

Cochrane Commons Shopping Center

Highway 101 & Cochrane Road, Morgan Hill, California



ANCHOR & JUNIOR ANCHOR OPPORTUNITIES

Cochrane Commons has one remaining junior anchor opportunity fronting US Highway 101. Up to 10,000 SF is available, immediately adjacent to Staples, Petco, DSW, Dick's Sporting Goods and Party City.

The subject 10,000 SF is an endcap space in the first phase of an approved 66 acre, 600,000 square foot shopping center anchored by Target.

Additionally, Phase 2 of the project offers opportunities for major home improvement, theatres, grocery and/or other anchor retailers.

Cochrane Commons is located in Morgan Hill (Santa Clara County), fronting on US 101 (243,000 combined ADT) and Cochrane Road, with access via a full freeway interchange. The subject space offers excellent signage, including US Highway 101 signage on the back of the building.

LOCATION HIGHLIGHTS

- Target anchored
- Center serves southern Santa Clara County
- Fronts Highway 101 & Cochrane Road interchange

DEMOGRAPHICS

	3-mile	5-mile	10-mile
Total Population	36,623	53,172	114,956
Daytime Population	25,209	33,998	68,761
Average HH Income	\$130,209	\$138,482	\$137,790
No. of Households	11,511	17,000	35,597

Source: Applied Geographic Solutions 10/20/13 TIGER Geography 2000-2010 Census, 2013 Estimates Calculated using Proportional Block Groups.

TRAFFIC COUNTS

NEQ Hwy 101 & Cochrane Rd — 243,000 combined ADT

Address: 1035 Cochrane Road, Morgan Hill, CA 95037

Size: Phase I: 288,000 SF, at full build-out: 600,000 SF

Parking: 4.1/1000



For more information, please contact:

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PHASE 2
NOW LEASING!

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LOW ALTITUDE AERIAL

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PHASE 2 NOW LEASING!



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HIGH ALTITUDE AERIAL

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LARGE RESIDENTIAL DRAW

Highway 101 & Cochrane Road, Morgan Hill, California



There are ± 2,684 residential developments approved, completed, in process or under construction

Source: City of Morgan Hill, CA ~ April, 2017

APPROVED – 525 UNITS

1	Vista Del Toro	15
2	San Sebastian	244
3	Connemara	37
4	Valencia	80
5	Busk	15
6	Gera	18
7	Republic Housing	83
8	E Dunne	14
9	Monterey	19

COMPLETED – 1,025 UNITS

1	Mission Ranch	328
2	Madrone Plaza	115
3	Brighton Oaks	148
4	Amadora South	11
5	Campoli South	11
6	Hale Meritage Homes	108
7	Walnut Grove	49
8	Solera Ranch	45
9	Tennant-Gera	12
10	East Dunne Park	23
11	Tilton Park	46
12	Ventura	15
13	The Lodge Phase 2	114

IN PROCESS – 572 UNITS

1	Red Jasper	38
2	Laurel Oaks Phase III	15
3	Monterey	13
4	Monterey -Young	45
5	Esperanza	52
6	Cochrane	69
7	Presidio/Evergreen	247
8	Laurel/DeRose	20
9	Mana	34
10	UHC	39

UNDER CONSTRUCTION – 532 UNITS

1	Diamond Creek	131
2	Campoli North	10
3	Calle Sienna	12
4	Rose Island	24
5	Solera Ranch	76
6	Lantana	66
7	Roland	69
8	Gipetti	52
9	Barley Place	14
10	City Ventures	34

