

±17.98 Acre Development Site

NWC Tenant Avenue & Freeway 101 • Morgan Hill, CA



PROPERTY PROFILE

Location	Juan Hernandez Drive, Morgan Hill, CA
Site	APN: 817-09-041 - ±13.94 Acres APN: 817-09-039 - ±4.04 Acres
Description	• Prime Freeway Frontage Development Site • Ideal Regional Shopping Center or Power Center Site
Project Highlights	• Easy Freeway Access • Good Freeway Visibility • Very High Income Demographic • Additional 6.25 Acre Assembly Possible
Price	\$14,250,000

2006 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	4,154	40,968	49,740
AVG. HH Income	\$86,890	\$124,643	\$126,933

TRAFFIC COUNTS

Highway 101 @ Tennant Avenue = 115,000 ADT (2006)
Tennant Avenue, just west of 101 = 27,317 ADT (2005)



* No Fee to Procuring Broker

For more information please contact exclusive leasing agents:

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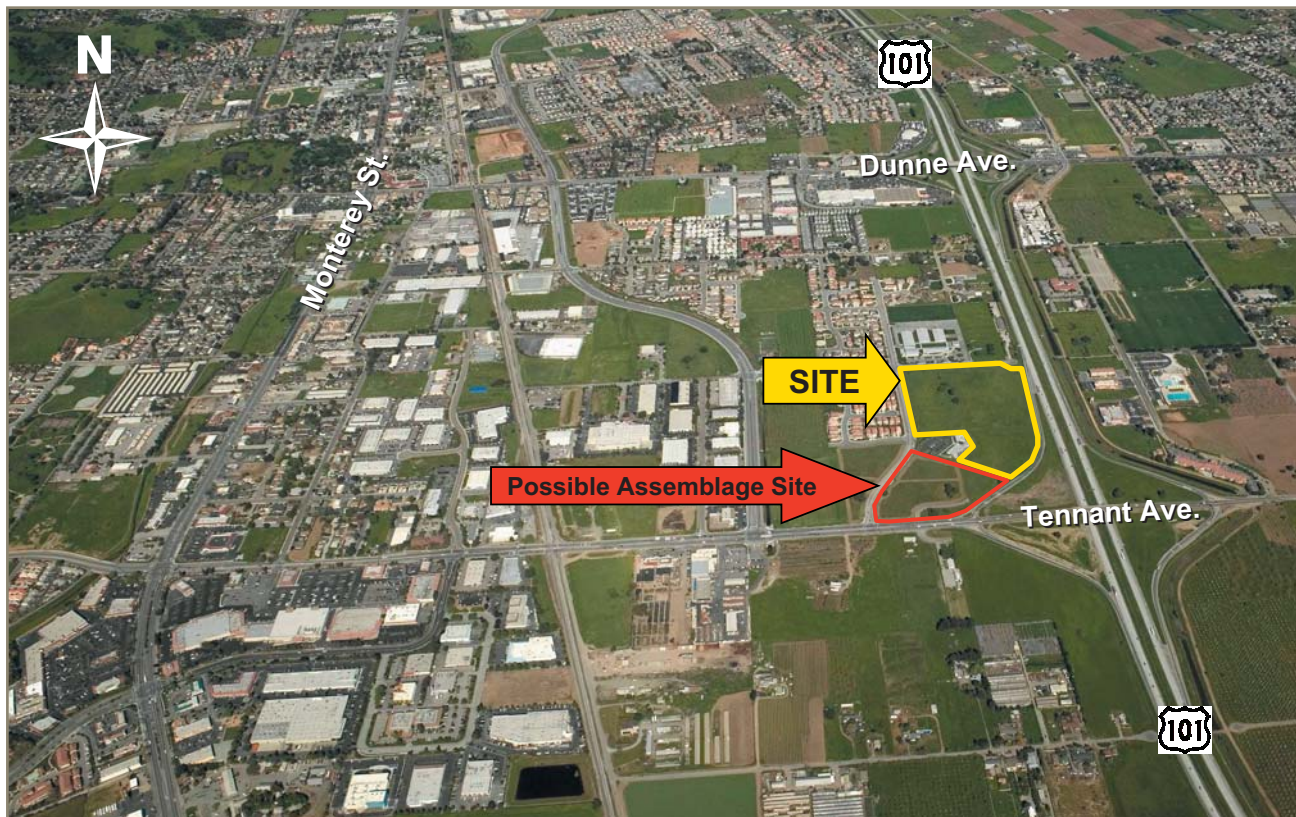
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Looking Southeast from NW corner of Juan Hernandez Site
(Tennant Road Overpass in Background)



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