

COCHRANE COMMONS SHOPPING CENTER

Corner of Highway 101 & Cochrane Road
Morgan Hill, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

COCHRANE COMMONS



OPPORTUNITIES AVAILABLE

Cochrane Commons is a regional shopping center anchored by Target, Dick's, Petco, and recently added Burlington to its high quality tenant roster. Over the last 12 months Cochrane Commons has seen 2.7 million visits, the most of any center in Morgan Hill. The shopping center is conveniently located off of Hwy 101 which sees nearly 125,000 cars daily. Due to its convenient location, the center sees regular visits from residents of Morgan Hill, Gilroy, Hollister, and South San Jose. The immediate community around the center is very affluent with the average household income over \$180,000. Housing has picked up within Morgan Hill with 924 housing units currently under construction, another 831 approved, and 874 units in planning.

DEMOGRAPHICS



2-Mile	3-Mile	5-Mile
20,488	36,233	50,734
POPULATION		



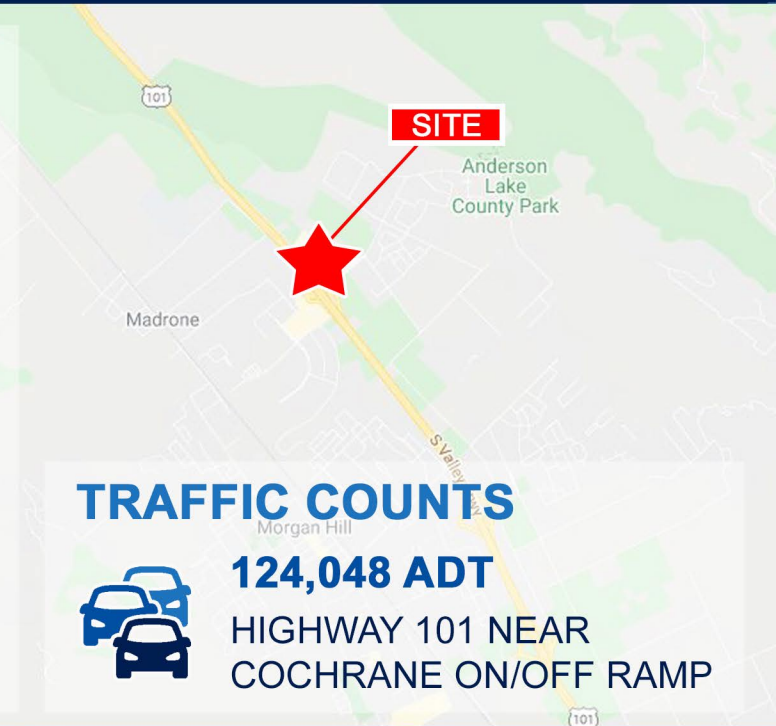
2-Mile	3-Mile	5-Mile
\$230,540	\$214,406	\$219,704
AVG. HH INCOME		



2-Mile	3-Mile	5-Mile
9,259	14,944	18,568
EMPLOYEES		



43,162
CITY OF MORGAN HILL



TRAFFIC COUNTS



124,048 ADT
HIGHWAY 101 NEAR
COCHRANE ON/OFF RAMP

PRESENTED BY:



