

# Main Street Retail Center

975 - 999 - 1075 Main St. Watsonville, CA 95076



FOR LEASE

Exclusive New Build Retail Opportunity







| Suite       | Space962               | Floor | Size     | Notes           |
|-------------|------------------------|-------|----------|-----------------|
| 1075        | Chipotle               | 1st   | 2,834 SF | With Drive thru |
| 975 - 1     | Starbucks              | 1st   | 2,200 SF | With Drive Thru |
| 975 - 2     | Central Coast Dentist  | 1st   | 1,380 SF |                 |
| 975 - 3     | VACANT                 | 1st   | 962 SF   |                 |
| 975 - 4 + 5 | Angry Chickz           | 1st   | 2,912 SF |                 |
| 999 - 1     | the Habit Burger Grill | 1st   | 2,400 SF |                 |
| 999 - 2     | Jersey Mikes           | 1st   | 1,226 SF |                 |
| 999 - 3     | The Joint              | 1st   | 1,164 SF |                 |
| 999 - 4     | VACANT                 | 1st   | 1,164 SF |                 |
| 999 - 5     | Waba Grill             | 1st   | 1,164 SF |                 |
| 999 - 6     | Spectrum               | 1st   | 2,500 SF |                 |

## PROPERTY FEATURES

|                          |        |
|--------------------------|--------|
| GLA (SF)                 | 20,000 |
| LAND ACRES               | 3      |
| YEAR BUILT               | 2023   |
| ZONING TYPE              | C      |
| BUILDING CLASS           | A      |
| TOPOGRAPHY               | Flat   |
| LOCATION CLASS           | A      |
| NUMBER OF STORIES        | 1      |
| NUMBER OF BUILDINGS      | 3      |
| NUMBER OF PARKING SPACES | 140    |
| PARKING RATIO            | 143/1  |
| CORNER LOCATION          | Yes    |
| NUMBER OF INGRESSES      | 2      |
| NUMBER OF EGRESSES       | 2      |

## TENANT INFORMATION

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| MAJOR TENANT/S | Starbucks, Chipotle, the Habit<br>Burger Grill, Spectrum, Jersey<br>Mike's, Angry Chickz, Waba Grill |
| LEASE TYPE     | NNN                                                                                                  |



