



Cochrane Plaza

100-250 COCHRANE PLAZA
MORGAN HILL, CA

RETAIL SPACES AVAILABLE FOR LEASE

* JR. ANCHOR Opportunity *

* Freestanding PAD Available *



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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

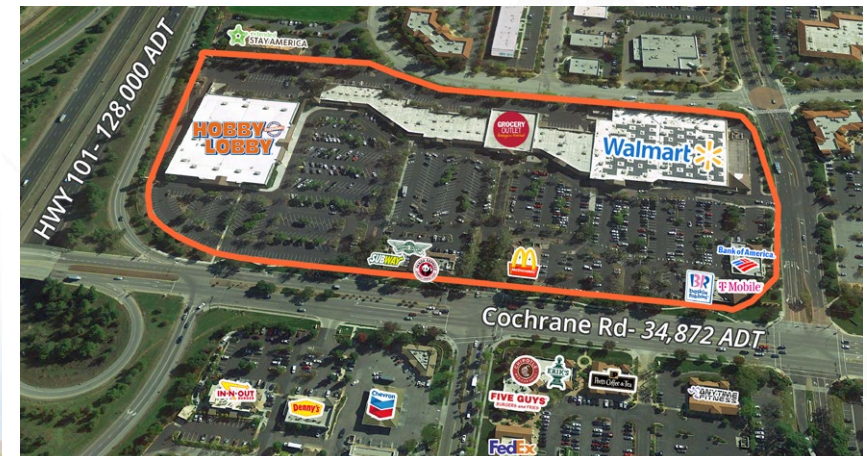
✓ **Freestanding Pad Available** - 5,000 SF
-- Front Pad with Monument Signage

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)

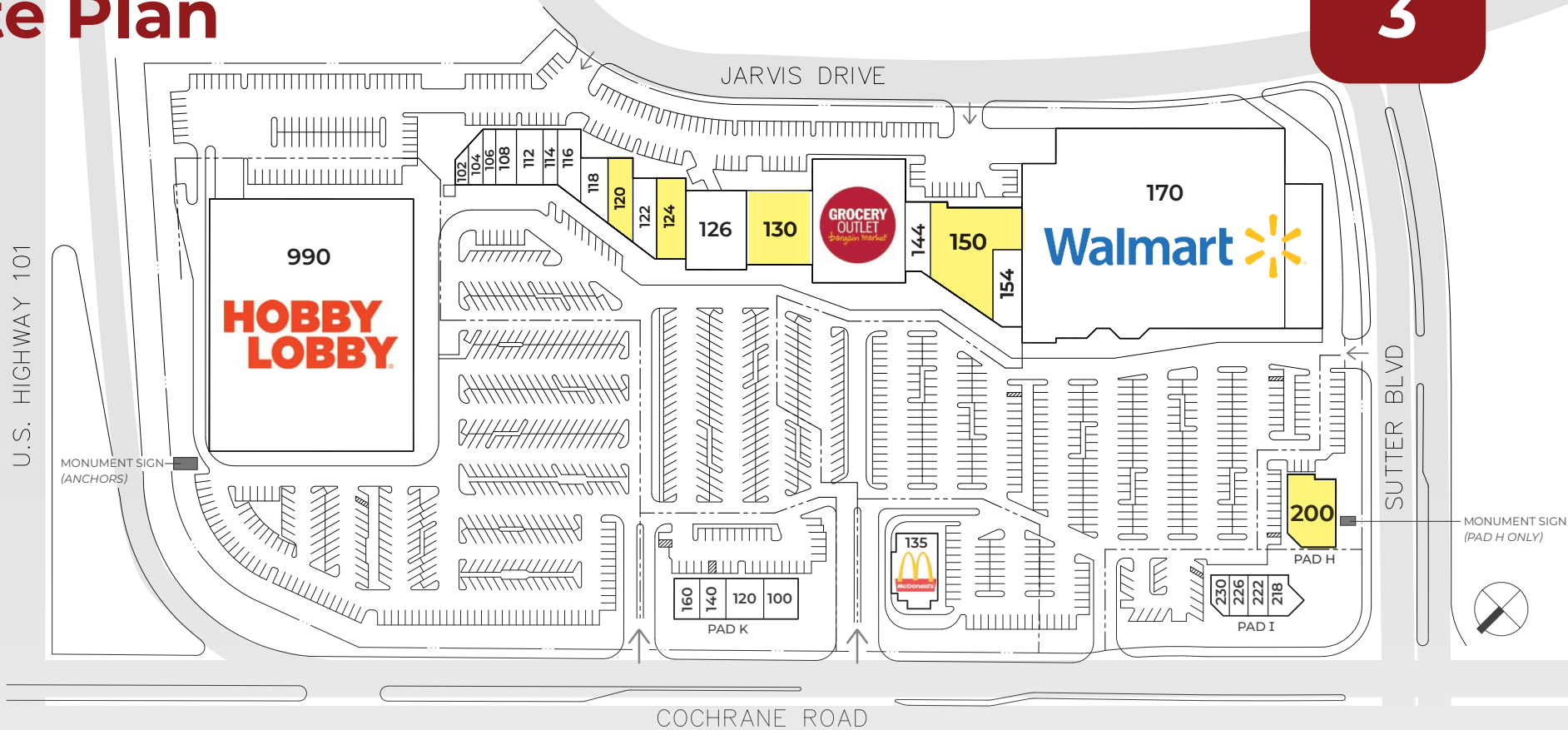
| | |
|---------------|-------------|
| Cochrane Road | 34,872 ADT |
| Highway 101 | 128,000 ADT |



