



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 rates range from \$.70-\$1.25 per square foot
- Industrial vacancy rates 8.9% (Oct 2020)
- 6.5 MSF of Industrial Space (built) within 3 business parks
- 18,671 Jobs citywide (Morgan Hill QCEW 1st Qrt 2020)
- Over 1,600 businesses in Morgan Hill
- 21% of Morgan Hill jobs are in manufacturing (ACS 2019)

Key Demographics

General Demographics

Source: American Community Survey 2019, *except* * CA Department of Finance (2020)*

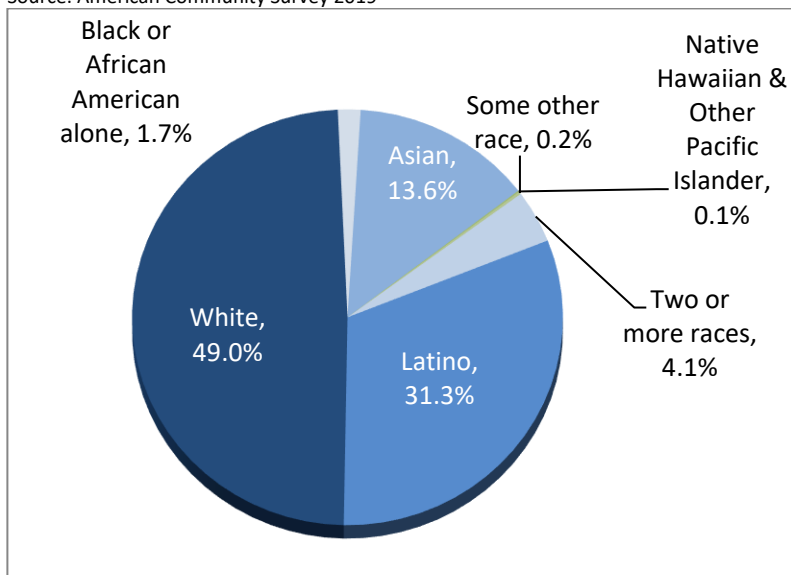
Per Capita Income

Source: American Community Survey 2019

Demographics	Totals	Location	Per Capita Income
Population*	46,454*	City of Morgan Hill	\$53,500
Housing Units*	15,350*	Santa Clara County	\$62,246
Per Capita Income	\$53,500	San Francisco County	\$75,084
Average Household Income	\$157,664	San Diego County	\$40,389
Median Household Income	\$124,419	Los Angeles County	\$36,044
		California	\$39,393
		United States	\$35,672

Population Diversity

Source: American Community Survey 2019



Income Distribution by Households

Source: American Community Survey 2019

Total Households	Units	%
	14,854	100%
Less than \$10,000	228	1.6%
\$10,000 to \$14,999	232	1.6%
\$15,000 to \$24,999	571	3.9%
\$25,000 to \$34,999	922	6.2%
\$35,000 to \$49,999	861	5.8%
\$50,000 to \$74,999	1,561	10.5%
\$75,000 to \$99,999	1,781	12.0%
\$100,000 to \$149,999	2,772	18.7%
\$150,000 or more	5,926	39.9%



Business Statistics

Educational Attainment

Source: American Community Survey 2019

Santa Clara County Wages

Source: Employment Development Department 2020, 1st Qrt

Population Age 25 and Older	%	Occupation	Mean Wage
Population 25 or older	29,879	Sales Manager	\$85.43
Less than 9th grade	3.7%	Computer and Information System Manager	\$105.28
Some High School, no diploma	4.2%	Industrial Production Manager	\$73.10
High School Graduate (or GED)	16.6%	Computer Programmer	\$55.98
Some College, no degree	22.2%	Computer Hardware Engineers	\$79.16
Associate Degree	9.5%	Assemblers	\$18.30
Bachelor's Degree	28.7%	Retail Salespersons	\$19.22
Graduate or professional degree	15.2%	Receptionists and Information Clerks	\$18.87
		Data Entry Keys	\$18.92

Jobs in Morgan Hill by Sector

Source: American Community Survey 2019

Labor Force Availability

Source: Employment Development Department

Sector	Percent of Employment	September 2020	
Manufacturing	21%	Labor Force	23,600
Education and Healthcare services	14%	Employed	22,000
Retail trade	13%	Unemployed	1,700
Professional, Scientific, & Mgmt.	11%	Unemployment Rate	7%
Arts, Entertainment, & Recreation	11%		
Construction	6%		
FIRE	6%		
Wholesale trade	7%		
Public Administration	2%		
Other Services	5%		
Information	2%		
Transportation & warehousing	1%		
Ag. & Forestry	1%		

Local Colleges/Universities

Source: City of Morgan Hill

Local College/University	Location
Gavilan College	Gilroy
San Jose State University	San Jose
UC Santa Cruz (extension)	Santa Clara
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, May 2020

Average Total Rate kWh

Location	Distance	Rate Category	Average Total Rate kWh
San Jose International (SJC)	25 miles	E-19 Commercial: Transmission	\$.13886
San Francisco International (SFO)	57 miles	E-19 Commercial: Primary	\$.18404
Oakland International (OAK)	56 miles	E-19 Commercial: Secondary	\$.20571
U.S. Highway 101	0 mile	E-20 Industrial: Transmission	\$.13399
Morgan Hill Caltrain Station	1 mile	E-20 Industrial: Primary	\$.17347
San Jose Amtrak Station	19 miles	E-20 Industrial: Secondary	\$.19585

City of Morgan Hill | Economic Development

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

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Updated 12/11/2020



Housing Statistics

Source: American Community Survey 2019 , **except** * CA Department of Finance (2020)*

Unit Types*

- 76.5% of all housing units in Morgan Hill are Single Family homes*
- 5.5% of housing units in Morgan Hill are 2-4 units*
- 9.8% of housing are 5 units or greater*
- 13.6% of units are mobile homes*

Owner Occupied

- 73.9% of housing units are owner occupied

Value

- 87% of Morgan Hill homes are valued over \$500,000
- 7.9% of Morgan Hill homes are values between \$200,000 and \$499,000

Age of Housing Stock

- 42.7% of Houses have been built after 1990
- 46.8% of Houses were built between 1970-1989
- 10.6% of houses were built prior to 1970

22.5% of homeowners lived in Morgan Hill prior to 2000

56% of homeowners moved to Morgan Hill between 2000-2014