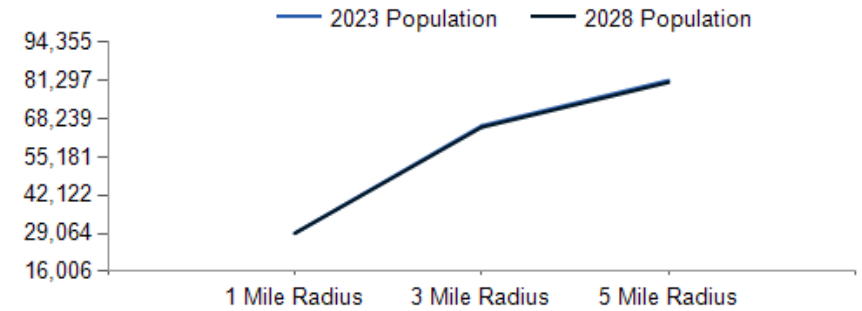




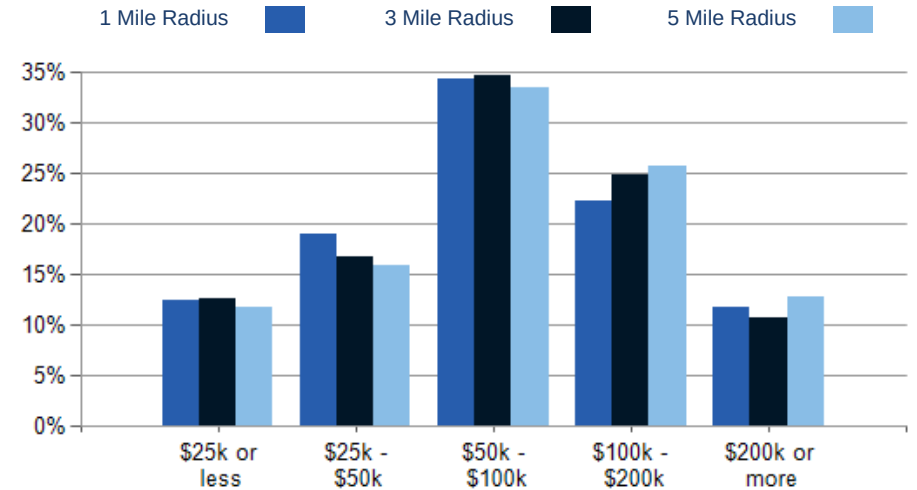


| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 26,043 | 60,928 | 76,150 |
| 2010 Population                    | 28,189 | 65,636 | 80,839 |
| 2023 Population                    | 29,134 | 65,798 | 81,297 |
| 2028 Population                    | 29,064 | 65,292 | 80,631 |
| 2023 African American              | 176    | 364    | 441    |
| 2023 American Indian               | 803    | 1,738  | 2,087  |
| 2023 Asian                         | 909    | 1,892  | 2,334  |
| 2023 Hispanic                      | 24,550 | 54,460 | 64,391 |
| 2023 Other Race                    | 15,440 | 34,727 | 41,073 |
| 2023 White                         | 5,645  | 14,426 | 19,955 |
| 2023 Multiracial                   | 6,132  | 12,591 | 15,332 |
| 2023-2028: Population: Growth Rate | -0.25% | -0.75% | -0.80% |

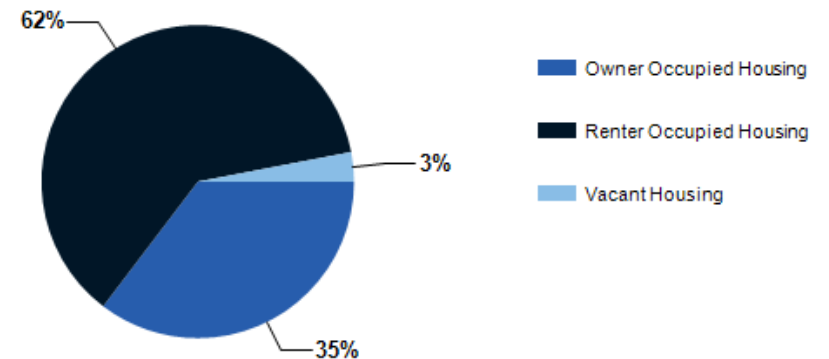
| 2023 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 519       | 1,004     | 1,234     |
| \$15,000-\$24,999     | 447       | 1,244     | 1,384     |
| \$25,000-\$34,999     | 649       | 1,282     | 1,507     |
| \$35,000-\$49,999     | 829       | 1,713     | 2,009     |
| \$50,000-\$74,999     | 1,555     | 3,388     | 3,999     |
| \$75,000-\$99,999     | 1,099     | 2,791     | 3,405     |
| \$100,000-\$149,999   | 1,260     | 3,213     | 4,005     |
| \$150,000-\$199,999   | 468       | 1,213     | 1,680     |
| \$200,000 or greater  | 908       | 1,913     | 2,831     |
| Median HH Income      | \$72,026  | \$76,657  | \$80,171  |
| Average HH Income     | \$105,123 | \$105,523 | \$113,324 |



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius



Source: esri

| 2023 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 2,519  | 5,473  | 6,586  |
| 2023 Population Age 35-39 | 2,191  | 4,727  | 5,815  |
| 2023 Population Age 40-44 | 1,896  | 4,185  | 5,127  |
| 2023 Population Age 45-49 | 1,547  | 3,500  | 4,363  |
| 2023 Population Age 50-54 | 1,455  | 3,386  | 4,287  |
| 2023 Population Age 55-59 | 1,265  | 2,942  | 3,910  |
| 2023 Population Age 60-64 | 1,223  | 2,995  | 4,025  |
| 2023 Population Age 65-69 | 985    | 2,517  | 3,315  |
| 2023 Population Age 70-74 | 608    | 1,810  | 2,520  |
| 2023 Population Age 75-79 | 358    | 1,188  | 1,627  |
| 2023 Population Age 80-84 | 239    | 752    | 987    |
| 2023 Population Age 85+   | 308    | 796    | 1,001  |
| 2023 Population Age 18+   | 20,075 | 46,254 | 57,886 |
| 2023 Median Age           | 30     | 31     | 32     |
| 2028 Median Age           | 31     | 33     | 34     |

| 2023 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$68,687  | \$73,026  | \$75,548  |
| Average Household Income 25-34 | \$93,886  | \$96,080  | \$100,082 |
| Median Household Income 35-44  | \$79,571  | \$86,275  | \$91,431  |
| Average Household Income 35-44 | \$115,825 | \$119,843 | \$127,990 |
| Median Household Income 45-54  | \$89,232  | \$91,838  | \$96,025  |
| Average Household Income 45-54 | \$127,111 | \$125,508 | \$133,169 |
| Median Household Income 55-64  | \$75,144  | \$80,255  | \$86,166  |
| Average Household Income 55-64 | \$110,920 | \$112,239 | \$123,749 |
| Median Household Income 65-74  | \$55,793  | \$64,455  | \$70,347  |
| Average Household Income 65-74 | \$87,071  | \$92,359  | \$101,626 |
| Average Household Income 75+   | \$74,952  | \$70,448  | \$78,359  |

Population By Age

