



♥CVS

NOB HILL
FOODS

SPACE 9
3,925 SF

SPACE 4b
2,104 SF

SPACE 3
1,600 SF

FIFTH THIRD

STARBUCKS

16,056 ADT

30,000 ADT

Main St

FOR LEASE

Retail Space Available

Watsonville Square | Watsonville, CA

SRS

Retail Space Available

Watsonville Square | Watsonville, CA



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, 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:

- "Space 3" - 1,600 SF available now
- "Space 4b" - 2,104 SF available now
- "Space 9" - 3,925 SF available now
- 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:

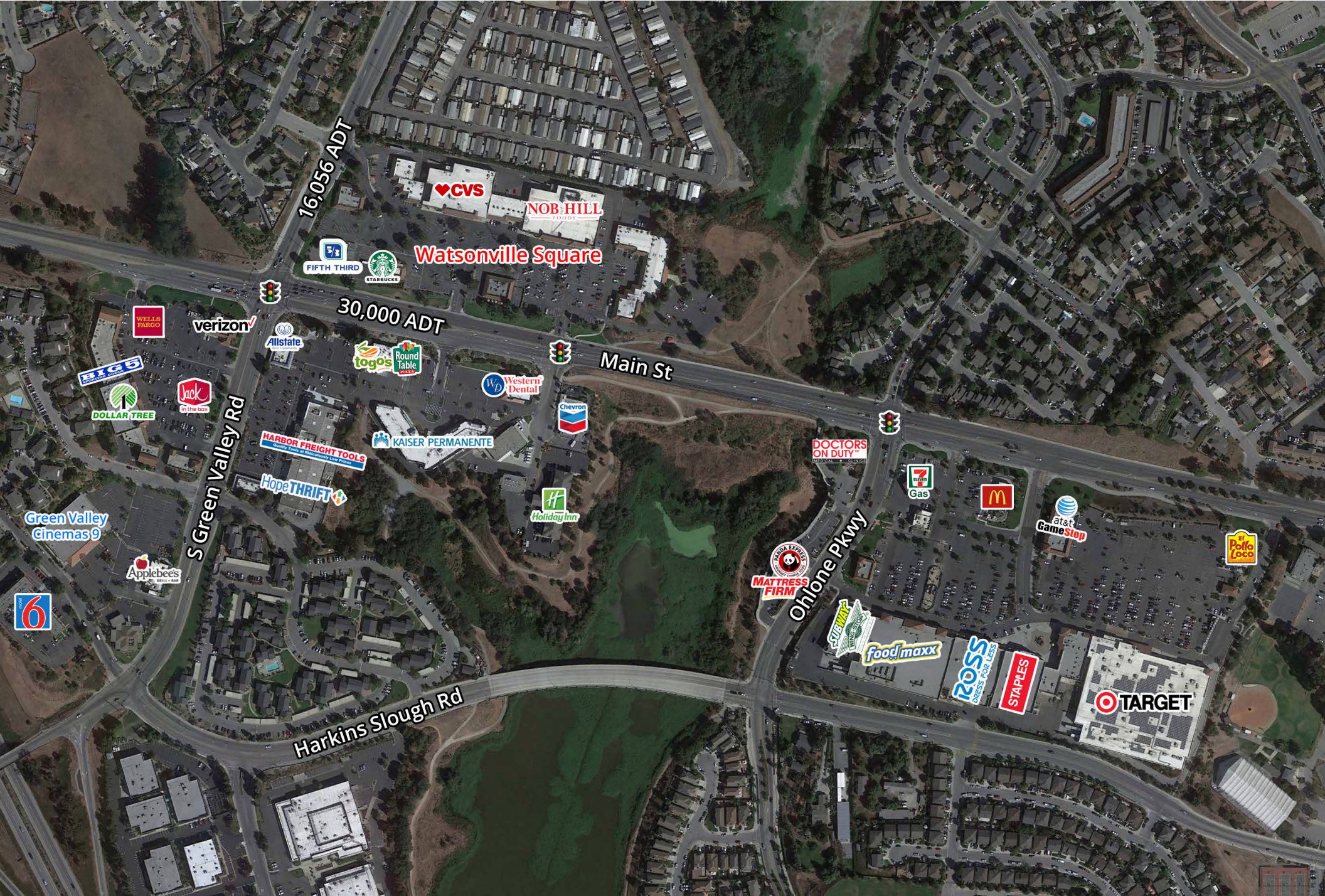
Watsonville is a city in Santa Cruz County, California, United States. It is located approximately 16 miles east of Santa Cruz and 27 miles south of San Jose. The population was estimated to be 52,788 in 2020.

