

Retail Space Available

Watsonville Square | Watsonville, CA

FOR LEASE



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Description:

Watsonville Square is a highly visible center located on the NEC of Main Street and S. Green Valley Rd. It is anchored by Nob Hill Foods and CVS Pharmacy and also features Comerica Bank, All State Insurance, Starbucks and H&R Block. Watsonville Square is located on the main retail corridor with easy access to Highway 1. Many retailers and daily needs users are in the vicinity including Target, Ross, Food Maxx, Staples, Dollar Tree, Big 5, & Harbor Freight, Jack in the Box, Western Dental, Verizon, Chevron, McDonald's, El Pollo Loco, Panda Express and many more.

Property Highlights:

- 1,400 SF - 2nd generation restaurant/juice space
- 3,935 SF - 2nd generation urgent care space
- Grocery and Drug anchored center with easy ingress and egress
- Excellent tenant mix with ample parking
- Strong mix of retail and daily needs users in the vicinity



Watsonville, CA:

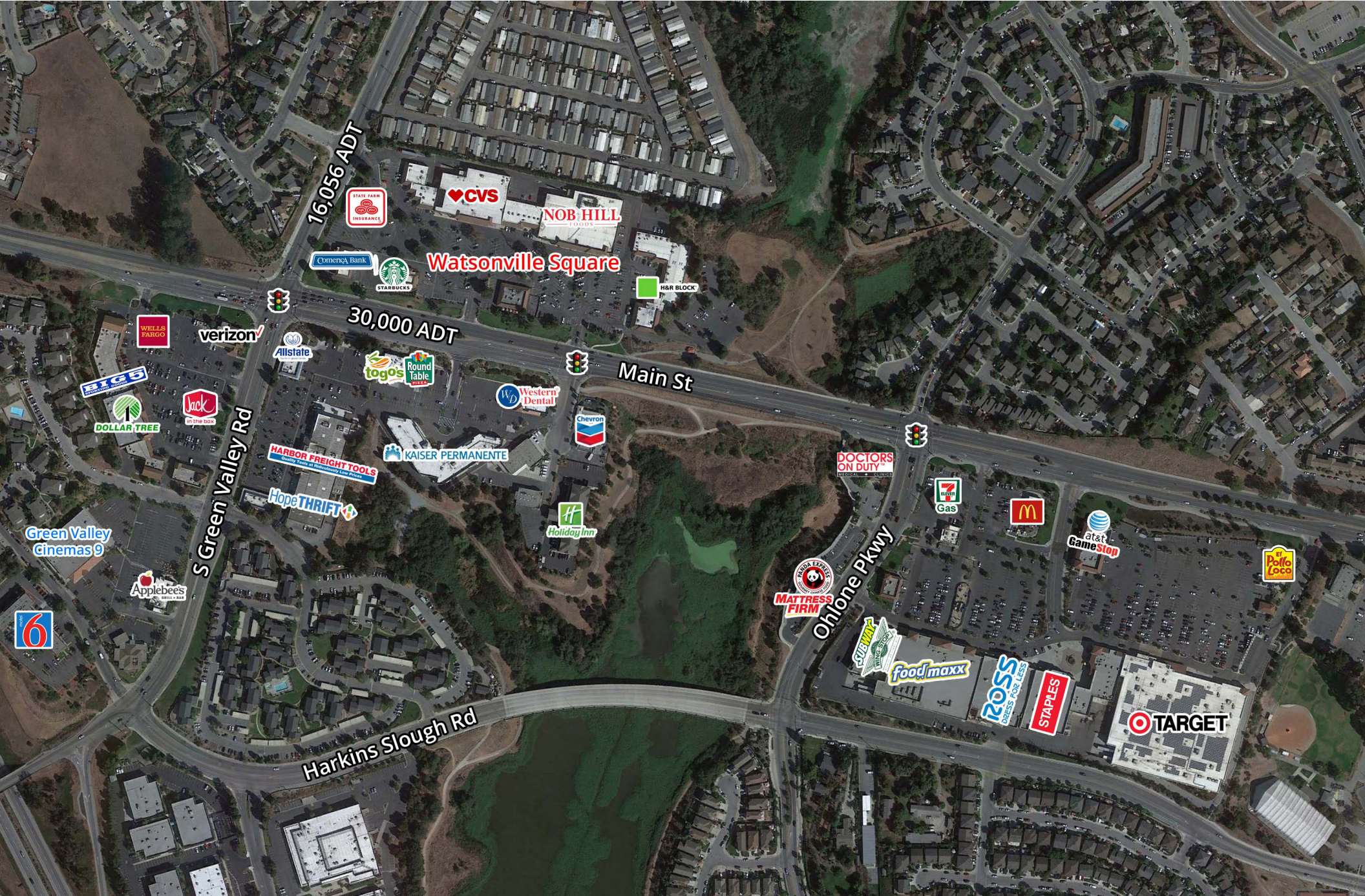
Watsonville is a city in Santa Cruz County, California, United States. It is located approximately 16 miles east of Santa Cruz and 27 miles south of San Jose. The population was estimated to be 52,788 in 2020.

