

Watsonville Crossroads Shopping Center

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OFFERING MEMORANDUM
\$13,495,000



Executive SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire **Watsonville Crossroads Shopping Center**, a ±39,774 square foot neighborhood retail center strategically located along Main Street in Watsonville, California. Situated on ±4.15 acres within one of the primary retail corridors in South Santa Cruz County, the Property provides a stabilized in-place income stream supported by a diverse mix of necessity-based tenants. Anchored by **Kaiser Permanente**, which occupies approximately 48.5% of the gross leasable area, the center benefits from consistent daily traffic generated by a strong medical presence and complementary service-oriented retailers including Western Dental, Mechanics Bank, State Farm, and a mix of food and convenience users.

The Property generates approximately **\$1,317,431 in annual gross income**, offering investors durable cash flow with near-term upside with the continued mark-to-market of select below-market leases. The rent roll is characterized by a balanced mix of medical, financial, and daily-needs tenancy—uses that have historically demonstrated long-term stability and resilience across economic cycles.

Watsonville Crossroads represents a rare **opportunity to acquire a multi-tenant shopping center of scale** within a supply-constrained coastal California market. Assets of this size and tenancy profile are limited within the immediate trade area, particularly those anchored by credit tenancy and positioned along dominant retail corridors. The combination of **stable in-place income, strong anchor tenancy, and embedded value-add potential** positions the Property as an attractive investment opportunity for a broad range of capital seeking long-term performance and downside protection.



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Property SUMMARY

Property Name	Watsonville Crossroads Shopping Center
Address	1895 Main St., Watsonville, CA
APN	018-281-45
Parcel Size	±4.15 AC
Year Built	1989
Total GLA	±39,774
Asking Price	\$13,495,000
Cap Rate	6.67%
Price PSF	\$339.29
Occupancy	Leased Investment
Country	Santa Cruz
Property Type	Shopping Center
Parking	4/1000

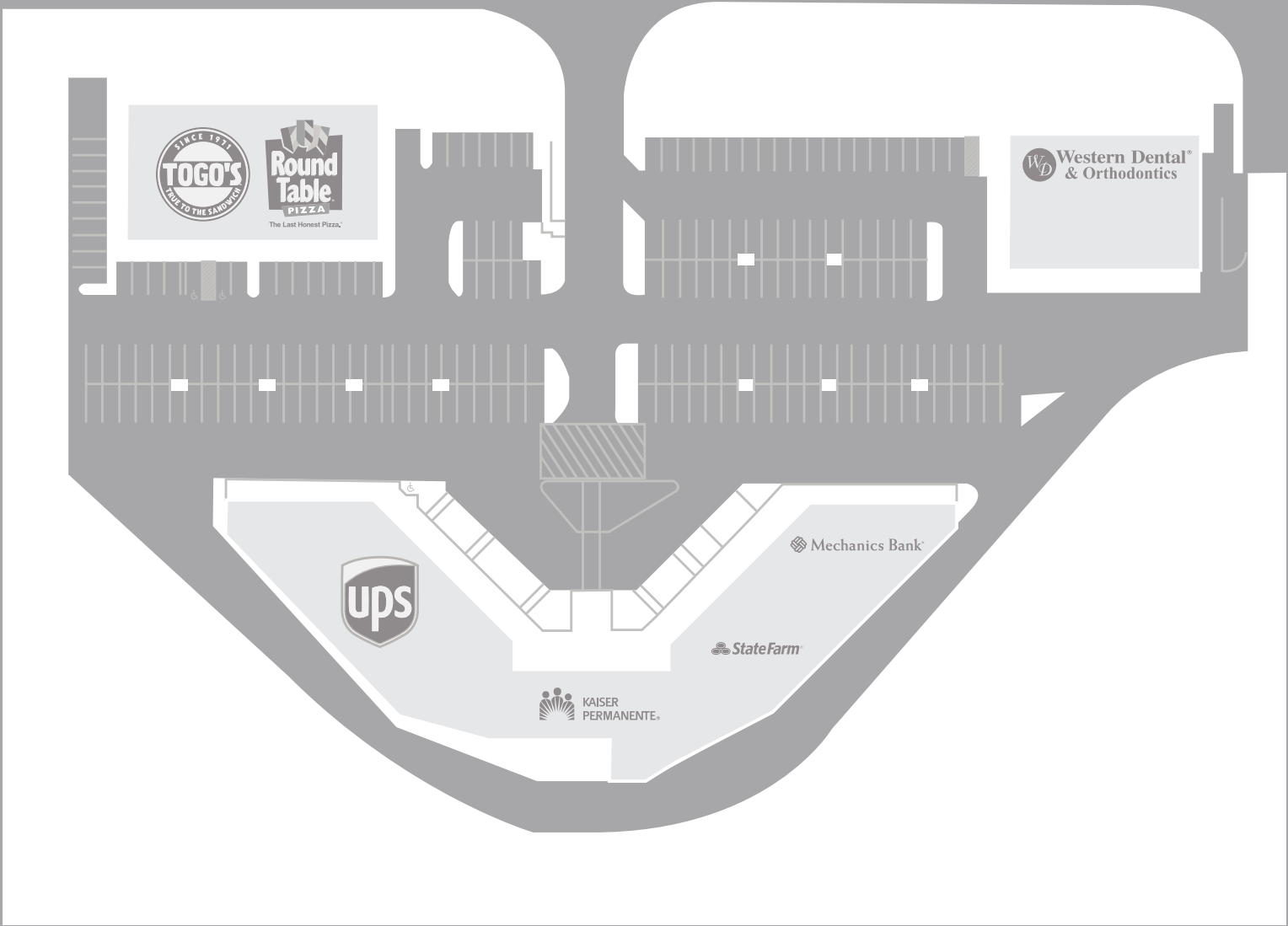


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Site PLAN

MAIN STREET

SOUTH GREEN VALLEY RD.



Aerial MAP



1895 MAIN ST.,
WATSONVILLE, CA



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Traffic COUNTS



HIGHWAY 1 - 74,842 VPD

S. GREEN VALLEY ROAD

16,461 VPD

16,145 VPD

MAIN STREET/HIGHWAY 152 27,760 VPD

Retail TRADE AREA



OVERLOOK CENTER



WESTRIDGE BUSINESS CENTER (DRISCOLL'S & COUNTY OF SANTA CRUZ (SOUTH) GOVERNMENT CENTER)

HOPE CENTER



WATSONVILLE CROSSROADS SHOPPING CENTER



WATSONVILLE SQUARE SHOPPING CENTER



PAJARO HILLS CENTER



Location MAP



Photos



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Watsonville Crossroads Shopping Center

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