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

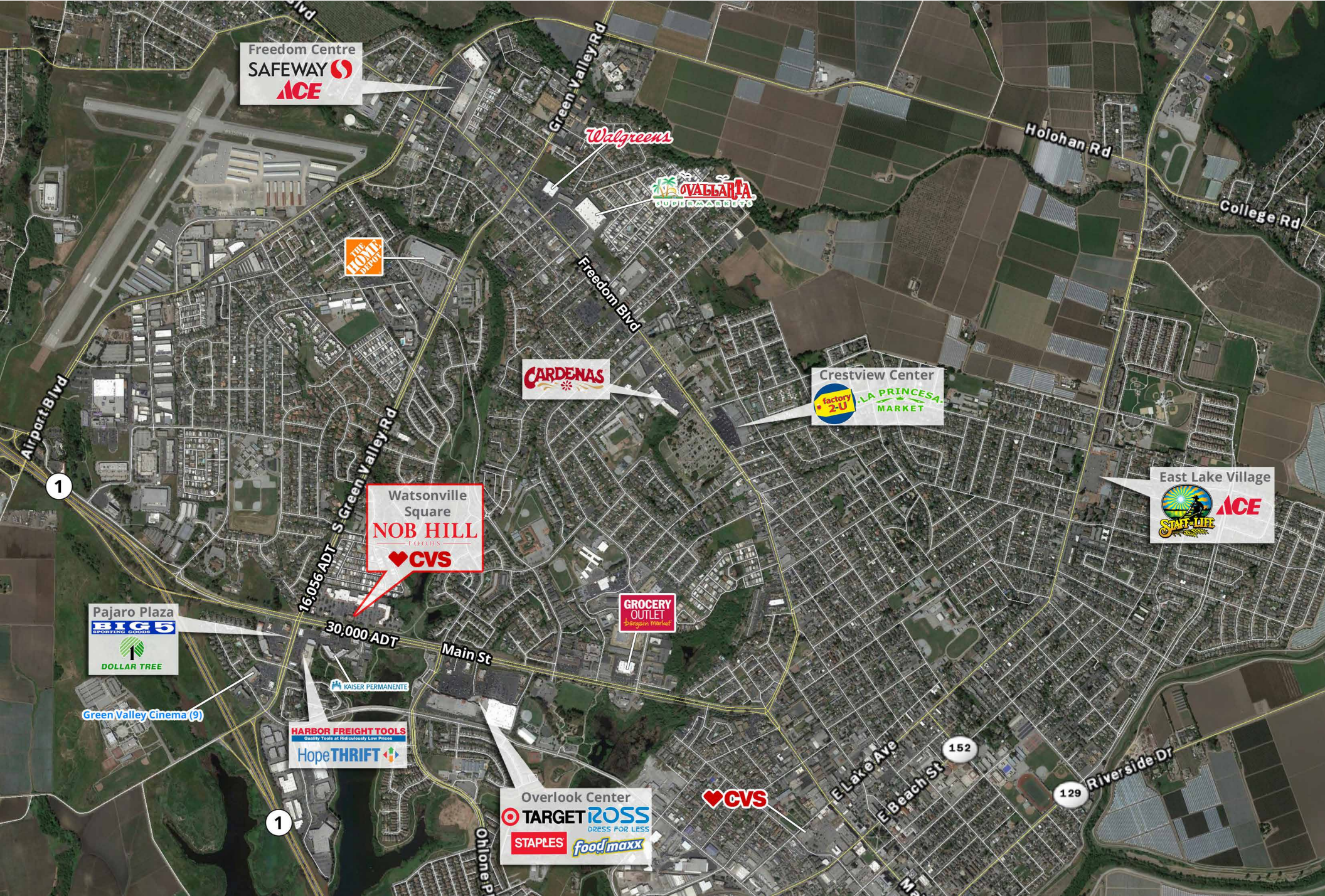
Retail Space Available

Watsonville Square | Watsonville, CA



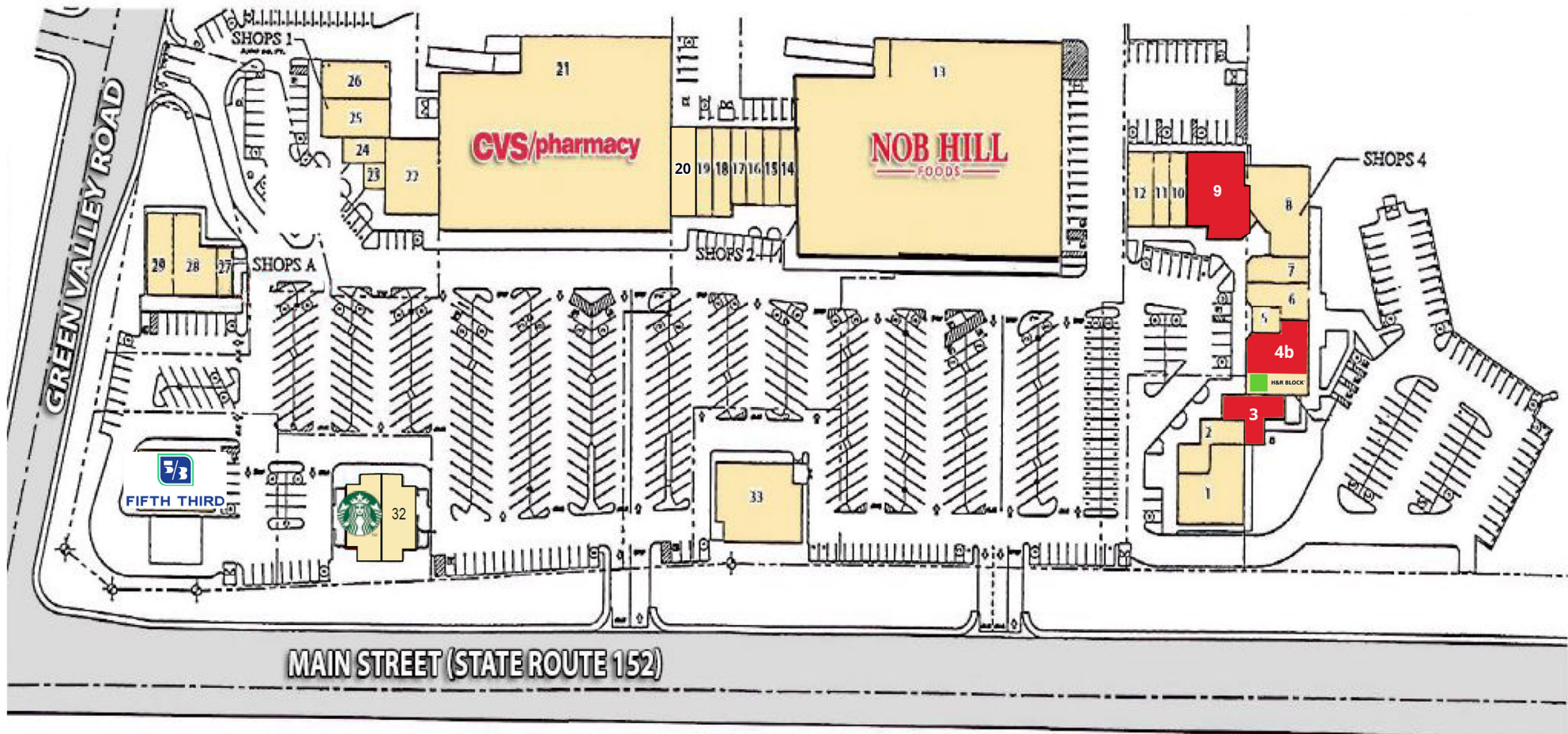
Retail Space Available

Watsonville Square | Watsonville, CA



Retail Space Available

Watsonville Square | Watsonville, CA



- 1. Pajaro Valley Community Healthcare
- 2. Beyond Bagelz
- 3. Available - 1,600 SF
- 4a. H&R Block
- 4b. Available - 2,104 SF
- 5. Body Zone (entire lower level)
- 6. Family Optometry
- 7. La Michoacana Ice Cream
- 8. Golden China Restaurant
- 9. Available - 3,925 SF
- 10. Andrea's Family Salon

- 11. Top Donuts
- 12. Shalom Cleaners
- 13. Nob Hill Foods
- 14. Classic Clouds
- 15. Tammy's Spa & Nails
- 16. Elegant Spa (Massage)
- 17. Haircut's, Ltd.
- 18. Water Services
- 19. Rio Tanning & Salon
- 20. Pilates Glow Studios
- 21. CVS Drug Store

- 22. Healthy Smiles, Kid's Dentistry
- 23. The Back Doctor
- 24. Michoacan Panderia Bakery
- 25. Hugo's Pizzeria
- 26. Goodwill
- 27/28. Imura Japanese Restaurant
- 29. Gregory Ocampo, DDS
- 30. Fifth Third Bank
- 31. Starbucks
- 32. Cork'N Bottle Liquers
- 33. Cilantro's

