



# Cochrane Plaza

100-250 COCHRANE PLAZA  
MORGAN HILL, CA

## RETAIL SPACES AVAILABLE FOR LEASE

- \* JR. ANCHOR Opportunity \*
- \* 2ND GEN Restaurant Available \*
- \* Freestanding PAD Available \*

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INCORPORATED

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# Property Highlights:

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- ✓ **250,000 SF Community Shopping Center**  
-- Anchored by Walmart, Hobby Lobby, and Grocery Outlet
- ✓ **Abundant Parking** - Extensive On-Site Parking Lot
- ✓ **Excellent Retail Trade Area**  
-- Serving Morgan Hill, South San Jose, San Martin, & Gilroy
- ✓ Located on the **Busiest Exit in Morgan Hill** with Convenient Access to **U.S. HWY 101**

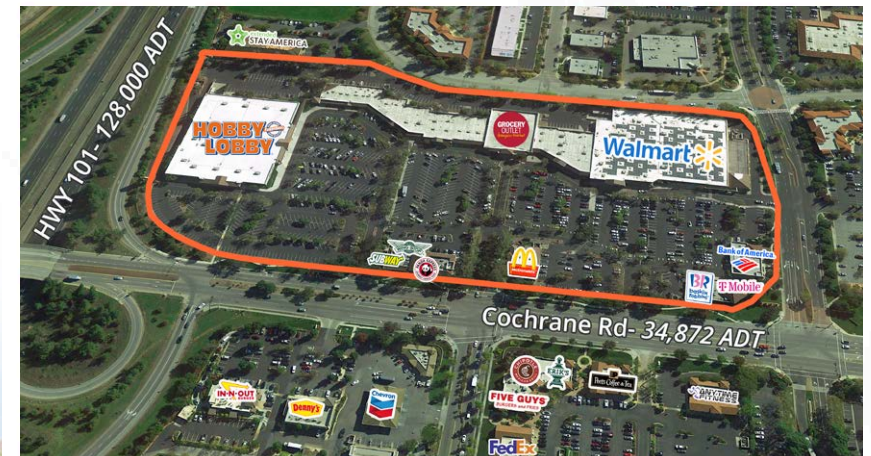
- ✓ **Jr. Anchor Opportunity** - 10,200 SF  
-- With Freeway Monument Signage
- ✓ **Freestanding Pad Available** - 5,000 SF  
-- Front Pad with Monument Signage
- ✓ **2nd Generation Restaurant** - 2,464 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,684	42,014	57,746
Avg. HH Income	\$232,788	\$195,759	\$199,281