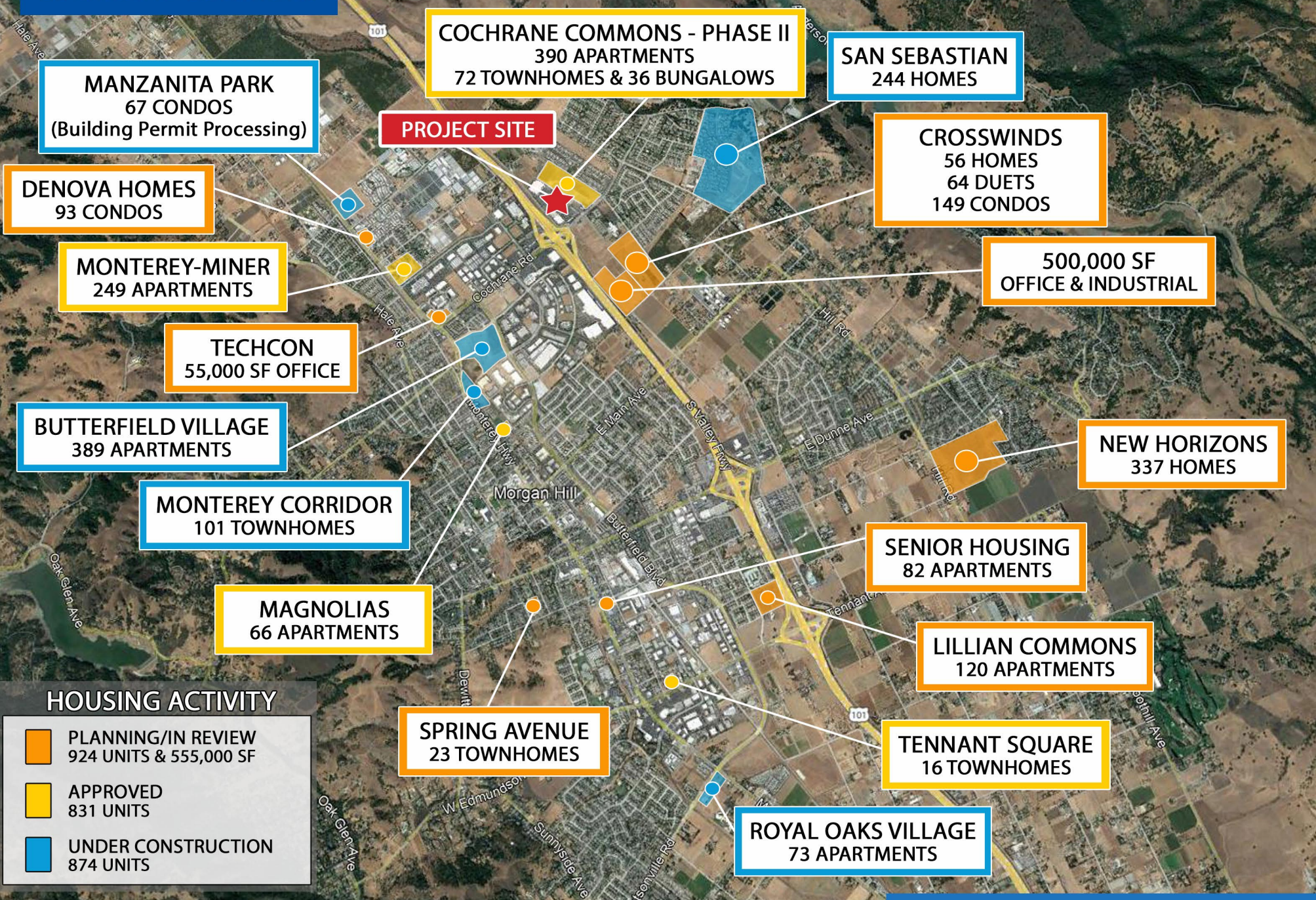
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COCHRANE COMMONS



HOUSING & EMPLOYMENT

COCHRANE COMMONS



COCHRANE COMMONS
PHASE II

COCHRANE COMMONS
SHOPPING CENTER

COCHRANE COMMONS

PHASE I

PHASE II
(FUTURE DEVELOPMENT)
FULLY APPROVED

CLUB PILATES
RECENTLY EXPANDED BY ANOTHER 1,200 SF
SportClips HAIRCUTS
Amour Na.Iz...
VITALITYBOWLS SUPERFOOD CAFE

Mainstream Boutique Serenity dental
MR. PICKLE'S SANDWICH SHOP
Site for Sore Eyes
ME Massage Envy **DICKEY'S** BARBECUE PIT
GO WIRELESS verizon wireless

STARBUCKS COFFEE GREEN CLEANERS
Ono Hawaiian BBQ
COMMONWEALTH CREDIT UNION
crumbl cookies

BURGER KING 76



TARGET

Shops E
7,920 sf

Shops D
8,191 sf

Shops C
13,053 sf

Pad 2
8,200 sf

Retail
6,500 sf

Shops A
12,320 sf

1,800 SF AVAILABLE

Bath & Body Works See's CANDIES
post-n-print One Stop Business Center

10,000 SQUARE FOOT BUILD TO SUIT OPPORTUNITY

ULTA
Burlington petco DSW
DICK'S SPORTING GOODS five BELOW
MOD MOD PIZZA
MEN'S MARTHOUSE
MATTRESS FIRM

