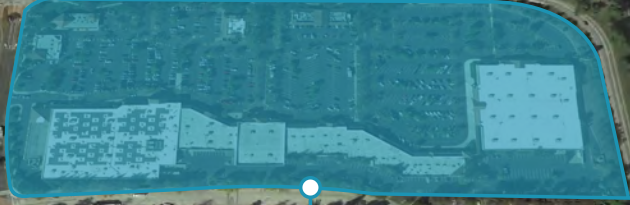


**EVERGREEN VILLAGE**

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  
McDonald's  
PANDA EXPRESS  
SUBWAY  
WAL-MART SUPERCENTER  
HOBBY LOBBY

MORGAN HILL POWER CENTER

TARGET  
GameStop  
RED ROBIN  
M. PETERSON'S  
MR. PICKLE'S SANDWICH SHOP  
Starbucks  
Jamba Juice  
chili's  
DICK'S SPORTING GOODS  
DSW  
Party City  
PETCO  
STAPLES  
DICKEY'S BARBECUE PIT

BUTTERFIELD BLVD.

JARVIS DRIVE

SUTTER BLVD.

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## OFFERING OVERVIEW

Cushman & Wakefield is pleased to offer this wonderful opportunity to own/lease one of the last great commercial parcels in Santa Clara Valley zoned and specific planned General Commercial.

This offering consists of over 20.2 acres which shall be divided into various size parcels from 20 acres of land to one acre parcels.

## 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
- Tire Store
- Hotel
- Personal Services
- Day Care & Nursery Schools
- Fast Food with 2 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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