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COCHRANE PLAZA, MORGAN HILL, CA

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 Sushi
 118 Victory Martial Arts
120 RETAIL AVAILABLE - 2,262 SF
 122 Benjamin Moore Paints
124 RETAIL AVAILABLE - 4,038 SF
 126 Morgan Hill Athletic Club
132 RETAIL AVAILABLE - 7,580 SF
 140 Grocery Outlet (Coming Soon)

144 Cali Pet Goodz
150 RETAIL AVAILABLE - 10,200 SF
 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

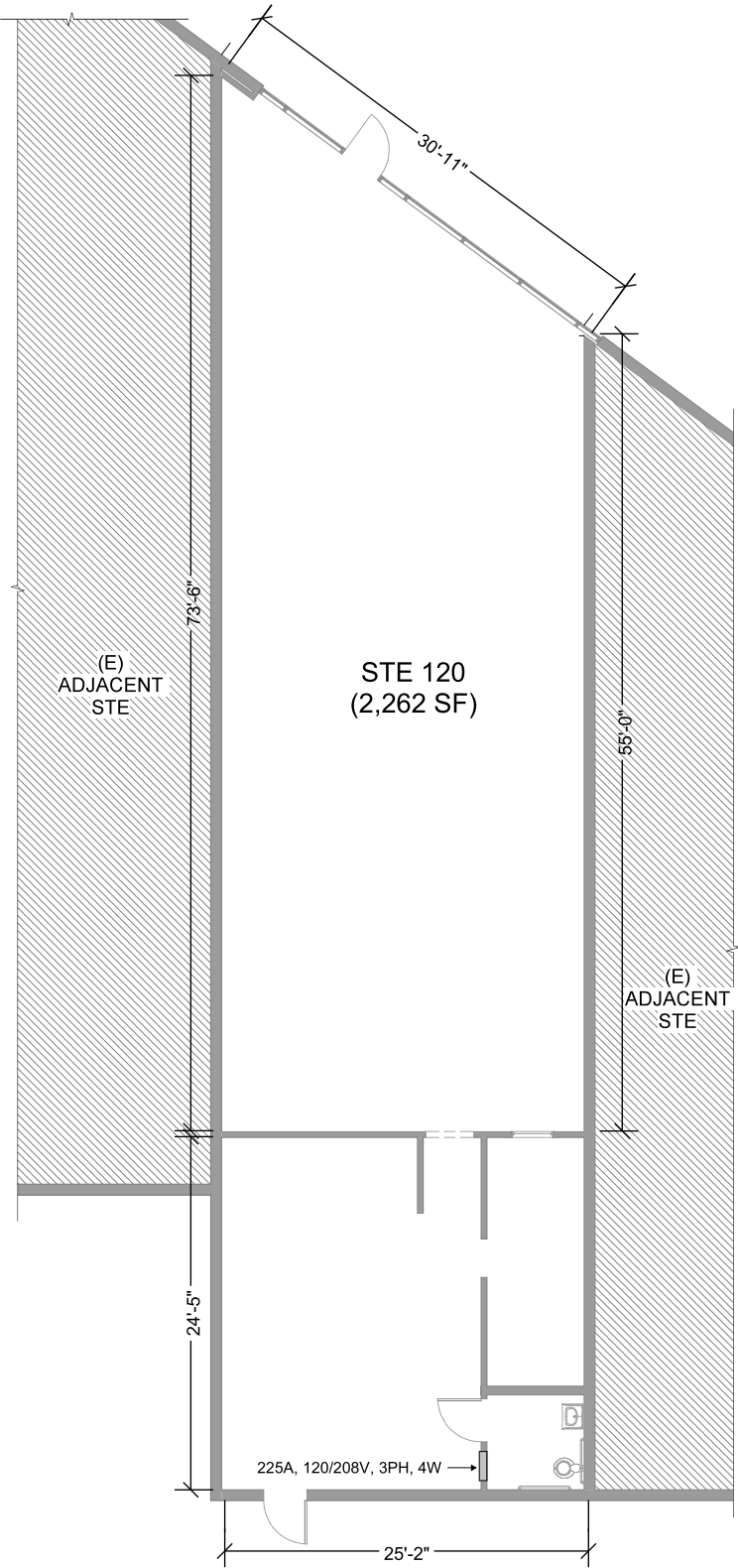
100 Philz Coffee (Coming Soon)
 120 Panda Express
 140 Wing Stop
 160 Subway

