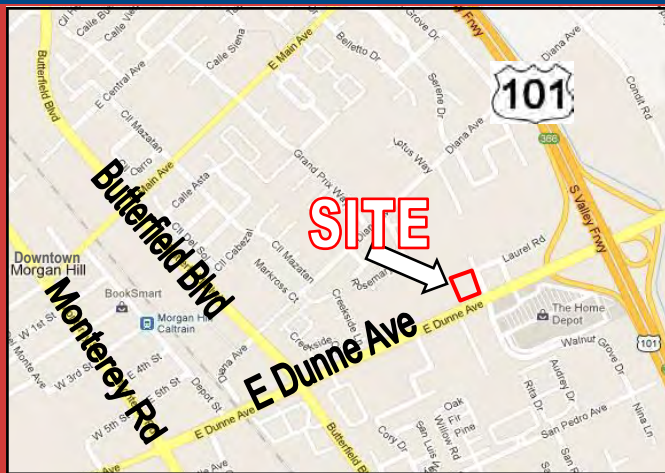




FOR LEASE: Retail and Office Spaces

ADJACENT TO STARBUCKS/WALGREENS/TRADER JOES

17015 Walnut Grove Drive#103—Morgan Hill, California



- 2,100 SF OFFICE / RETAIL
- Starbucks Is Co-Tenant
- Walgreens And Trader Joes Are Adjacent
- 16' Ceiling - Good Natural Light In Space
- Right Off Hwy. 101, Close To Downtown Morgan Hill
- Dunne Avenue Traffic: 27,000 + ADT
- Rent Negotiable
- NNNs \$0.82/SF approx.
- *Call to Tour or For More Information*

ESTIMATED DEMOGRAPHICS:

	<u>MILE 1</u>	<u>MILE 3</u>	<u>MILE 5</u>
POPULATION:	10,918	44,072	51,217
AVG. HH INCOME:	\$116,946	\$152,267	\$152,123

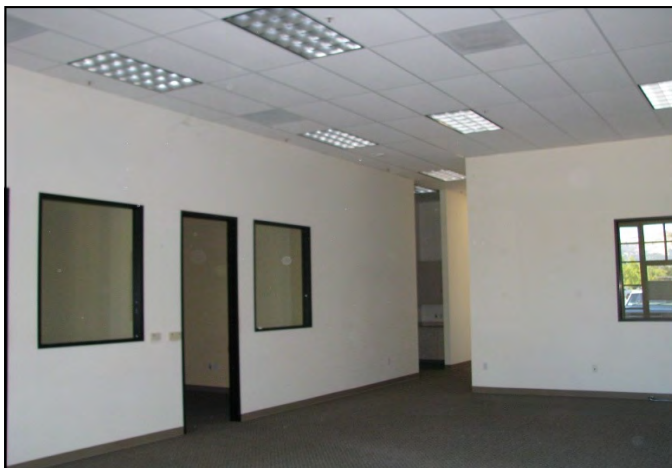
Exclusive Agent

SILVERSTONE COMMERCIAL
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17015 Walnut Grove Drive—Morgan Hill, California