Retail Space Available

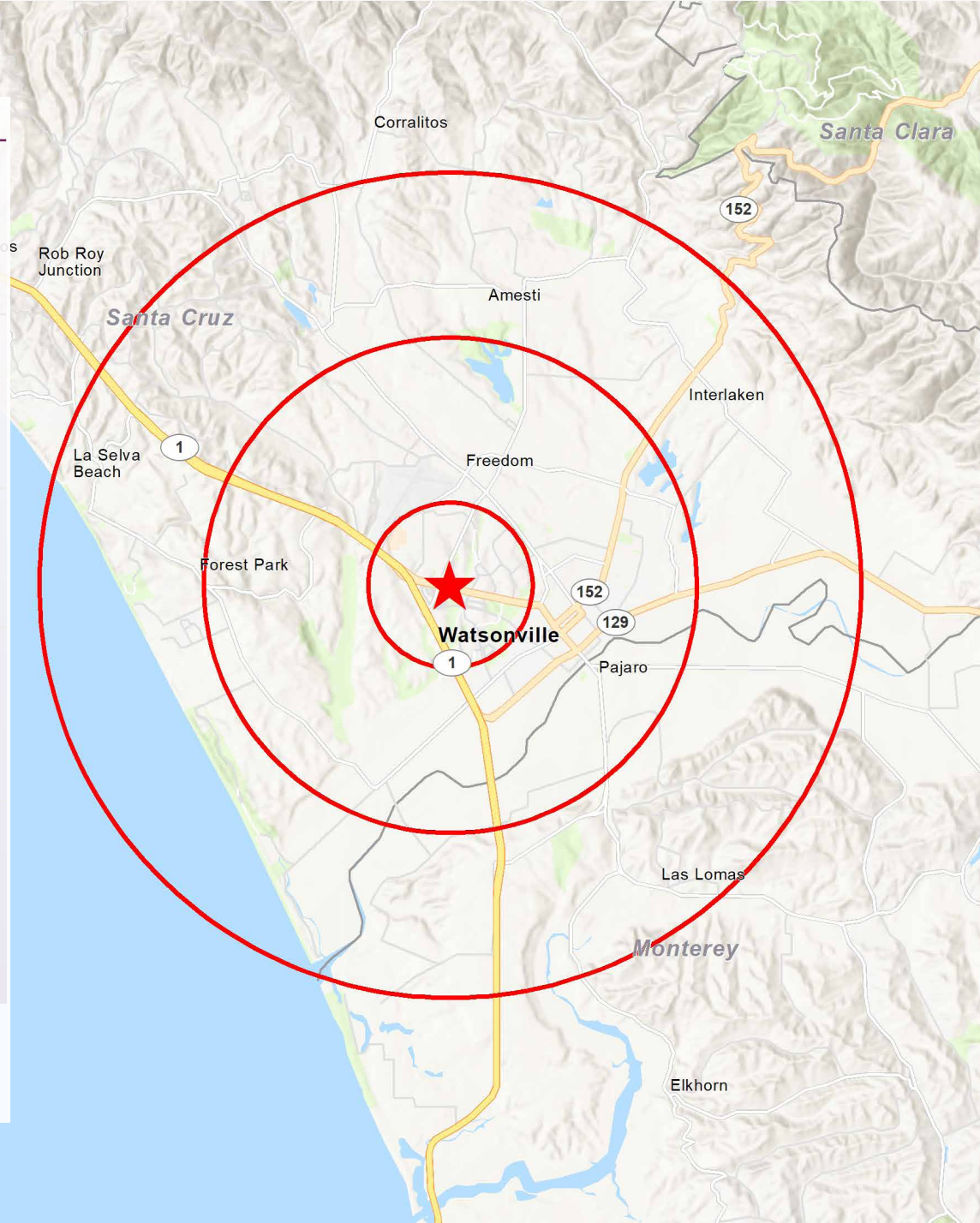
Watsonville Square | Watsonville, CA



Population	1 Mile	3 Miles	5 Miles
2026 Estimated Population	19,304	64,465	81,333
2031 Projected Population	19,054	63,870	80,573
Projected Annual Growth 2026 to 2031	-0.26%	-0.19%	-0.19%
2026 Daytime Population			
Daytime Population	18,348	60,519	73,421
Workers	8,761	25,269	30,084
Residents	9,587	35,250	43,337
2026 Income			
Average Household Income	\$128,814	\$120,930	\$132,271
Median Household Income	\$86,360	\$84,500	\$90,314
Households & Growth			
2026 Estimated Households	5,063	17,621	22,743
2031 Projected Households	5,047	17,652	22,774
Projected Annual Growth 2026 to 2031	-0.08%	0.01%	0.00%
2026 Race & Ethnicity			
White	22.44%	22.13%	25.89%
Black or African American	0.71%	0.54%	0.54%
Asian or Pacific Islander	4.53%	2.97%	2.95%
Other Race	48.25%	52.63%	49.48%
Two or More Races	21.52%	19.29%	18.82%
Hispanic	81.41%	81.99%	77.22%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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