SITE PLAN

COCHRANE COMMONS

PHASE I



SHOPS E

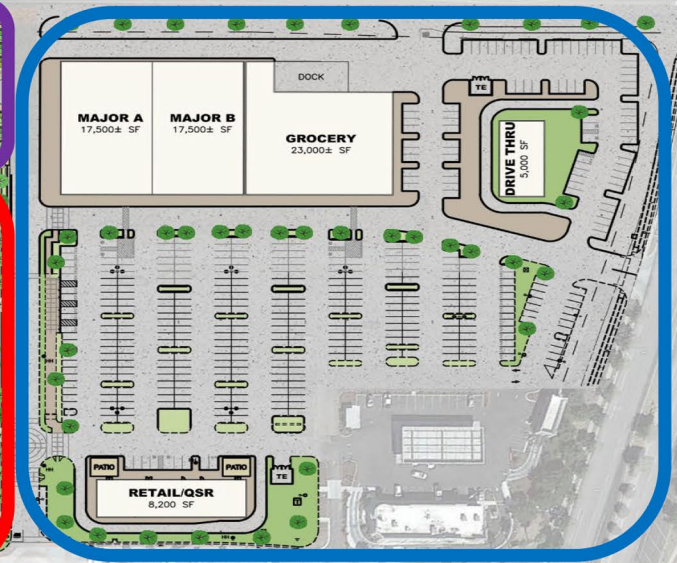
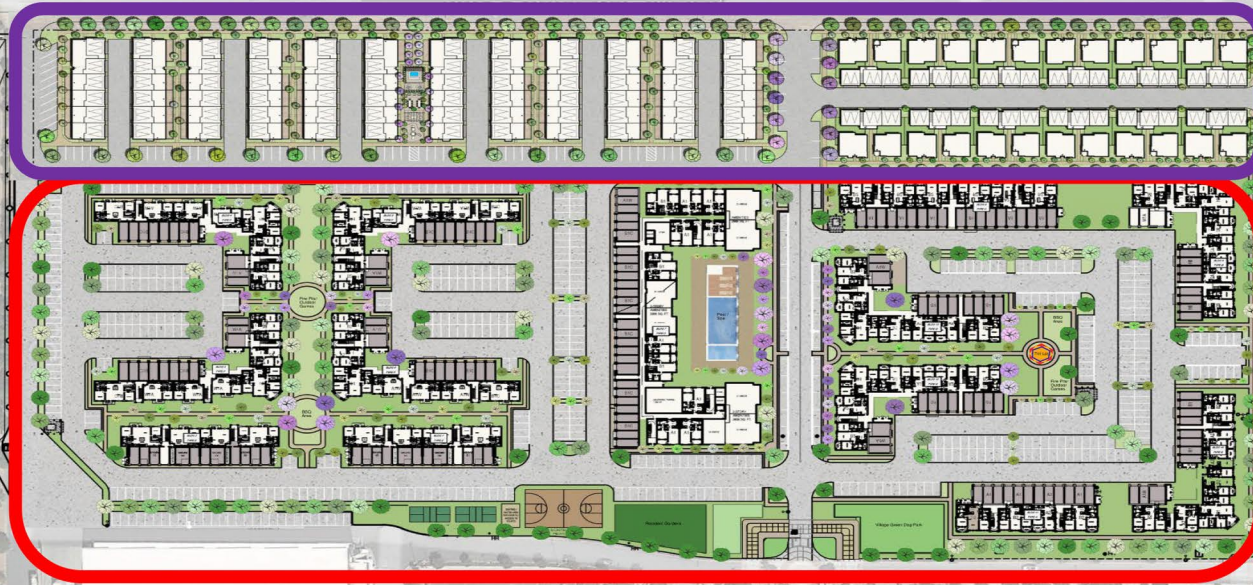
COCHRANE COMMONS

