



Madrone Village Shopping Center



Demographics

2017 Estimate	1 Mile	3 Miles	5 Miles
Population	8,108	38,125	55,165
Med. HH Income	\$136,442	\$135,501	\$142,922
Daytime Population	10,597	38,681	51,216

Traffic Counts

Cochrane Road - 32,150 ADT

Highway 101 at Cochrane Road - 115,000 ADT

Current Tenants



ERIK'S DELICATÈ



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Cochrane Road At Madrone Parkway Morgan Hill | CA

2 Units Available

- 994 SF
- 3,940 SF (Can Divide to 1,970 SF)

Lease Rate

- \$2.75 - 3.25+NNN
- NNN=\$1.23

The Property

- High quality construction with mission style design, beautiful landscaping accentuates the open plaza.
- Strong and growing daytime employment population at the adjacent Madrone Business Park, Cochrane Business Ranch (over 700,000 sf), and Morgan Hill Ranch (400 acres).
- Vibrant retail trade area with a mix of national, regional, and local tenants (over 1 million total square feet). Trade area tenants include Target, Wal Mart, Hobby Lobby, Dick's Sporting Goods, Staples, Petco, DSW Shoes, Chili's, Red Robin, In-N-Out Burger and many more.
- 5.3/1,000 parking ratio.

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Photo



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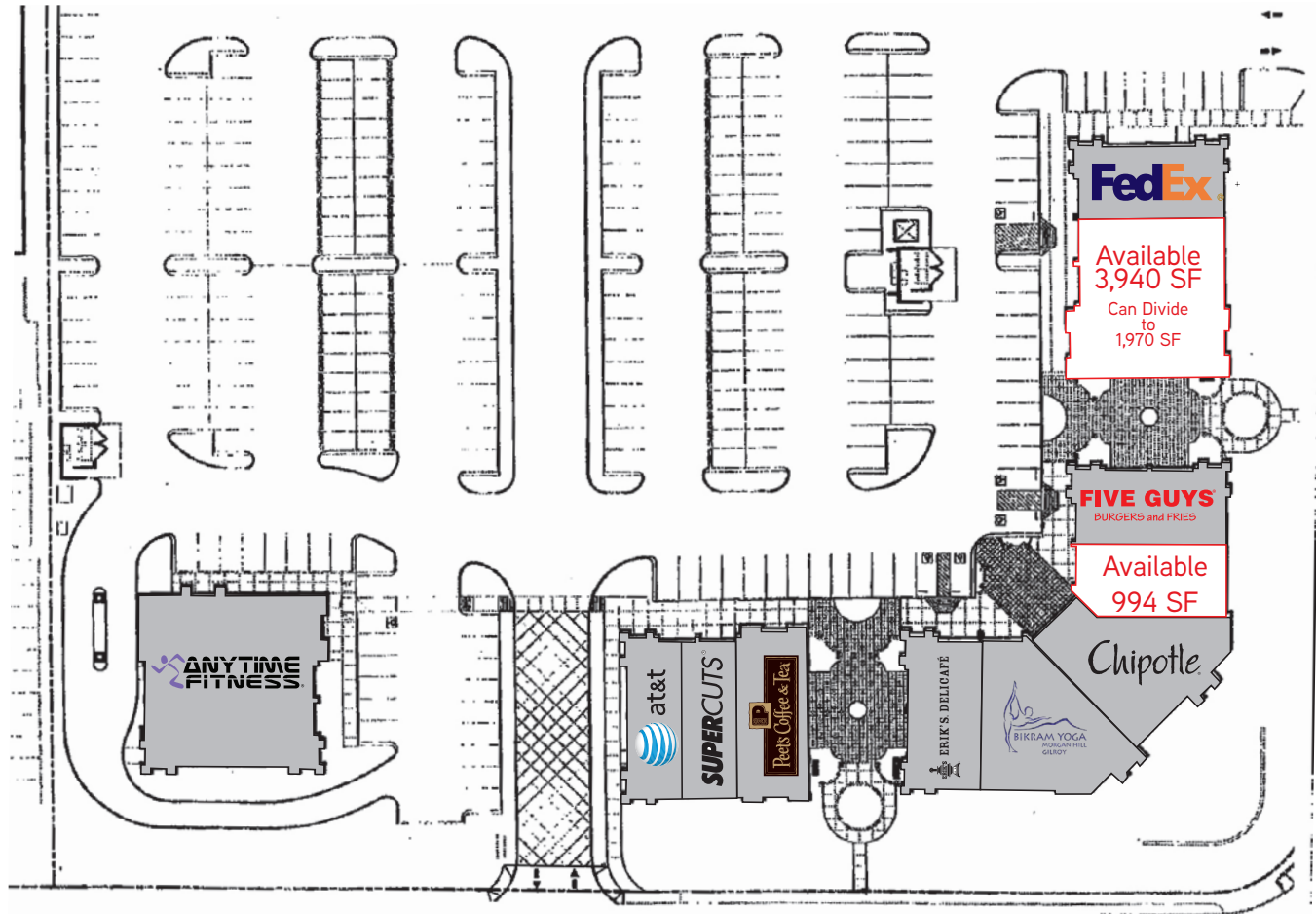
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Site Plan



