



## 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 \$1.13-\$1.93 per square foot
- Industrial vacancy rates 1.8%
- Retail vacancy rates at 7.4%
- 14% of Morgan Hill jobs are in Manufacturing

## Key Demographics

### General Demographics

Source: American Community Survey 2017

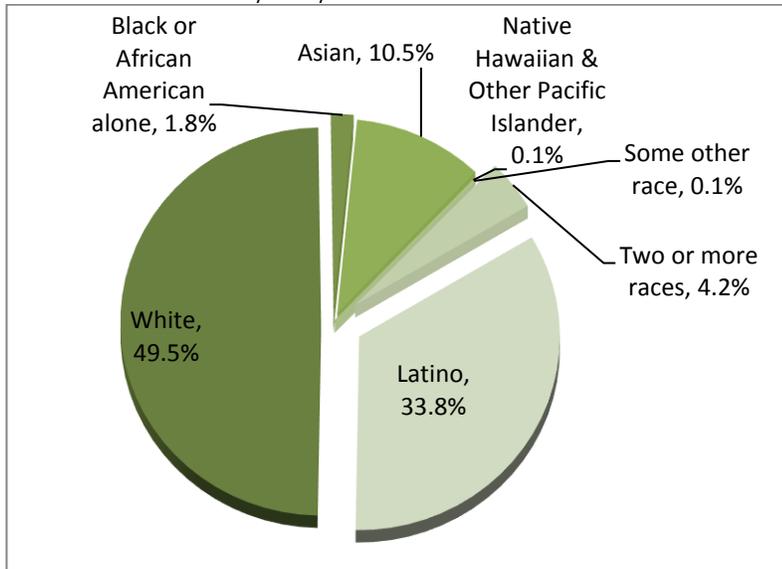
### Per Capita Income

Source: American Community Survey 2017

Demographics	Totals	Location	Per Capita Income
Population	43,136	City of Morgan Hill	\$46,966
Households	14,205	Santa Clara County	\$48,689
Per Capita Income	\$46,966	San Francisco County	\$59,508
Average Household Income	\$139,515	San Diego County	\$34,350
Median Household Income	\$107,161	Los Angeles County	\$30,798
Aggregate Household Income (1,000)	\$1,981,806	California	\$33,128
		United States	\$31,117

### Population Diversity

Source: American Community Survey 2017



### Income Distribution by Households

Source: American Community Survey 2017

	Units	%
Total Households	14,205	100%
Less than \$10,000	341	2.4%
\$10,000 to \$14,999	313	2.2%
\$15,000 to \$24,999	824	5.8%
\$25,000 to \$34,999	909	6.4%
\$35,000 to \$49,999	895	6.3%
\$50,000 to \$74,999	1776	12.5%
\$75,000 to \$99,999	1520	10.7%
\$100,000 to \$149,999	2969	20.9%
\$150,000 to \$199,999	1648	11.6%
\$200,000 or more	2997	21.1%



## Business Statistics

### Educational Attainment

Source: American Community Survey 2017

### Santa Clara County Wages

Source: Employment Development Department 2019

Population Age 25 and Older	%	Occupation	Mean Wage
Population 25 or older	28,033	Sales Manager	\$82.49
Less than 9th grade	4.9%	Computer and Information System Manager	\$100.79
Some High School, no diploma	4.9%	Industrial Production Manager	\$72.11
High School Graduate (or GED)	17.1%	Computer Programmer	\$51.94
Some College, no degree	22.9%	Computer Hardware Engineers	\$70.55
Associate Degree	9.7%	Assemblers	\$18.30
Bachelor's Degree	26.4%	Retail Salespersons	\$16.07
Graduate or professional degree	14.1%	Receptionists and Information Clerks	\$18.15
		Data Entry Keys	\$18.10

### Jobs in Morgan Hill by Sector

Source: American Community Survey 2017

### Labor Force Availability

Source: Employment Development Department

Sector	Percent of Employment	June 2019	
Education and Healthcare services	17%	Labor Force	24,300
Manufacturing	14%	Employed	23,600
Professional, Scientific, & Mgmt.	16%	Unemployed	600
Retail trade	12%	Unemployment Rate	2.6%
Arts, Entertainment, & Recreation	8%		
Construction	8%		
FIRE	6%		
Public Administration	5%		
Other Services	4%		
Transportation & warehousing	3%		
Information	3%		
Wholesale trade	3%		
Ag. & Forestry	1%		

### Local Colleges/Universities

Source: City of Morgan Hill

Local College/University	Location
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, July 2019

Average Total Rate kWh

Location	Distance	Rate Category	Average Total Rate kWh
San Jose International (SJC)	25 miles	E-19 Commercial: Transmission	\$.13475
San Francisco International (SFO)	57 miles	E-19 Commercial: Primary	\$.17910
Oakland International (OAK)	56 miles	E-19 Commercial: Secondary	\$.20034
U.S. Highway 101	0 miles	E-20 Industrial: Transmission	\$.13118
Morgan Hill Caltrain Station	1 miles	E-20 Industrial: Primary	\$.16921
San Jose Amtrak Station	19 miles	E-20 Industrial: Secondary	\$.19068

City of Morgan Hill | Economic Development

17575 Peak Avenue  
Morgan Hill, CA 95037  
[www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov)

Page 2

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## Housing Statistics

Source: American Community Survey 2017

### Unit Types

- 77.5% of all housing units in Morgan Hill are Single Family homes
- 9.6% of housing units in Morgan Hill are 2-9 units
- 6.4% of housing are 10 units or greater
- 6% of units are mobile homes

### Owner Occupied

- 72% of housing units are owner occupied

### Value

- 77% of Morgan Hill homes are valued over \$500,000
- 17% of Morgan Hill homes are values between \$200,000 and \$499,000

### Age of Housing Stock

- 42% of Houses have been built after 1990
- 47% of Houses were built between 1970-1989
- 11% of houses were built prior to 1970