PHASE II



Rising Sun Dr 108 +/- For Sale Housing Units
-36 Bungalows
-72 Townhomes

80,000 – 135,000 SF
Retail



390 +/- Rental
Apartment Units

Depaul Dr

Cochrane Rd

SITE PLAN

COCHRANE COMMONS

PHASE II

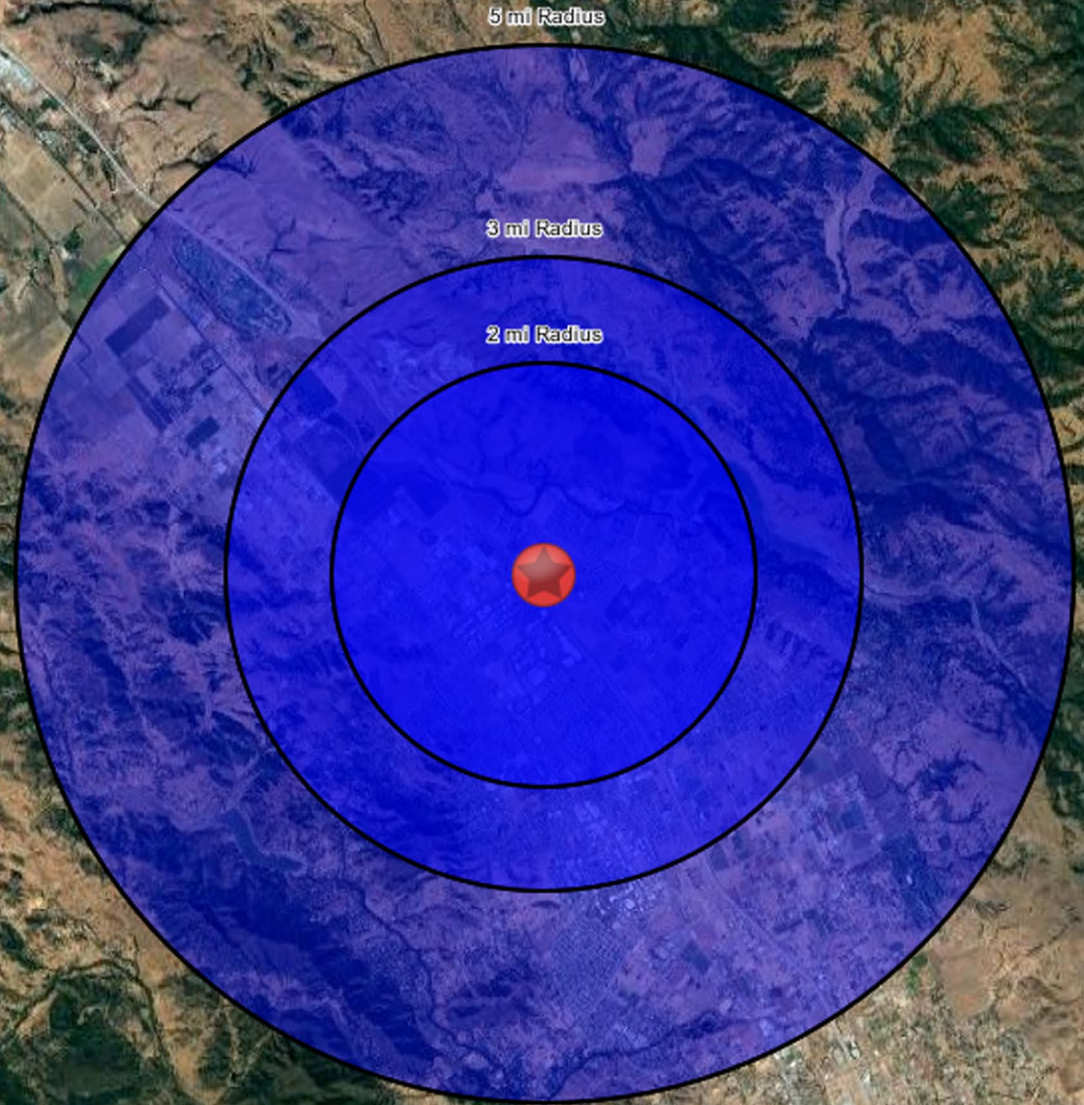


ELEVATIONS

COCHRANE COMMONS

SUMMARY PROFILE

	2 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	20,488	36,233	50,734
2028 Projected Population	20,245	35,471	49,367
2020 Census Population	21,142	37,819	53,985
2010 Census Population	16,552	31,053	46,325
Projected Annual Growth 2023 to 2028	-0.2%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2023	1.8%	1.3%	0.7%
2023 Median Age	38.8	38.9	40.5
Households			
2023 Estimated Households	6,655	12,083	17,231
2028 Projected Households	6,616	11,901	16,871
2020 Census Households	6,756	12,272	17,746
2010 Census Households	5,184	9,881	15,023
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	2.2%	1.7%	1.1%
Race and Ethnicity			
2023 Estimated White	41.4%	41.0%	43.4%
2023 Estimated Black or African American	2.7%	2.7%	2.5%
2023 Estimated Asian or Pacific Islander	27.4%	26.1%	25.3%
2023 Estimated American Indian or Native Alaskan	1.2%	1.3%	1.3%
2023 Estimated Other Races	27.3%	28.8%	27.5%
2023 Estimated Hispanic	30.6%	32.4%	30.5%
Income			
2023 Estimated Average Household Income	\$230,540	\$214,406	\$219,704
2023 Estimated Median Household Income	\$194,797	\$178,263	\$179,886
2023 Estimated Per Capita Income	\$75,029	\$71,708	\$74,801
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.8%	5.1%	5.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.9%	3.9%
2023 Estimated High School Graduate	15.6%	17.7%	17.2%
2023 Estimated Some College	17.8%	18.1%	18.5%
2023 Estimated Associates Degree Only	9.7%	9.8%	9.4%
2023 Estimated Bachelors Degree Only	29.4%	28.5%	29.1%
2023 Estimated Graduate Degree	19.2%	16.9%	16.8%
Business			
2023 Estimated Total Businesses	994	1,832	2,413
2023 Estimated Total Employees	9,259	14,944	18,568
2023 Estimated Employee Population per Business	9.3	8.2	7.7
2023 Estimated Residential Population per Business	20.6	19.8	21.0



DEMOGRAPHICS