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Floor Plan

Suite 120

120 COCHRANE PLAZA

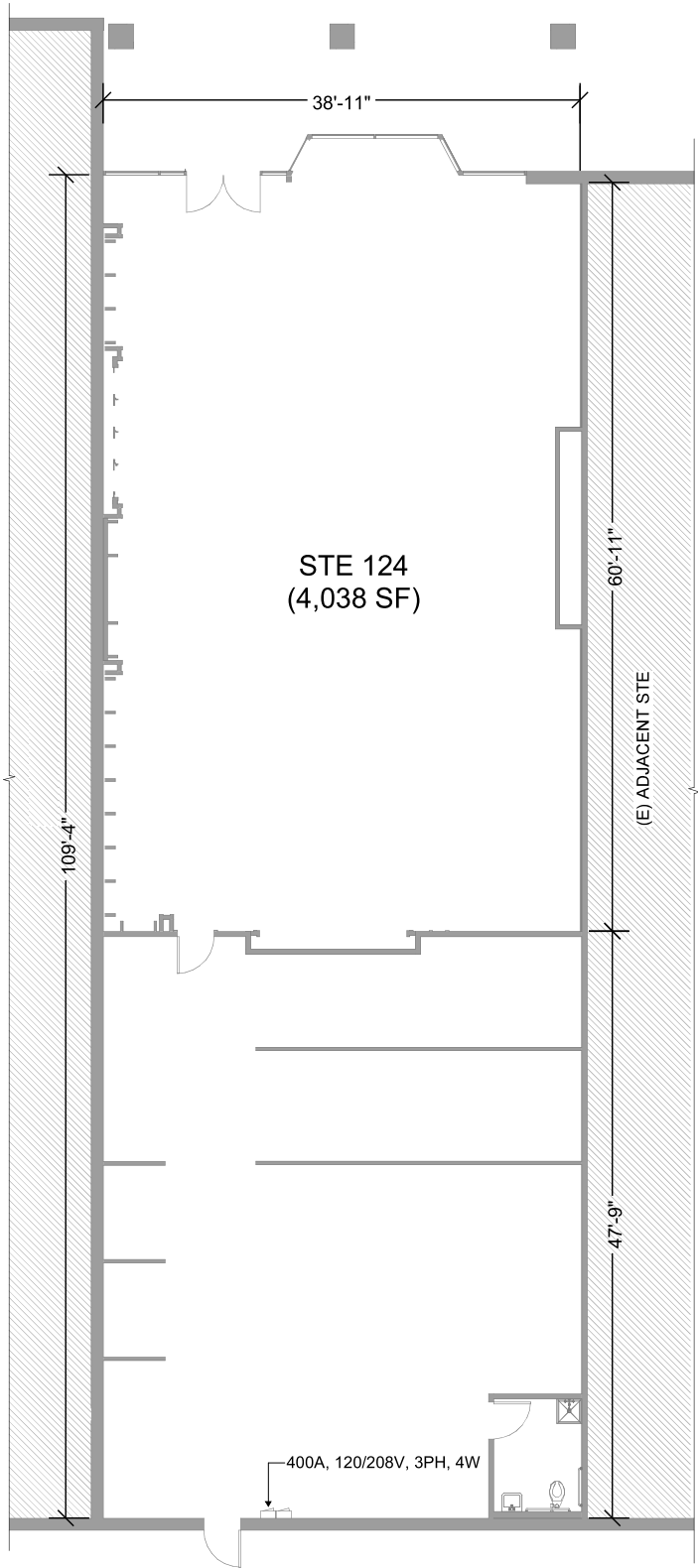


