

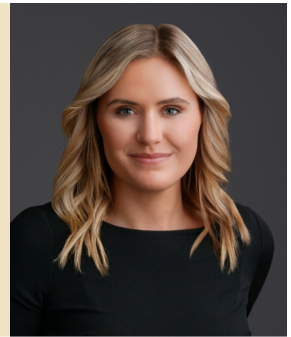
**±20,000 SF former Rite Aid Retail Space  
Available for Lease at Heritage Plaza in Hollister**

1701 Airline Highway, Hollister, California 95023

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## PROPERTY DESCRIPTION

±20,000 SF former Rite Aid retail space available for lease at Heritage Plaza in Hollister. The space features a large open retail floor plan with high ceilings and minimal interior columns, allowing for flexible merchandising layouts and efficient circulation for customers. The existing configuration includes back-of-house storage areas, loading access, and support space suitable for grocery, specialty food, fitness, medical, or other high-volume retail operations.

The building was originally designed for a national drugstore tenant and offers infrastructure well suited for retail uses requiring open floor area, storage, and frequent customer traffic. The layout allows for flexible tenant improvements and could accommodate a variety of retail concepts including specialty grocers, organic markets, fitness concepts, specialty retail, or other neighborhood-serving uses.

The storefront benefits from excellent visibility within Heritage Plaza along with abundant signage opportunities on both the building façade and monument signage throughout the center. Large storefront windows provide natural light and strong customer visibility from the parking field and surrounding drive aisles.

The space is located at the signalized intersection of Airline Highway and Tres Pinos / Sunnyslope Roads, one of Hollister's most active commercial intersections. Airline Highway serves as a primary commuter corridor connecting Hollister to nearby communities including Gilroy, San Juan Bautista, and Highway 101, bringing consistent daily traffic past the center.

Heritage Plaza offers ample on-site parking with convenient access points from both Airline Highway and Tres Pinos Road, allowing easy ingress and egress for customers. The site layout supports high customer turnover and convenient circulation throughout the shopping center.

The shopping center has recently completed a series of exterior improvements including a Spanish-style architectural refresh, updated building façades, new landscaping, and site enhancements designed to improve storefront presence and elevate the overall customer experience.

With its large floor plate, prominent location, strong signage opportunities, and recent upgrades, this space presents a rare opportunity for a grocery, specialty food concept, or other anchor retail user seeking a highly visible presence in Hollister.



## PROPERTY HIGHLIGHTS

- ±20,000 SF former Rite Aid retail building
- Prominent location at signalized intersection of Airline Hwy & Tres Pinos Rd.
- Excellent visibility with strong daily commuter traffic
- Large open floor plan with flexible layout potential
- High ceilings throughout main retail area
- Dedicated loading area with roll-up door
- Ample on-site parking
- Multiple points of ingress and egress
- Monument + building signage opportunities
- Recently updated Spanish-style exterior
- Ideal for grocery, fitness, medical, or retail users



## DEMOGRAPHICS (1, 3, 5 MILE RADIUS)



### Population (2025)

20,358 | 56,362 | 58,910



### Projected Population Growth (2025-2030)

0.51% | 0.95% | 0.96%



### Daytime Population (2025)

16,690 | 44,073 | 47,924



### Total Households (2025)

6,256 | 17,032 | 17,882



### Average Household Income

\$125,181 | \$139,178 | \$140,789



### Median Household Income

\$105,517 | \$110,609 | \$111,307



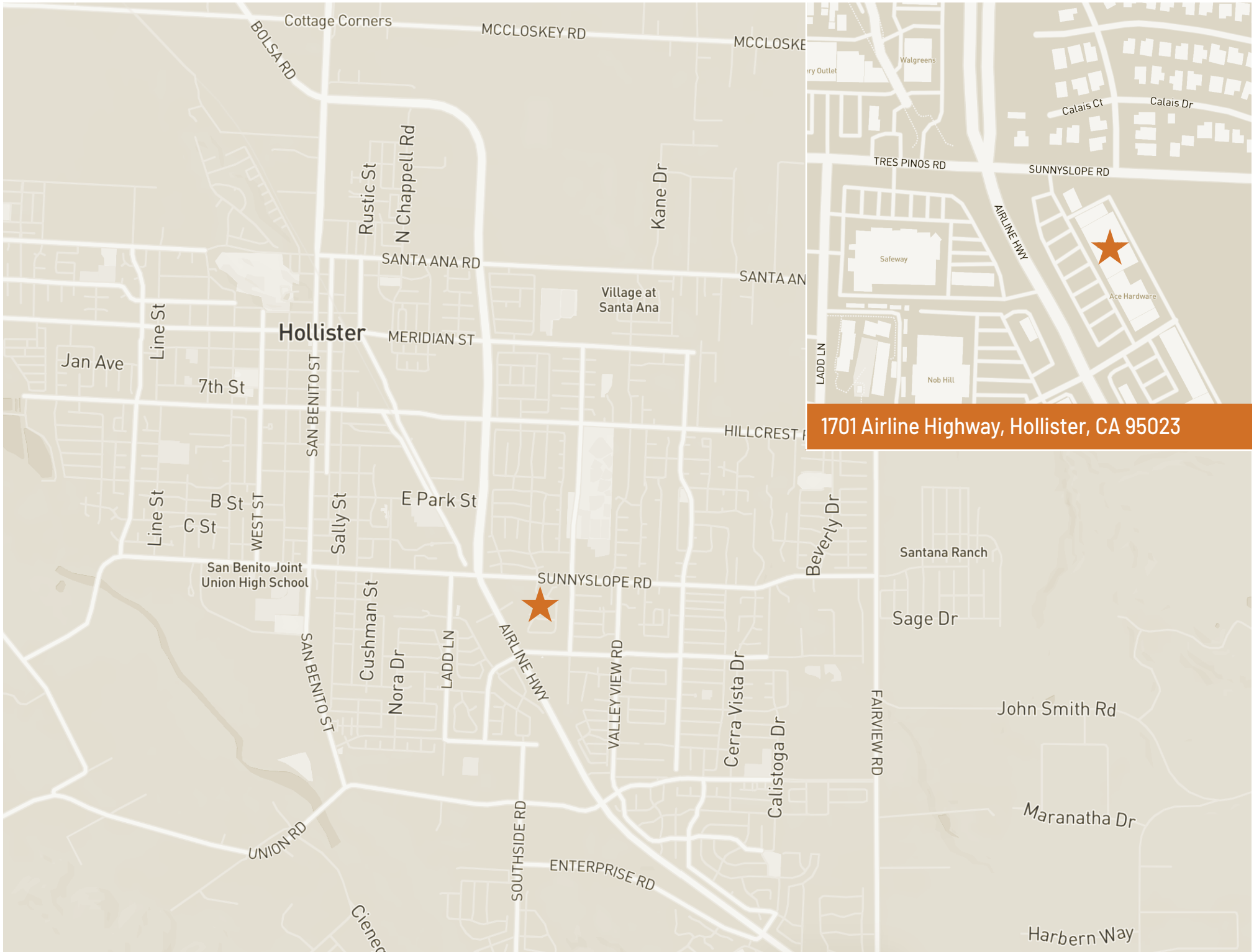
### Owner Occupied Housing (2025)

3,935 | 12,086 | 12,746



### Renter Occupied Housing (2025)

2,321 | 4,946 | 5,136



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