Cochrane Road

Madrone Parkway



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Retail Map

SITE



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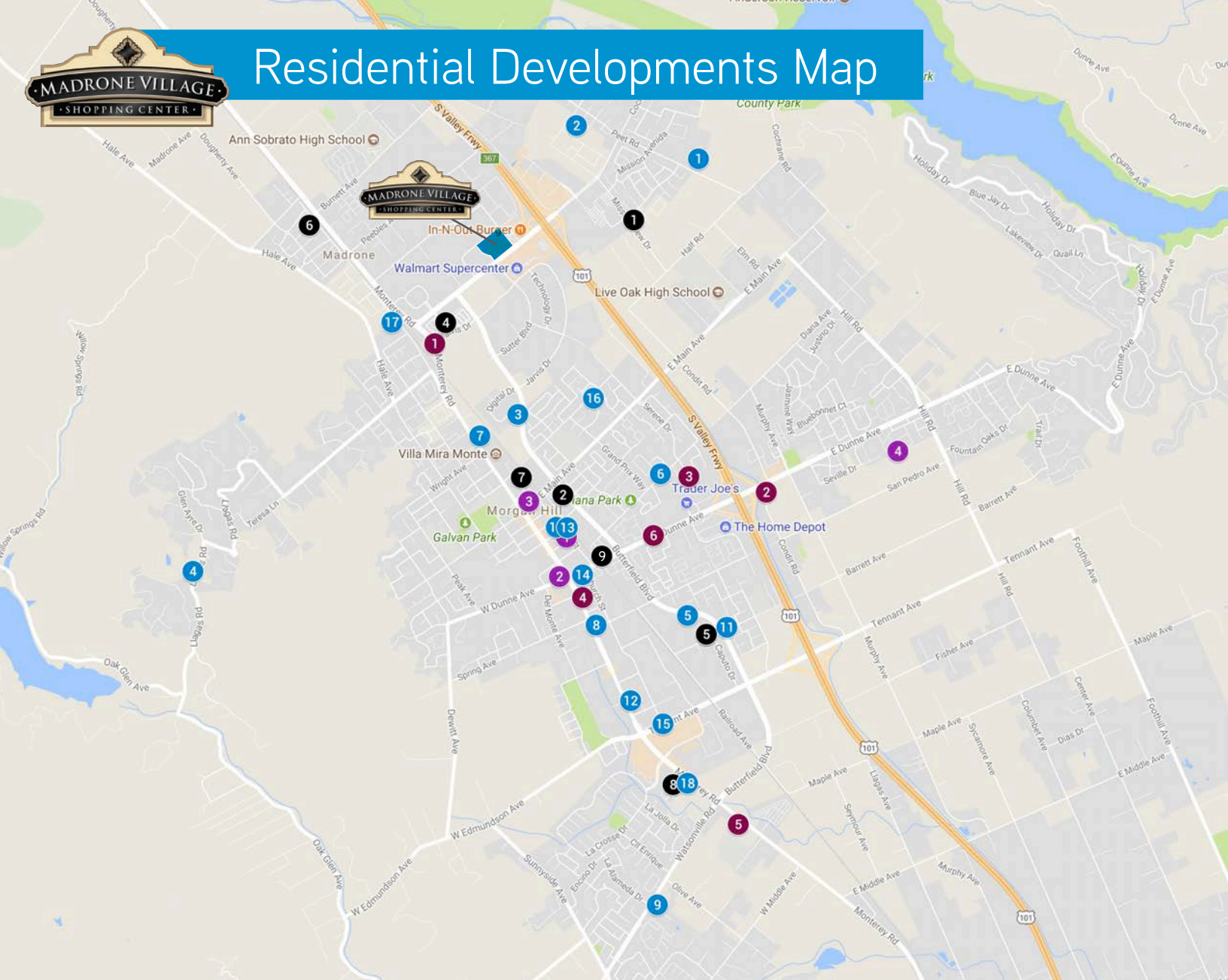
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Residential Developments Map



Approved - 131 Units

1. Republic Housing	83
2. Henken Oaks	18
3. Vista Del Toro	15
4. Busk (E. Dunne-MDMH)	15

Completed - 1090 Units

1. Mission Ranch	328
2. Brighton Oaks	148
3. Lodge at Morgan Hill	138
4. Madrone Plaza	115
5. The Lodge Phase 2	114
6. Hale Meritage Homes	108
7. Horizons at Morgan Hill	49
8. Diamond Creek	48
9. Bella Terra	42

In Process - 803 Units

1. Jarvis-DivcoWest	383
2. Presidio/Evergreen	247
3. Laurel/Tripointe Madison Gate	65
4. Mo-UHC	39
5. Monterey-Young	37
6. Kyono	32

Under Construction - 1059 Units

1. Borello Ranch	244
2. Lantana	135
3. Diamond Creek	131
4. Valencia	80
5. Solera Ranch	76
6. The Lodge Phase 3	67
7. Esperanza	52
8. Gipetti	52
9. The Commons	45
10. Connemara	37
11. City Ventures	34
12. Rose Island	24
13. Monterey-EAH	19
14. Barley Place	14
15. E. Dunne-EAH	14
16. Shadow Pines	12
17. Calle Sienna	12
18. Campoli - E & H	11



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