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Floor Plan

Suite 124

124 COCHRANE PLAZA

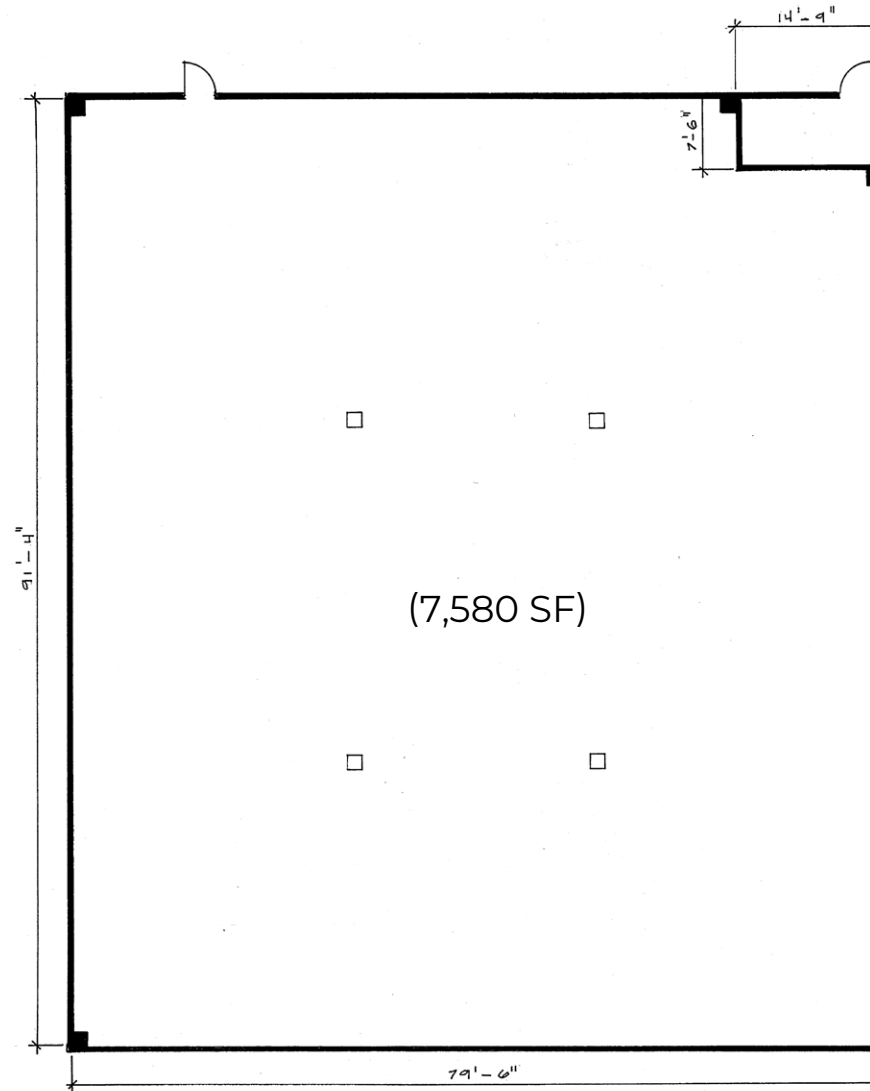


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Floor Plan