The Pajaro Valley, where Watsonville is located, has a climate that is around 60 to 70 °F (16 to 21 °C) throughout much of the year. This climate makes Watsonville an attractive coastal environment for the neighboring inland communities with very hot summers. The Pajaro Valley Unified School District has an attendance of about 18,000 students kindergarten through 12th grades. Predominantly Latino and Democratic, Watsonville is a self-designated sanctuary city. Located on the central coast of California, the economy centers predominantly around farming and food processing.

Source - Wikipedia & Esri

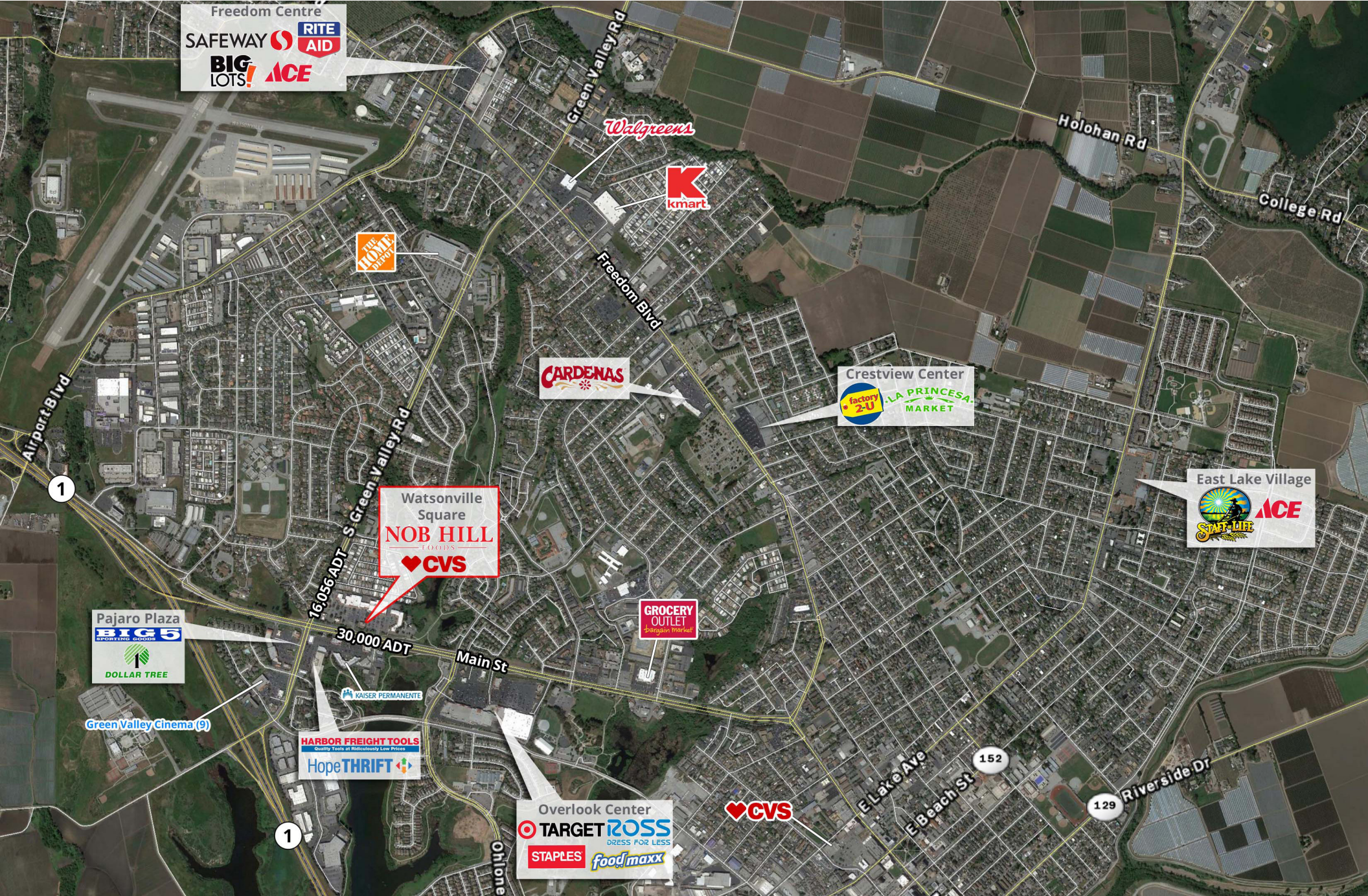
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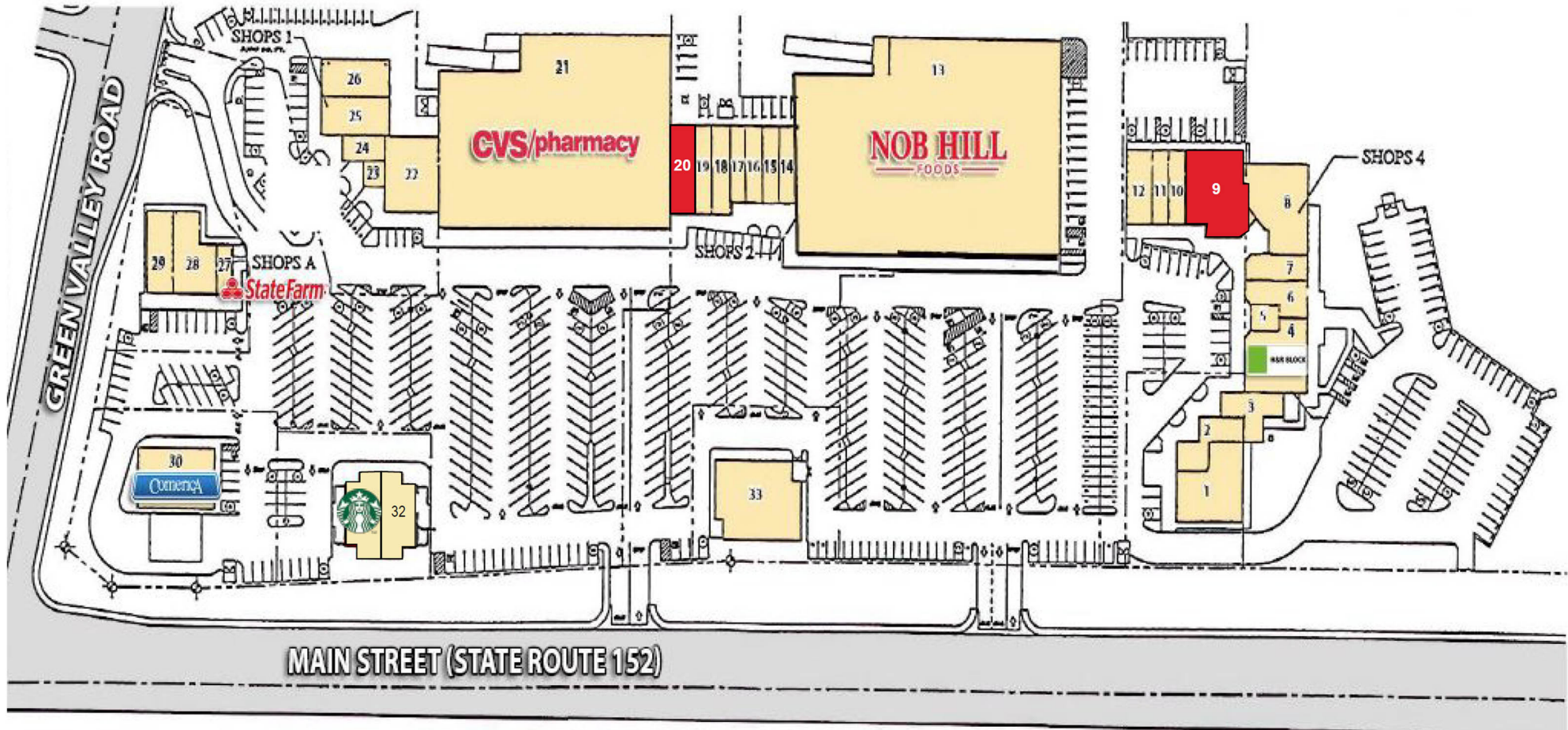
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- | | | |
|--|-------------------------------------|-------------------------------|
| 1. Coastal Health Partners | 12. Shalom Cleaners | 23. The Back Doctor |
| 2. Bagel Cafe | 13. Nob Hill Foods | 24. Michoacan Panderia Bakery |
| 3. Kelly's Books | 14. Discount Cigarettes | 25. Hugo's Pizzeria |
| 4. H&R Block | 15. Tammy's Spa & Nails | 26. Goodwill |
| 5. Body Zone (entire lower level) | 16. Elegant Spa (Massage) | 27. State Farm Insurance |
| 6. Family Optometry | 17. Haircut's, Ltd. | 28. Imura Japanese Restaurant |
| 7. Michoacan A Pedir de Boca (Ice Cream) | 18. Pure Water of Watsonville | 29. Gregory Ocampo, DDS |
| 8. Golden China Restaurant | 19. Rio Tanning Salon | 30. Comerica Bank |
| 9. AVAILABLE - 3,935 SF | 20. AVAILABLE - 1,400 SF | 31. Starbucks |
| 10. Andrea's Family Salon | 21. CVS Drug Store | 32. Cork'N Bottle Liquers |
| 11. Top Donuts | 22. Healthy Smiles, Kid's Dentistry | 33. Cilantro's |

