



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 \$1.04-\$1.58 per square foot
- Industrial vacancy rates 3.6% (March 2020)
- 6.5 MSF of Industrial Space (built) within 3 business parks
- 18,176 Jobs citywide (Morgan Hill QCEW 2nd Qrt 2019)
- Over 1,200 businesses in Morgan Hill
- 22% of Morgan Hill jobs are in manufacturing (ACS 2018)

Key Demographics

General Demographics

Source: American Community Survey 2017, *except* * CA Department of Finance (2020)*

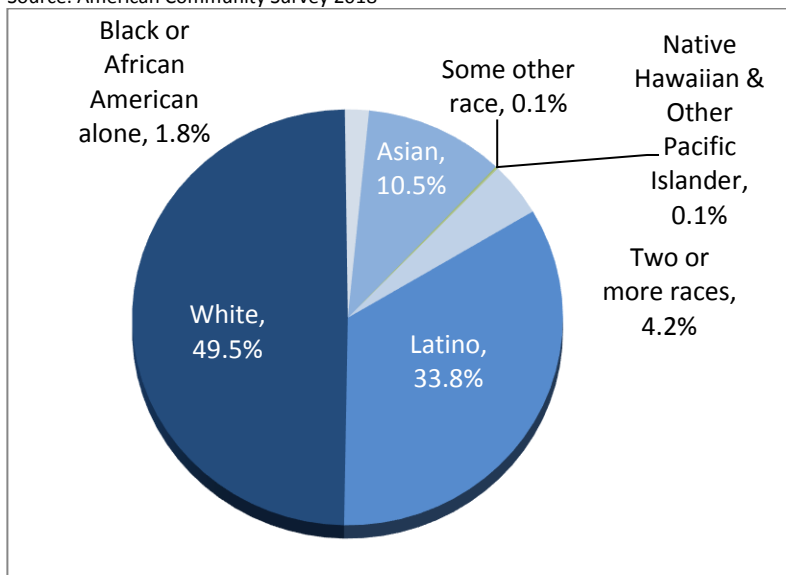
Per Capita Income

Source: American Community Survey 2018

Demographics	Totals	Location	Per Capita Income
Population*	46,454*	City of Morgan Hill	\$50,865
Housing Units*	15,350*	Santa Clara County	\$52,451
Per Capita Income	\$50,865	San Francisco County	\$64,157
Average Household Income	\$148,997	San Diego County	\$36,156
Median Household Income	\$119,753	Los Angeles County	\$32,469
Aggregate Household Income (1,000)	\$2,185,788	California	\$35,201
		United States	\$32,621

Population Diversity

Source: American Community Survey 2018



Income Distribution by Households

Source: American Community Survey 2018

	Units	%
Total Households	14,670	100%
Less than \$10,000	303	2.1%
\$10,000 to \$14,999	342	2.3%
\$15,000 to \$24,999	780	5.3%
\$25,000 to \$34,999	889	6.1%
\$35,000 to \$49,999	922	6.3%
\$50,000 to \$74,999	1668	11.4%
\$75,000 to \$99,999	1548	10.6%
\$100,000 to \$149,999	2904	19.8%
\$150,000 to \$199,999	1727	11.8%
\$200,000 or more	3587	24.5%

City of Morgan Hill | Economic Development

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

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Business Statistics

Educational Attainment

Source: American Community Survey 2018

Santa Clara County Wages

Source: Employment Development Department 2019

Population Age 25 and Older	%	Occupation	Mean Wage
Population 25 or older	28,661	Sales Manager	\$82.49
Less than 9th grade	3.8%	Computer and Information System Manager	\$100.79
Some High School, no diploma	4.8%	Industrial Production Manager	\$72.11
High School Graduate (or GED)	16.2%	Computer Programmer	\$51.94
Some College, no degree	21.1%	Computer Hardware Engineers	\$70.55
Associate Degree	10.6%	Assemblers	\$18.30
Bachelor's Degree	28.4%	Retail Salespersons	\$16.07
Graduate or professional degree	15.1%	Receptionists and Information Clerks	\$18.15
		Data Entry Keys	\$18.10

Jobs in Morgan Hill by Sector

Source: American Community Survey 2018

Labor Force Availability

Source: Employment Development Department

Sector	Percent of Employment	March 2020	
Manufacturing	22%	Labor Force	24,200
Education and Healthcare services	15%	Employed	23,300
Retail trade	12%	Unemployed	900
Professional, Scientific, & Mgmt.	11%	Unemployment Rate	3.7%
Arts, Entertainment, & Recreation	10%		
Construction	6%		
FIRE	6%		
Wholesale trade	6%		
Public Administration	5%		
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

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Housing Statistics

Source: American Community Survey 2017 , **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

- 72% of housing units are owner occupied

Value

- 83% of Morgan Hill homes are valued over \$500,000
- 11% 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

25% of homeowners lived in Morgan Hill prior to 2000

60% of homeowners moved to Morgan Hill between 2000-2014