Suite 130

130 COCHRANE PLAZA



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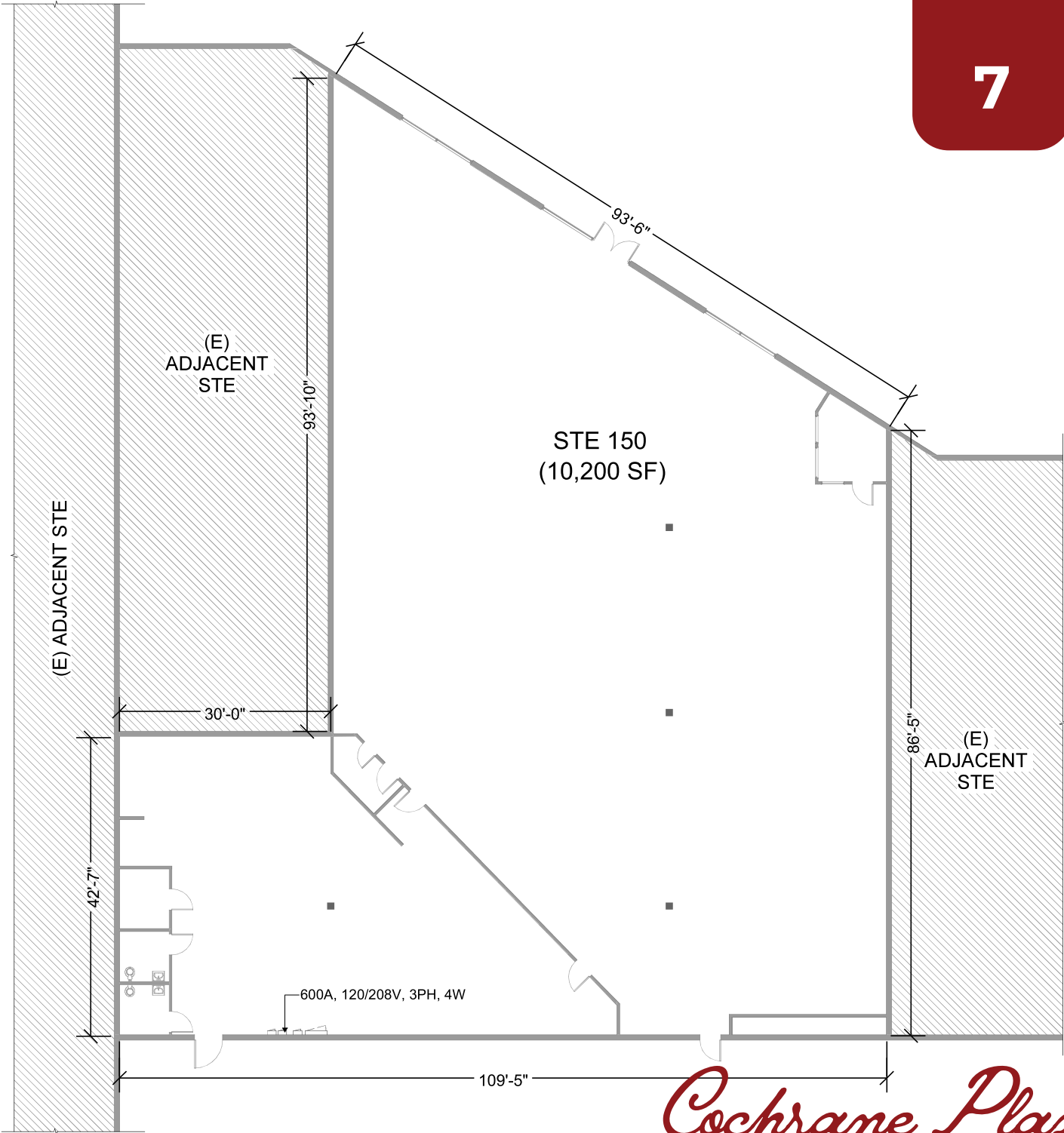
Floor Plan