## TRAFFIC COUNTS (CARS PER DAY)

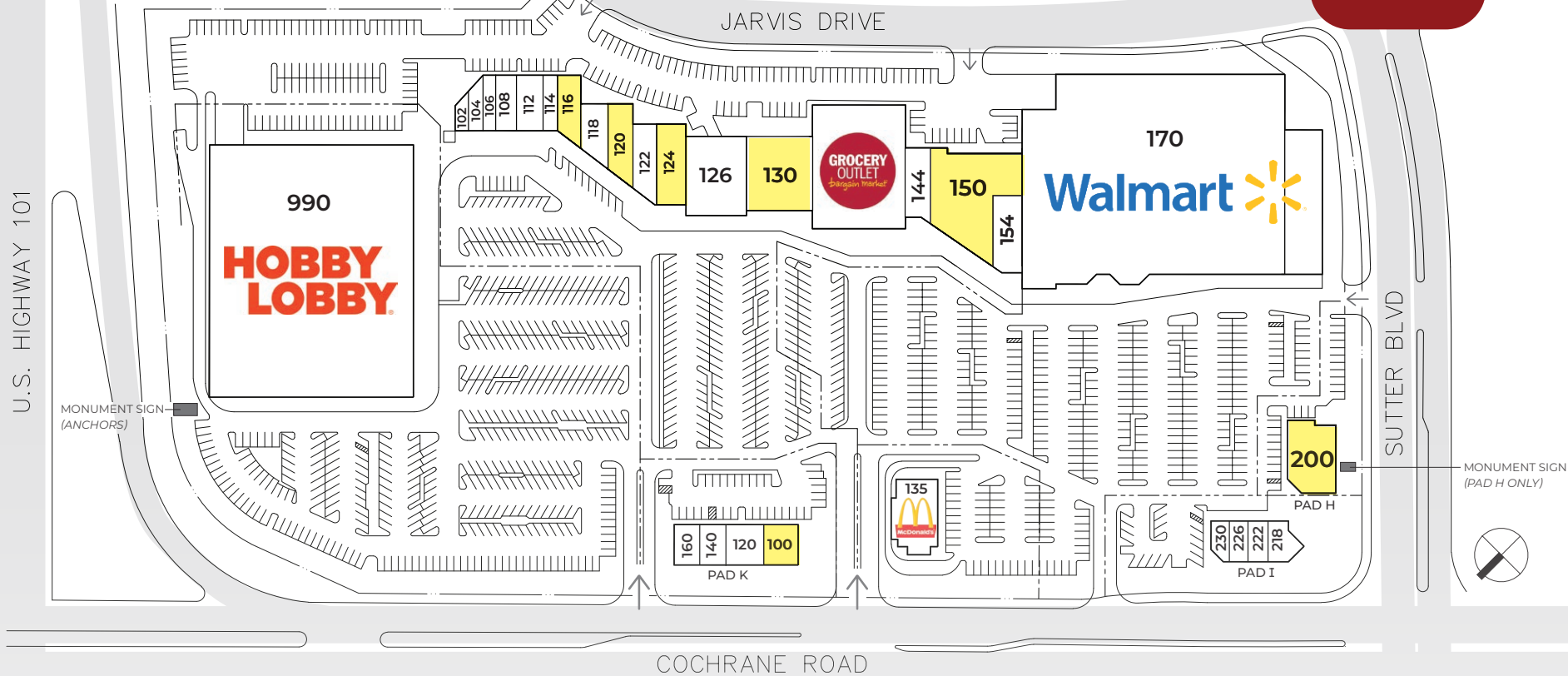
Cochrane Road	34,872 ADT
Highway 101	128,000 ADT



*Cochrane Plaza*  
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# Site Plan

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## TENANT LIST

102	Harry & Son Jewelers
104	Mayfair Hair & Nails
106	iTAN - Sun Spray Spa
108	Victoria's Nail Spa
110/112	Tandoori Flames Restaurant
114	T4 Boba Tea
116	<b>RESTAURANT AVAILABLE - 2,464 SF</b>
118	Victory Martial Arts
120	<b>RETAIL AVAILABLE - 2,262 SF</b>
122	Benjamin Moore Paints
124	<b>RETAIL AVAILABLE - 4,038 SF</b>
126	Morgan Hill Athletic Club
132	<b>RETAIL AVAILABLE - 7,580 SF</b>
140	Grocery Outlet (Coming Soon)

144	Cali Pet Goodz
150	<b>RETAIL AVAILABLE - 10,200 SF</b>
154	Cochrane Plaza Dental Care
170	Walmart Supercenter
990	Hobby Lobby
135	McDonald's

