

EVERGREEN VILLAGE



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Evergreen
Multifamily Retail Industrial



20 ACRE MIXED-USE DEVELOPMENT PADS AVAILABLE

HIGHLIGHTS

Highest Traffic Intersection in Morgan Hill (Over 51,000 Cars Per Day)

±20.2 Acres of Land Zoned General Commercial

Nearby Residential Development with 398 Rental Units Under Construction

Lodging Projects Include Tenfold: 88 Senior Living Rooms and Holiday Inn: 108 Rooms

Pads Ready to Develop

-  RETAIL
-  OFFICE
-  FOOD & BEVERAGE
-  MULTITENANT BUILDING
-  MEDICAL
-  DAYCARE
-  AUTO-RELATED
-  INDUSTRIAL/R&D



AVAILABLE LOTS	LOT	AC	AVAILABLE
	MAIN*	±0.5 - 8.85	DEAL PENDING
			SOLD OR LEASED



MORGAN HILL POWER CENTER

COCHRANE PLAZA

101

SOUTH VALLEY FWY ±122,000 ADT

101

SUTTER BLVD



JARVIS DRIVE

BUTTERFIELD BLVD ±14,306 ADT

EVERGREEN VILLAGE

COCHRANE ROAD ±34,872 ADT

VIDA

398 RENTAL UNITS UNDER CONSTRUCTION

- SITE
- COMMERCIAL
- RESIDENTIAL

MONTEREY ROAD





DEMOGRAPHICS

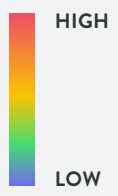
	3 MILES	5 MILES	10 MILES
Population	38,582	54,870	121,957
Avg. HH Income	\$194,502	\$199,501	\$194,296
Daytime Population	17,480	19,698	42,791

TRAFFIC COUNTS

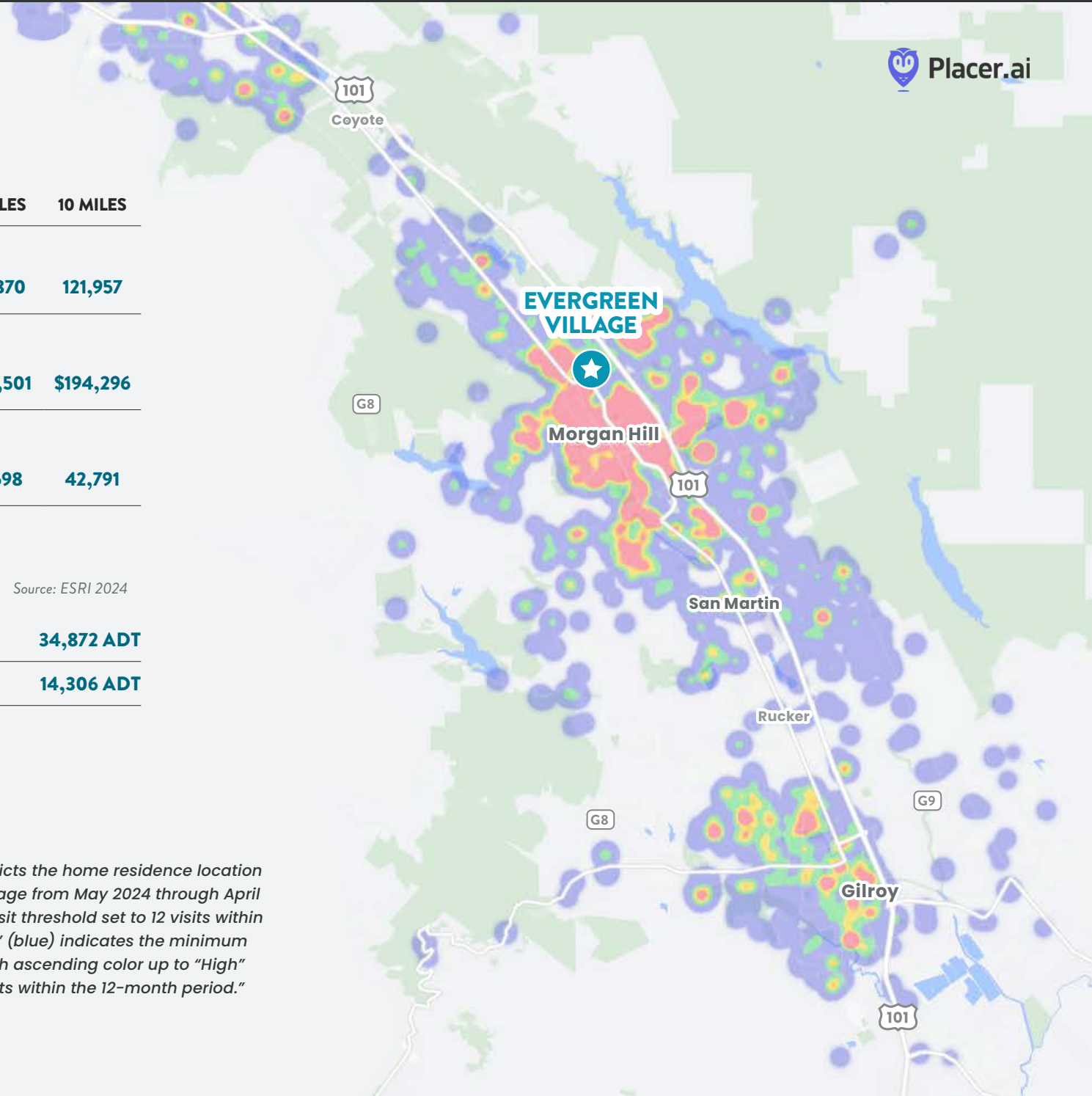
Source: ESRI 2024

Cochrane East of Butterfield	34,872 ADT
Butterfield South of Cochrane	14,306 ADT

TRADE AREA HEATMAP



"Trade Area Heat Map depicts the home residence location of visitors to Evergreen Village from May 2024 through April 2025, with the minimum visit threshold set to 12 visits within the 12-month period. "Low" (blue) indicates the minimum threshold of visits and each ascending color up to "High" indicates more than 12 visits within the 12-month period."



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