



General Information

- Morgan Hill is home to two of the largest business parks in Silicon Valley
- Morgan Hill Ranch is the 4th largest business park in the Silicon Valley
- Industrial leases range from \$.95-\$1.83 per square foot
- Industrial vacancy rates 2.3%
- Retail vacancy rates at 3.7%
- 15% of Morgan Hill jobs are in Manufacturing

Key Demographics

General Demographics

Source: American Community Survey 2016

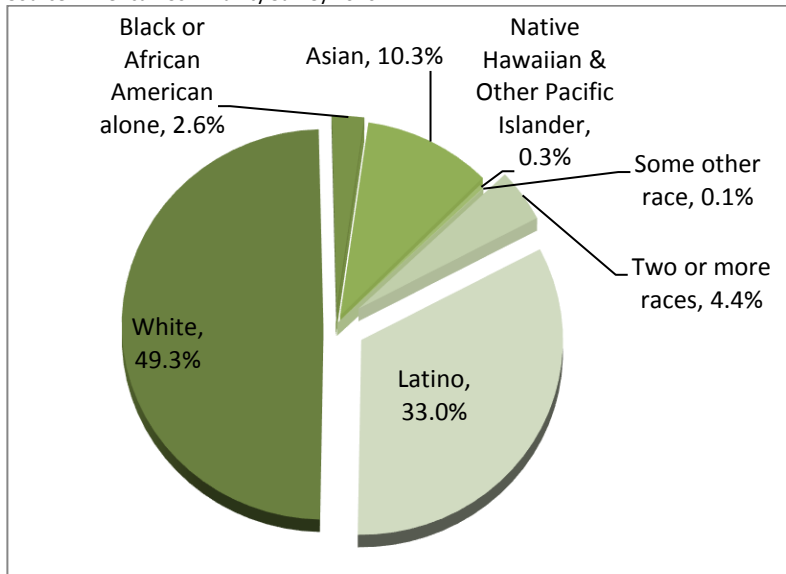
Per Capita Income

Source: American Community Survey 2016

Demographics	Totals	Location	Per Capita Income
Population	41,839	City of Morgan Hill	\$44,484
Households	13,893	Santa Clara County	\$46,034
Per Capita Income	\$44,484	San Francisco County	\$55,567
Average Household Income	\$131,120	San Diego County	\$32,482
Median Household Income	\$100,900	Los Angeles County	\$29,301
Aggregate Household Income (1,000)	\$1,821,655	California	\$31,458
		United States	\$29,829

Population Diversity

Source: American Community Survey 2016



Income Distribution by Households

Source: American Community Survey 2016

	Units	%
Total Households	13,893	100%
Less than \$10,000	398	2.9%
\$10,000 to \$14,999	400	2.9%
\$15,000 to \$24,999	997	7.2%
\$25,000 to \$34,999	910	6.6%
\$35,000 to \$49,999	960	6.9%
\$50,000 to \$74,999	1,698	12.2%
\$75,000 to \$99,999	1,505	10.8%
\$100,000 to \$149,999	2,866	20.6%
\$150,000 to \$199,999	1,530	11.0%
\$200,000 or more	2,629	18.9%



Business Statistics

Educational Attainment

Source: American Community Survey 2016

Santa Clara County Wages

Source: Employment Development Department 2017

Population Age 25 and Older	%	Occupation	Mean Wage
Population 25 or older	27,173	Sales Manager	\$77.73
Less than 9th grade	5.0%	Computer and Information System Manager	\$95.79
Some High School, no diploma	5.1%	Industrial Production Manager	\$72.64
High School Graduate (or GED)	16.6%	Computer Programmer	\$47.07
Some College, no degree	23.4%	Computer Hardware Engineers	\$69.69
Associate Degree	9.8%	Assemblers	\$20.00
Bachelor's Degree	25.5%	Retail Salespersons	\$14.83
Graduate or professional degree	14.6%	Receptionists and Information Clerks	\$18.49
		Data Entry Keys	\$15.91

Jobs in Morgan Hill by Sector

Source: American Community Survey 2016

Labor Force Availability

Source: Employment Development Department

Sector	Percent of Employment	Oct 2017	
Education and Healthcare services	17%	Labor Force	23,100
Manufacturing	15%	Employed	22,300
Professional, Scientific, & Mgmt.	15%	Unemployed	800
Retail trade	12%	Unemployment Rate	3.3%
Arts, Entertainment, & Recreation	7%		
Construction	7%		
FIRE	7%		
Other services	5%		
Public administration	4%		
Transportation & warehousing	4%		
Information	3%		
Wholesale trade	3%		
Ag. & Forestry	1%		

Local Colleges/Universities

Source: City of Morgan Hill

Gavilan College	Gilroy
San Jose State University	San Jose
DeVry University	San Jose
Santa Clara University	Santa Clara
Foothill/De Anza College	Cupertino
San Jose City College	San Jose

Transportation Access

Source: City of Morgan Hill

Average Commercial/Industrial Electricity Rates

Source: PG&E, Mar 2017

Average Total Rate kWh

San Jose International (SJC)	25 miles	E-19 Commercial: Transmission	\$.13392
San Francisco International (SFO)	57 miles	E-19 Commercial: Primary	\$.16354
Oakland International (OAK)	56 miles	E-19 Commercial: Secondary	\$.17932
U.S. Highway 101	0 miles	E-20 Industrial: Transmission	\$.11719
Morgan Hill Caltrain Station	1 miles	E-20 Industrial: Primary	\$.15229
San Jose Amtrak Station	19 miles	E-20 Industrial: Secondary	\$.16868

City of Morgan Hill | Economic Development

17575 Peak Avenue
Morgan Hill, CA 95037
www.morgan-hill.ca.gov

Page 2

Updated 12/15/2017



Housing Statistics

Source: American Community Survey 2016

Unit Types

- 76.8% of all housing units in Morgan Hill are Single Family homes
- 11.4% of housing units in Morgan Hill are 2-9 units
- 5.8% of housing are 10 units or greater
- 5.4% of units are mobile homes

Owner Occupied

- 70% of housing units are owner occupied

Value

- 74% of Morgan Hill homes are valued over \$500,000
- 21% of Morgan Hill homes are values between \$200,000 and \$499,000

Age of Housing Stock

- 40% of Houses have been built after 1990
- 49% of Houses were built between 1970-1989
- 11% of houses were built prior to 1970