### PAD I

218	T-Mobile
222	PostalAnnex
226	Tortilla House
230	Baskin Robbins

### PAD H

**200 RETAIL AVAILABLE - 5,000 SF**

### PAD K

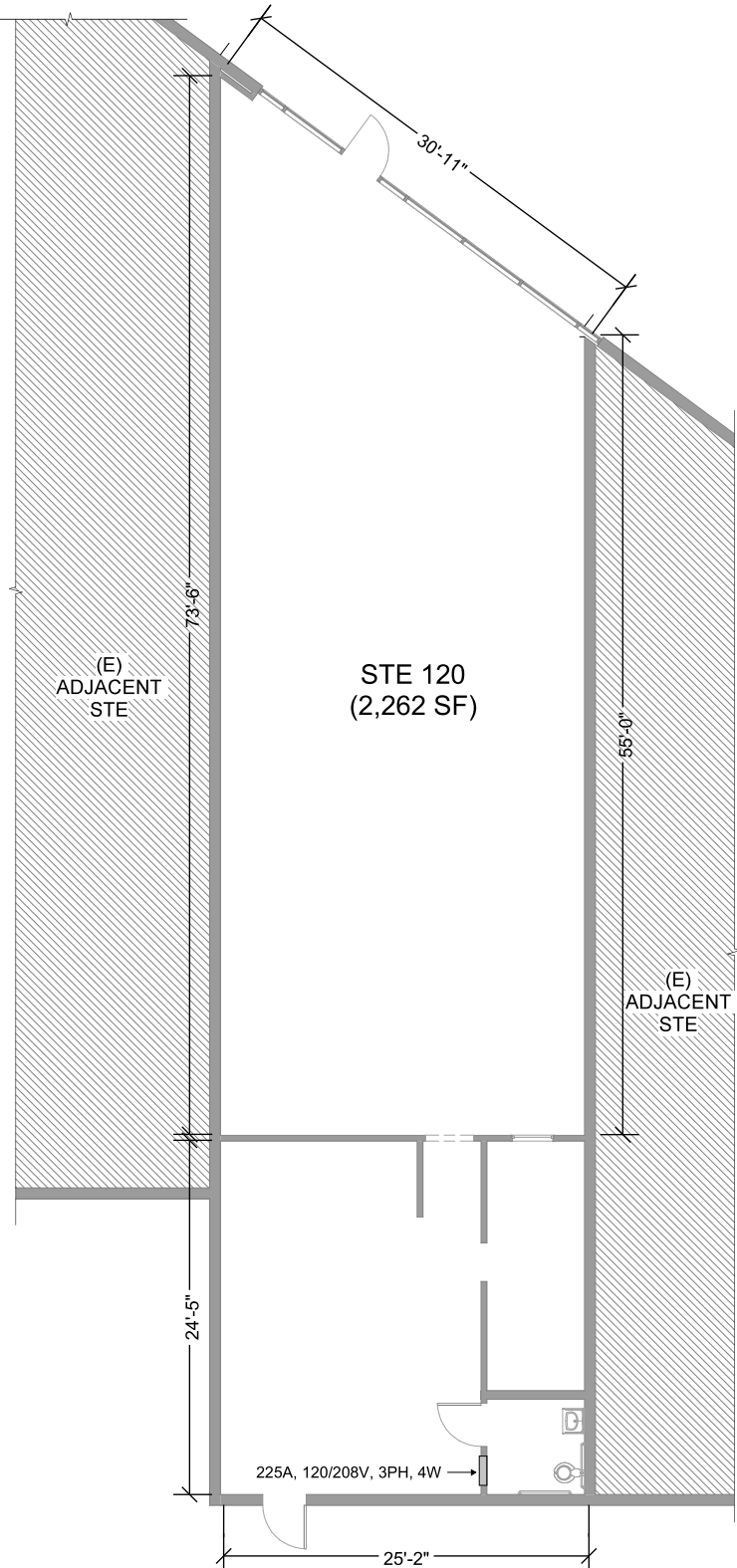
100	Philz Coffee (Coming Soon)
120	Panda Express
140	Wing Stop
160	Subway