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Demographic Summary

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|-----------|
| POPULATION | | | |
| Santa Cruz | | | |
| 2020 Population | 20,378 | 66,175 | 84,711 |
| 2025 Population | 20,556 | 66,814 | 85,424 |
| 2020-2025 Annual Rate | 0.17% | 0.19% | 0.17% |
| 2020 Median Age | 29.9 | 30.5 | 31.8 |
| Daytime Population | 18,993 | 60,738 | 76,319 |
| HOUSEHOLDS | | | |
| 2020 Total Households | 5,115 | 16,910 | 22,211 |
| 2025 Total Households | 5,150 | 17,044 | 22,365 |
| 2020 - 2025 Annual Rate | 0.14% | 0.16% | 0.14% |
| MEDIAN HH INCOME | | | |
| 2020 Median HH Income | \$65,141 | \$57,536 | \$63,827 |
| 2025 Median HH Income | \$71,241 | \$62,552 | \$70,801 |
| 2020-2025 Annual Rate | 1.81% | 1.69% | 2.10% |
| AVERAGE HH INCOME | | | |
| 2020 Average HH Income | \$87,495 | \$77,866 | \$89,525 |
| 2025 Average HH Income | \$98,226 | \$86,919 | \$100,000 |
| 2020-2025 Annual Rate | 2.00% | 2.00% | 2.00% |

Source: Esri, Esri & Infogorup, U.S. Census