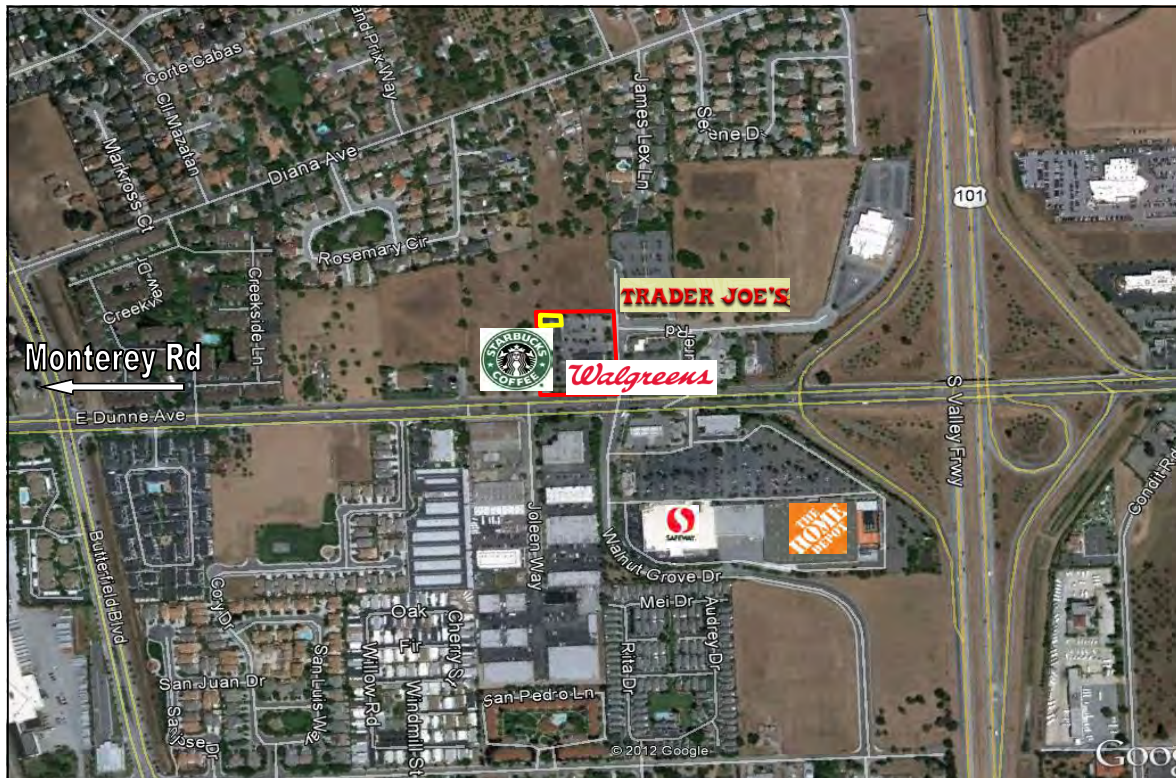
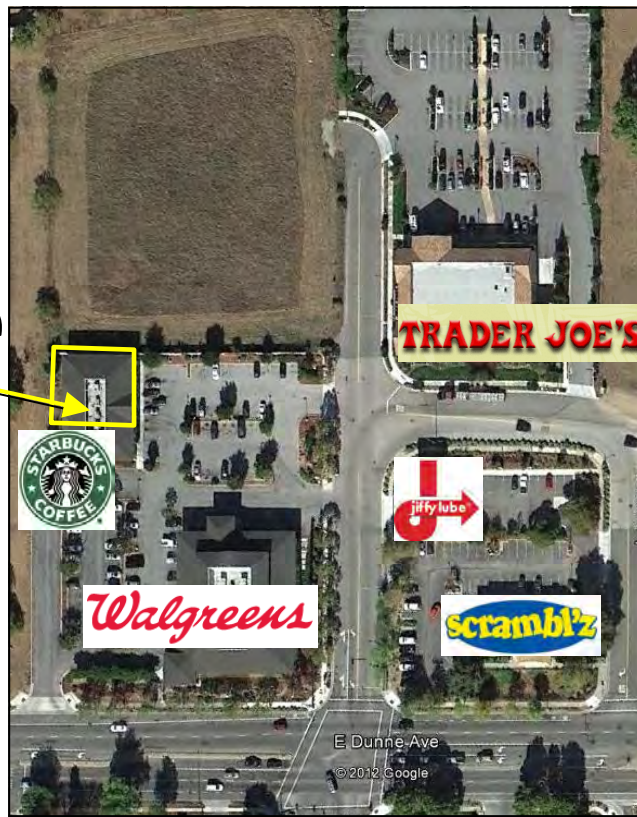
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Coyote Creek Plaza
17015 Walnut Grove Dr, Morgan Hill, CA, 95037
Ring: 1, 3, 5 Miles

Latitude: 37.130745
Longitude: -121.638467

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,918	44,072	51,217
Male Population	49.5%	49.7%	49.8%
Female Population	50.5%	50.3%	50.2%
Median Age	31.1	35.7	36.4
2010 Income			
Median HH Income	\$86,990	\$113,188	\$112,327
Per Capita Income	\$36,720	\$48,066	\$47,765
Average HH Income	\$116,946	\$152,267	\$152,123
2010 Households			
Total Households	3,331	13,805	15,971
Average Household Size	3.24	3.16	3.17
2010 Housing			
Owner Occupied Housing Units	57.9%	69.1%	69.2%
Renter Occupied Housing Units	38.1%	27.7%	27.5%
Vacant Housing Units	4.0%	3.2%	3.4%
Population			
1990 Population	5,459	29,018	35,903
2000 Population	9,303	38,596	45,356
2010 Population	10,918	44,072	51,217
2015 Population	11,728	46,853	54,272
1990-2000 Annual Rate	5.48%	2.89%	2.36%
2000-2010 Annual Rate	1.57%	1.3%	1.19%
2010-2015 Annual Rate	1.44%	1.23%	1.17%