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# Floor Plan

## Suite 120

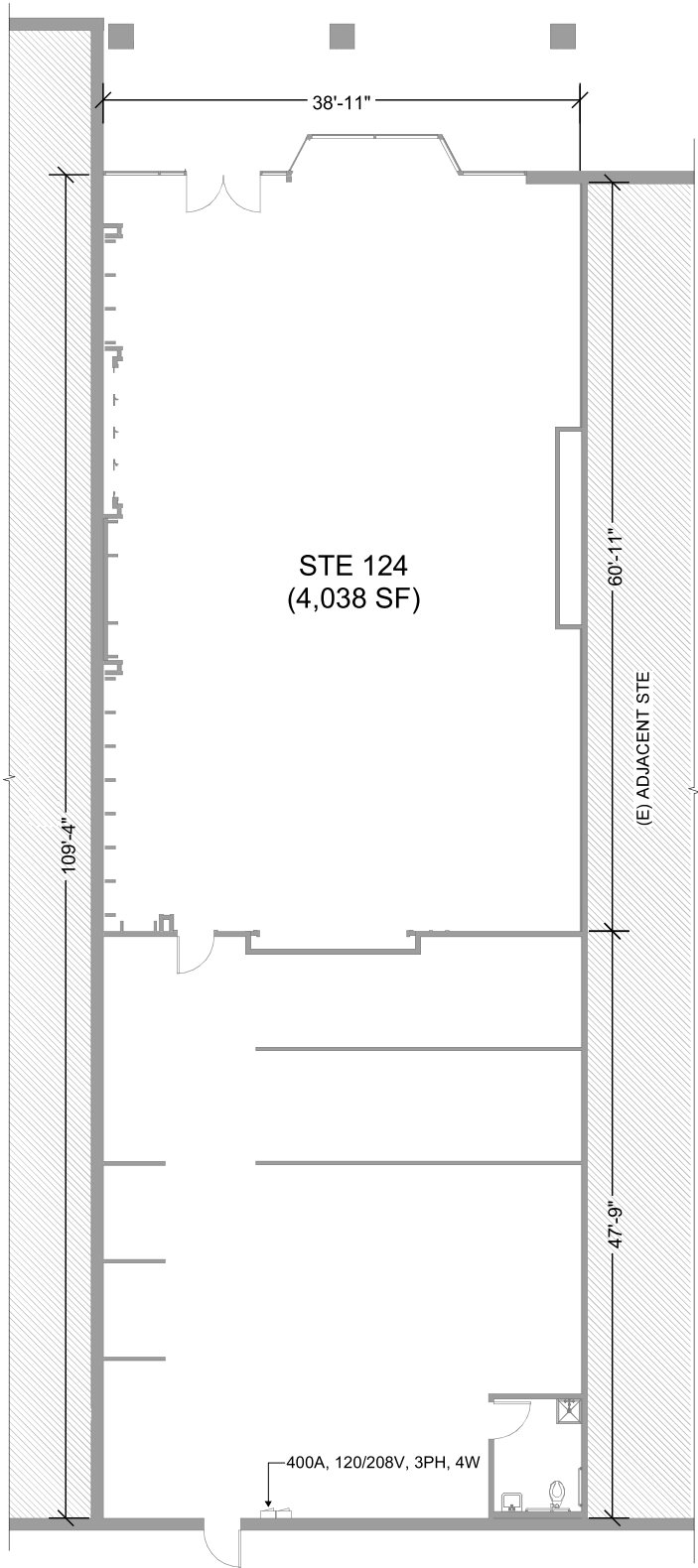
120 COCHRANE PLAZA



# Floor Plan

## Suite 124

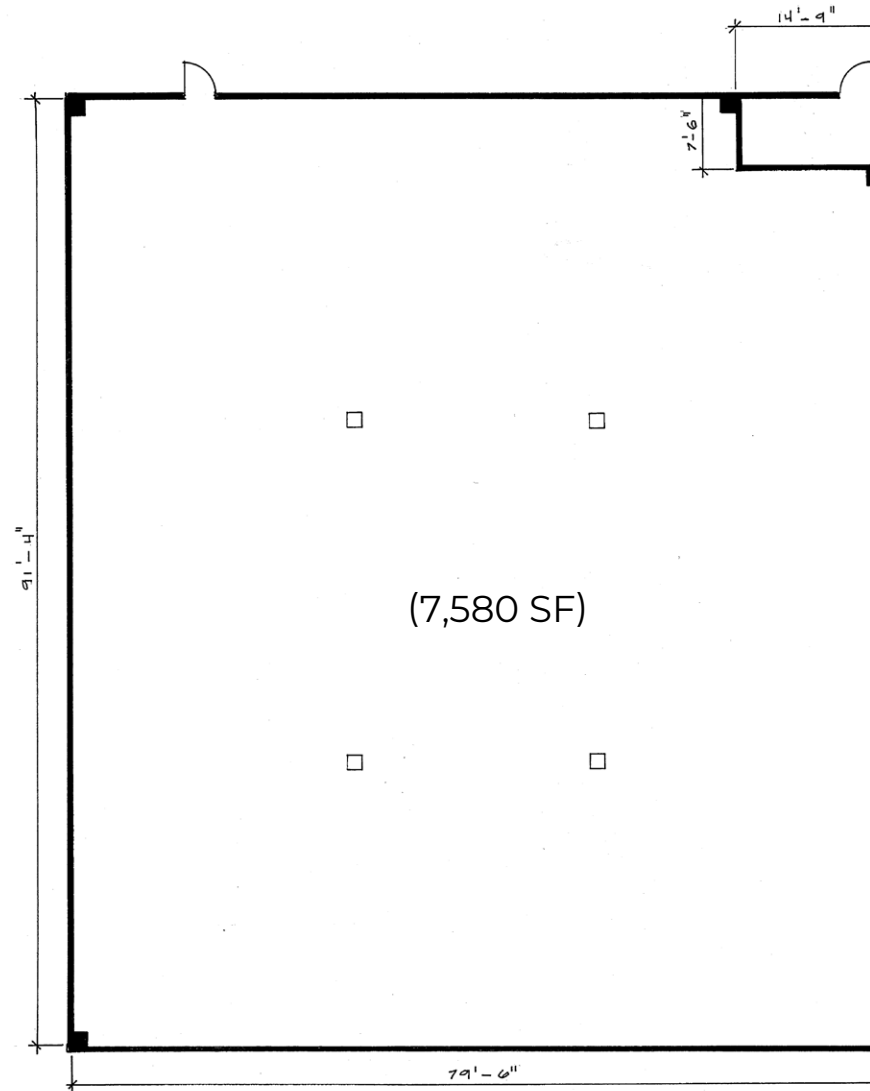
124 COCHRANE PLAZA



# Floor Plan

## Suite 130

130 COCHRANE PLAZA