Suite 150

150 COCHRANE PLAZA



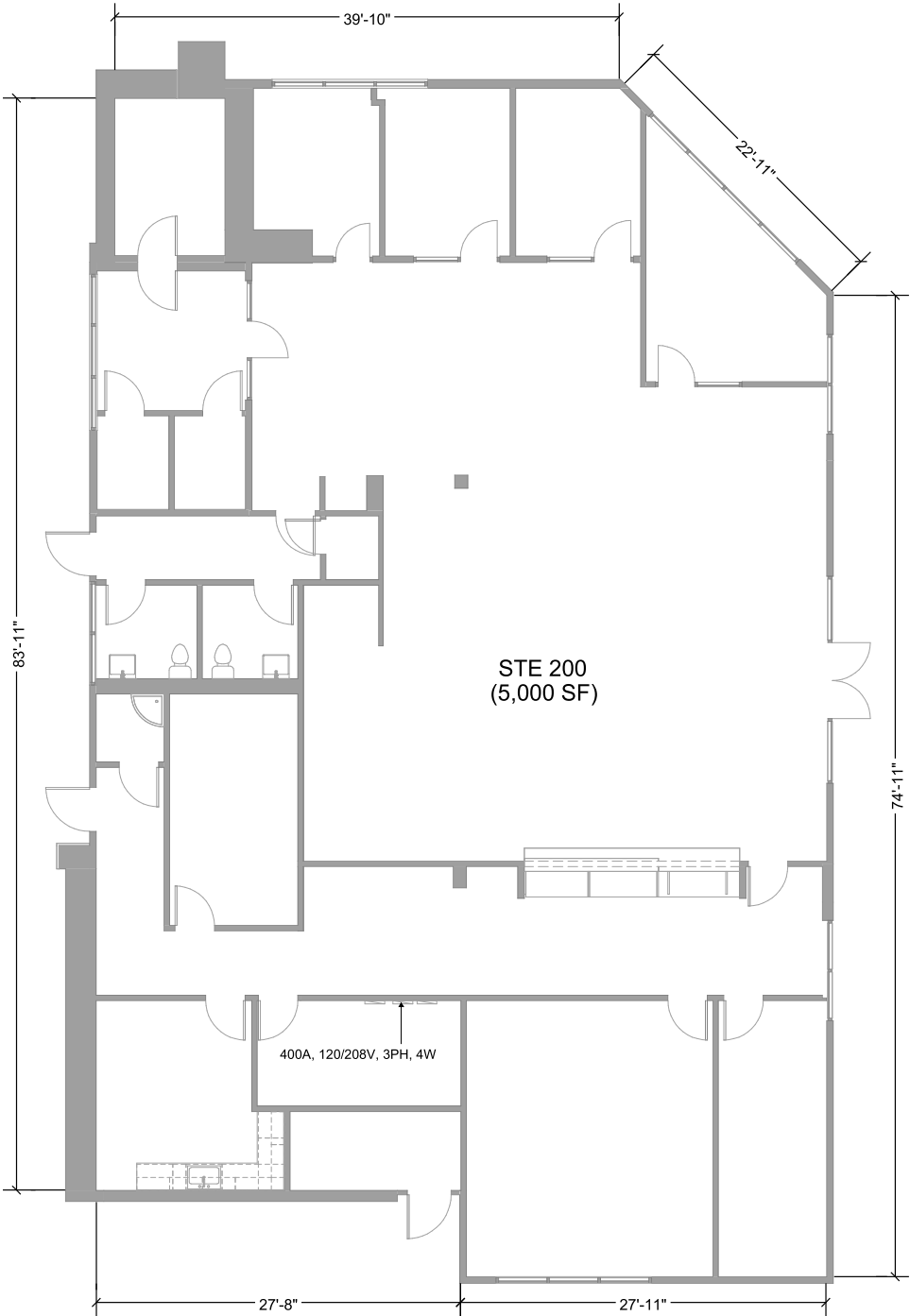
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Floor Plan

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

IN-N-OUT
BURGER

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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