In the identified market area, the current year population is 51,217. In 2000, the Census count in the market area was 45,356. The rate of change since 2000 was 1.19 percent annually. The five-year projection for the population in the market area is 54,272, representing a change of 1.17 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

Households			
1990 Households	1,808	9,318	11,371
2000 Households	2,942	12,299	14,365
2010 Households	3,331	13,805	15,971
2015 Households	3,544	14,591	16,834
1990-2000 Annual Rate	4.99%	2.81%	2.36%
2000-2010 Annual Rate	1.22%	1.13%	1.04%
2010-2015 Annual Rate	1.25%	1.11%	1.06%

The household count in this market area has changed from 14,365 in 2000 to 15,971 in the current year, a change of 1.04 percent annually. The five-year projection of households is 16,834, a change of 1.06 percent annually from the current year total. Average household size is currently 3.17, compared to 3.12 in the year 2000. The number of families in the current year is 12,843 in the market area.

Housing

Currently, 69.2 percent of the 16,526 housing units in the market area are owner occupied; 27.5 percent, renter occupied; and 3.4 percent are vacant. In 2000, there were 14,753 housing units - 71.0 percent owner occupied, 26.2 percent renter occupied and 2.7 percent vacant. The rate of change in housing units since 2000 is 1.11 percent. Median home value in the market area is \$648,473, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.12 percent annually to \$793,633. From 2000 to the current year, median home value changed by 3.77 percent annually.

Source U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

Coyote Creek Plaza
17015 Walnut Grove Dr, Morgan Hill, CA, 95037
Ring: 1, 3, 5 Miles

Latitude: 37.130745
Longitude: -121.638467

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$41,686	\$53,224	\$53,305
2000 Median HH Income	\$64,754	\$81,754	\$80,894
2010 Median HH Income	\$86,990	\$113,188	\$112,327
2015 Median HH Income	\$107,074	\$129,990	\$129,048
1990-2000 Annual Rate	4.5%	4.39%	4.26%
2000-2010 Annual Rate	2.92%	3.22%	3.25%
2010-2015 Annual Rate	4.24%	2.81%	2.81%
Per Capita Income			
1990 Per Capita Income	\$17,393	\$20,287	\$20,065
2000 Per Capita Income	\$26,128	\$33,303	\$33,149
2010 Per Capita Income	\$36,720	\$48,066	\$47,765
2015 Per Capita Income	\$41,857	\$55,089	\$54,903
1990-2000 Annual Rate	4.15%	5.08%	5.15%
2000-2010 Annual Rate	3.38%	3.64%	3.63%
2010-2015 Annual Rate	2.65%	2.77%	2.82%
Average Household Income			
1990 Average Household Income	\$48,980	\$61,815	\$62,140
2000 Average Household Income	\$81,815	\$103,712	\$103,600
2010 Average HH Income	\$116,946	\$152,267	\$152,123
2015 Average HH Income	\$134,522	\$175,616	\$175,835
1990-2000 Annual Rate	5.26%	5.31%	5.24%
2000-2010 Annual Rate	3.55%	3.82%	3.82%
2010-2015 Annual Rate	2.84%	2.89%	2.94%

Households by Income

Current median household income is \$112,327 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$129,048 in five years. In 2000, median household income was \$80,894, compared to \$53,305 in 1990.

Current average household income is \$152,123 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$175,835 in five years. In 2000, average household income was \$103,600, compared to \$62,140 in 1990.

Current per capita income is \$47,765 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$54,903 in five years. In 2000, the per capita income was \$33,149, compared to \$20,065 in 1990.

Population by Employment

Total Businesses	630	1,685	1,940
Total Employees	6,218	16,554	18,598

Currently, 86.4 percent of the civilian labor force in the identified market area is employed and 13.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.7 percent of the civilian labor force, and unemployment will be 11.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 12.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 73.3 percent of the market area population drove alone to work, and 4.1 percent worked at home. The average travel time to work in 2000 was 33.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 20.5 percent were high school graduates only (29.6 percent in the U.S.)
- 8.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 22.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 13.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)