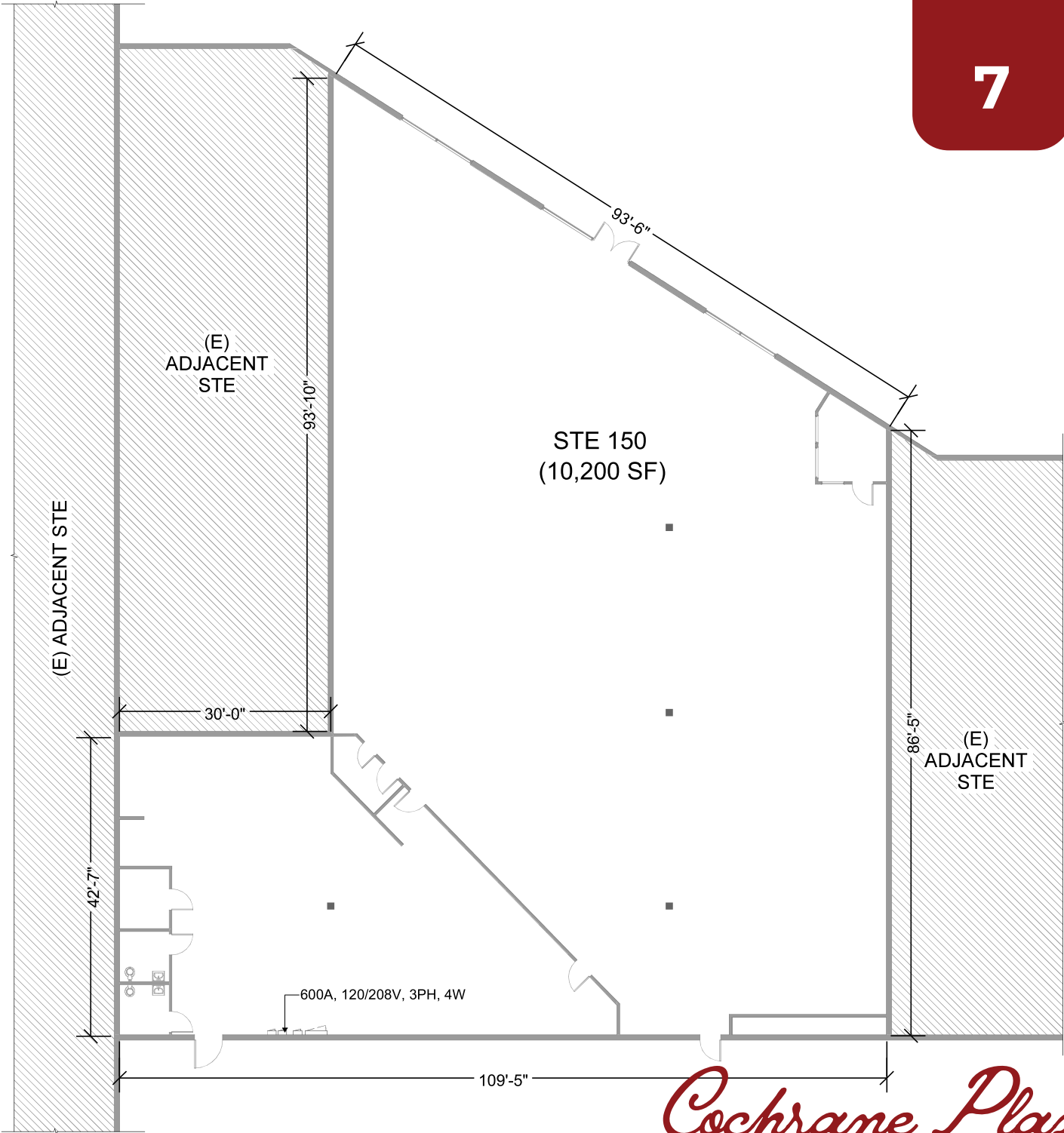


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# Floor Plan

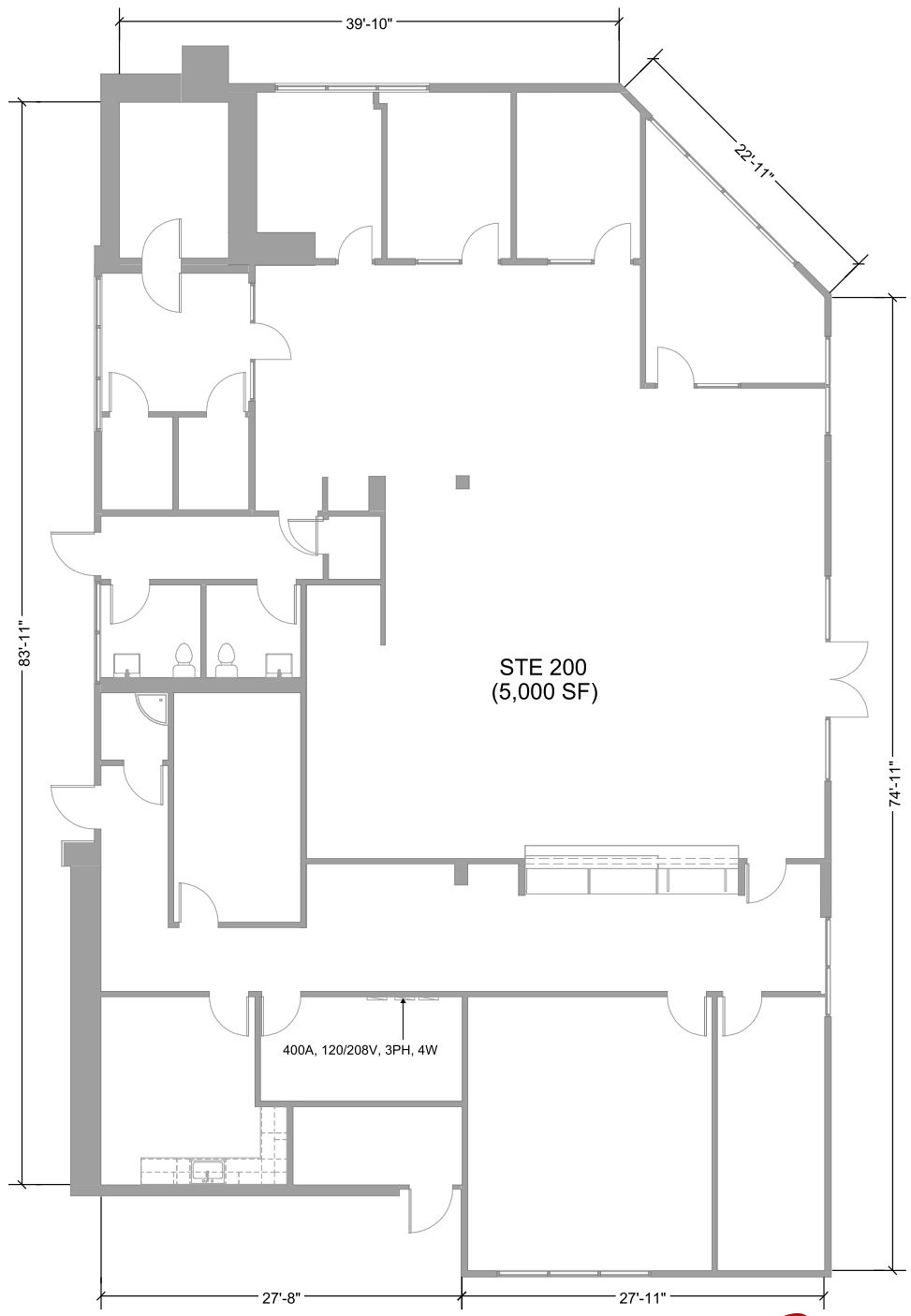
## Suite 150

150 COCHRANE PLAZA



# Floor Plan

Suite 200  
200 COCHRANE PLAZA





# Aerial Map

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**COCHRANE PLAZA**

**Walmart**

**HOBBY LOBBY**

**McDonald's** **GROCERY OUTLET**  
*Bargain Market*

**\*YOUR BUSINESS HERE\***

1 MILE

**MORGAN HILL PLAZA**

**DOLLAR TREE**

**ROSS**  
DRESS FOR LESS

3 MILES

**VINEYARD TOWN CENTER**

**T.J. MAXX**

**NOB HILL**  
FOODS

**TENNANT STATION**

**SAFeway**

**PANDA EXPRESS**  
CHINESE KITCHEN

**COCHRANE COMMONS**

**TARGET** **Starbucks**

**five BELOW** **MOD**

**petco** **chili's**

**TRADER JOE'S**

**TJ**

**LAWRENCE OAKS SHOPPING CENTER**

**SAFeway**

**THE HOME DEPOT** **BURGER KING**

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