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MERCHANTS



Target



Petco



DSW



Dick's Sporting Goods



Staples



Red Robin

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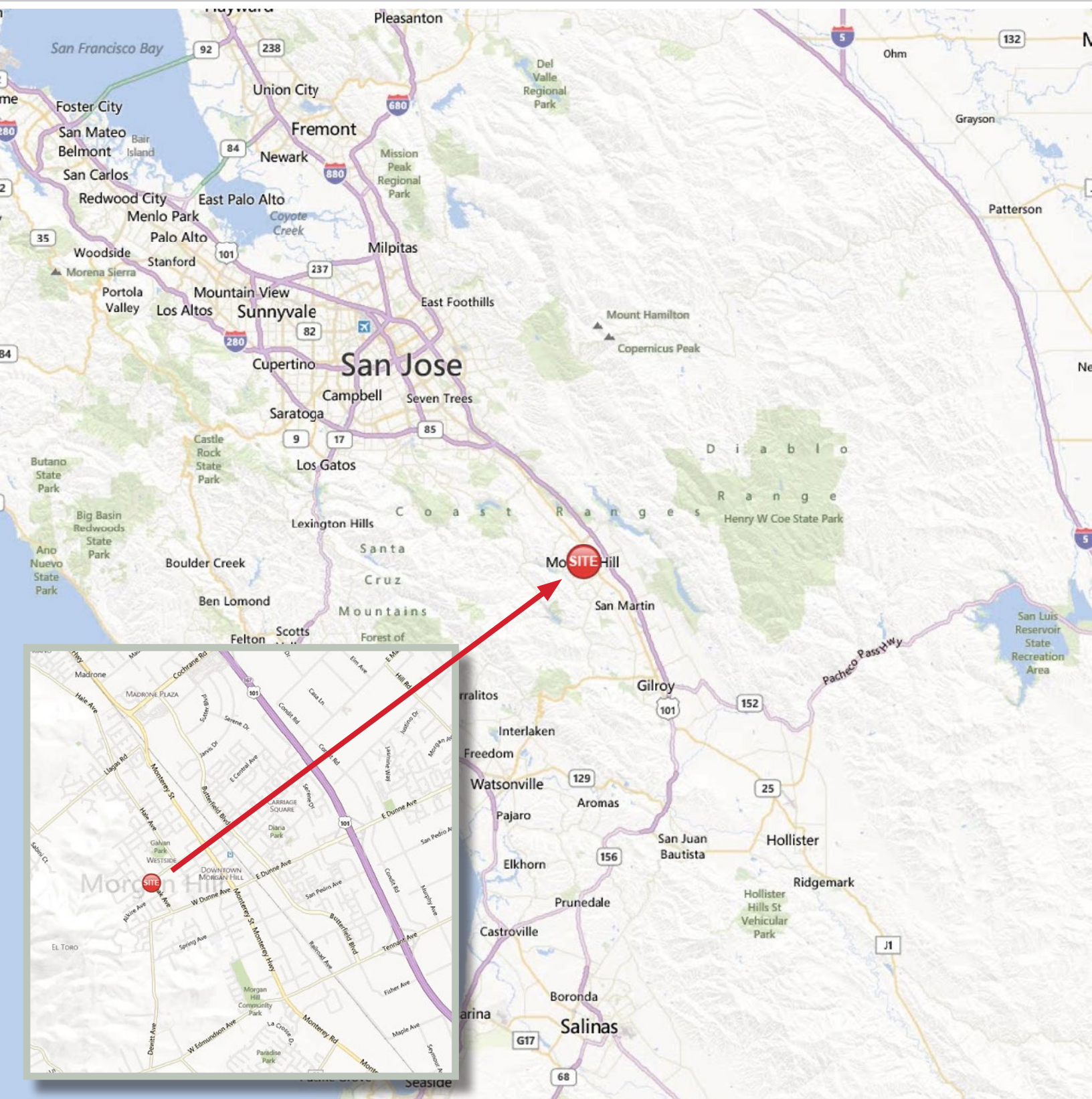
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AREA MAP



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DEMOGRAPHICS

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		3-Mile	5-Mile	10-Mile
POPULATION	2016 Estimated Population	36,623	53,172	114,956
	2021 Projected Population	38,951	56,618	122,472
	2010 Census Population	31,429	46,823	103,873
	2000 Census Population	27,061	42,220	93,558
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	2.2%	1.6%	1.4%
	2016 Median Age	36.6	38.4	37.7
DAYTIME POPULATION	Adj Daytime Demographics Age 16 years+	25,209	33,988	68,761
HOUSEHOLDS	2016 Estimated Households	11,511	17,000	35,597
	2021 Projected Households	12,327	18,216	38,167
	2010 Census Households	9,988	15,169	32,581
	2000 Census Households	8,486	13,477	29,524
	Projected Annual Growth 2016 to 2021	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2016	2.2%	1.6%	1.3%
RACE & ETHNICITY	2016 Estimated White	59.7%	62.8%	58.8%
	2016 Estimated Black or African American	2.2%	2.0%	2.6%
	2016 Estimated Asian or Pacific Islander	13.5%	12.8%	16.6%
	2016 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
	2016 Estimated Other Races	23.8%	21.5%	21.0%
	2016 Estimated Hispanic	37.8%	34.7%	35.4%
INCOME	2016 Estimated Average Household Income	\$130,209	\$138,482	\$137,790
	2016 Estimated Median Household Income	\$99,464	\$105,827	\$113,190
	2016 Estimated Per Capita Income	\$41,013	\$44,347	\$42,771
EDUCATION	2016 Estimated Elementary (Grade Level 0 to 8)	7.2%	6.2%	5.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.3%	6.0%
	2016 Estimated High School Graduate	19.1%	18.5%	17.3%
	2016 Estimated Some College	21.2%	22.1%	22.1%
	2016 Estimated Associates Degree Only	9.0%	9.6%	9.7%
	2016 Estimated Bachelors Degree Only	21.7%	22.1%	24.2%
	2016 Estimated Graduate Degree	14.9%	15.2%	14.9%
BUSINESS	2016 Estimated Total Businesses	1,538	1,937	3,489
	2016 Estimated Total Employees	15,923	19,731	38,488
	2016 Estimated Employee Population per Business	10.4	10.2	11.0
	2016 Estimated Residential Population per Business	23.8	27.5	33.0

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