

AVAILABLE FOR LEASE
1301 BROADWAY STREET

THE FORUM AT BROADWAY

KING CITY, CA



Proposed Redevelopment Rendering



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KING CITY, CA

PROPERTY INFORMATION

LOCATION DESCRIPTION

Planned renovation for the commercial center. Prime location with immediate access to US Highway 101 via the Broadway Street On/Off Ramp. offers 1500± - 8,000± SF spaces; Anchored by Starbucks, ensuring steady customer flow; Surrounded by key establishments including McDonald's, Taco Bell, and KFC (Fast Casual); Serves as the gateway to Pinnacles National Park, Monterey County's wine region, and a thriving agricultural area, attracting tourists and locals alike. High visibility and excellent accessibility in a bustling commercial hub.

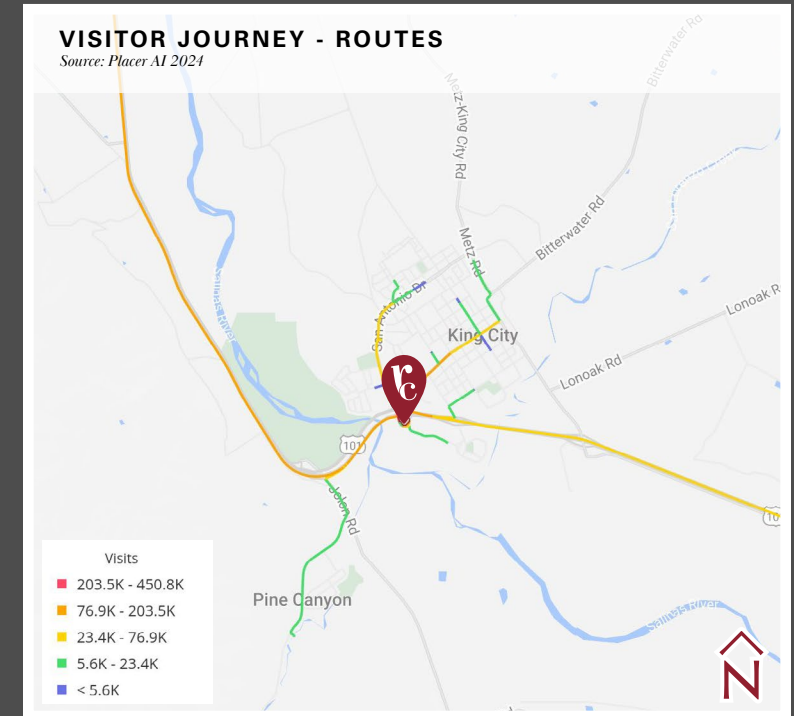
PROPERTY HIGHLIGHTS

Prime location with immediate access to US Highway 101 via the Broadway Street ramps. The property offers a total of 17,085± SF divided into 10 adaptable units; offers 1,500± to 8,000± SF spaces; Anchored by Starbucks, ensuring steady customer flow; Surrounded by key establishments including McDonald's, Taco Bell, and KFC (Fast Casual); Serves as the gateway to Pinnacles National Park, Monterey County's wine region, and a thriving agricultural area attracting tourists and locals alike. High visibility and excellent accessibility in a bustling commercial hub.

Lease Rate: Please contact agent for more information.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	10,772	16,378	16,653
	2025 Estimate	10,415	15,785	16,062
	Growth 2025-2030	3.43%	3.76%	3.68%
	Growth 2020-2025	16.06%	13.74%	12.13%
	Growth 2010-2020	7.59%	15.52%	11.20%
HOUSEHOLD	2030 Projection	2,564	4,012	4,102
	2025 Estimate	2,499	3,894	3,985
	Growth 2025-2030	2.58%	3.04%	2.93%
	Growth 2020-2025	13.39%	12.60%	10.75%
	Growth 2010-2020	11.72%	16.72%	12.74%
	2025 Est. Average HH Income	\$87,868	\$93,895	\$95,113

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

30,624± ADT

Highway 101
(Northbound & Southbound)

11,062± ADT

Broadway Street at Highway 101
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

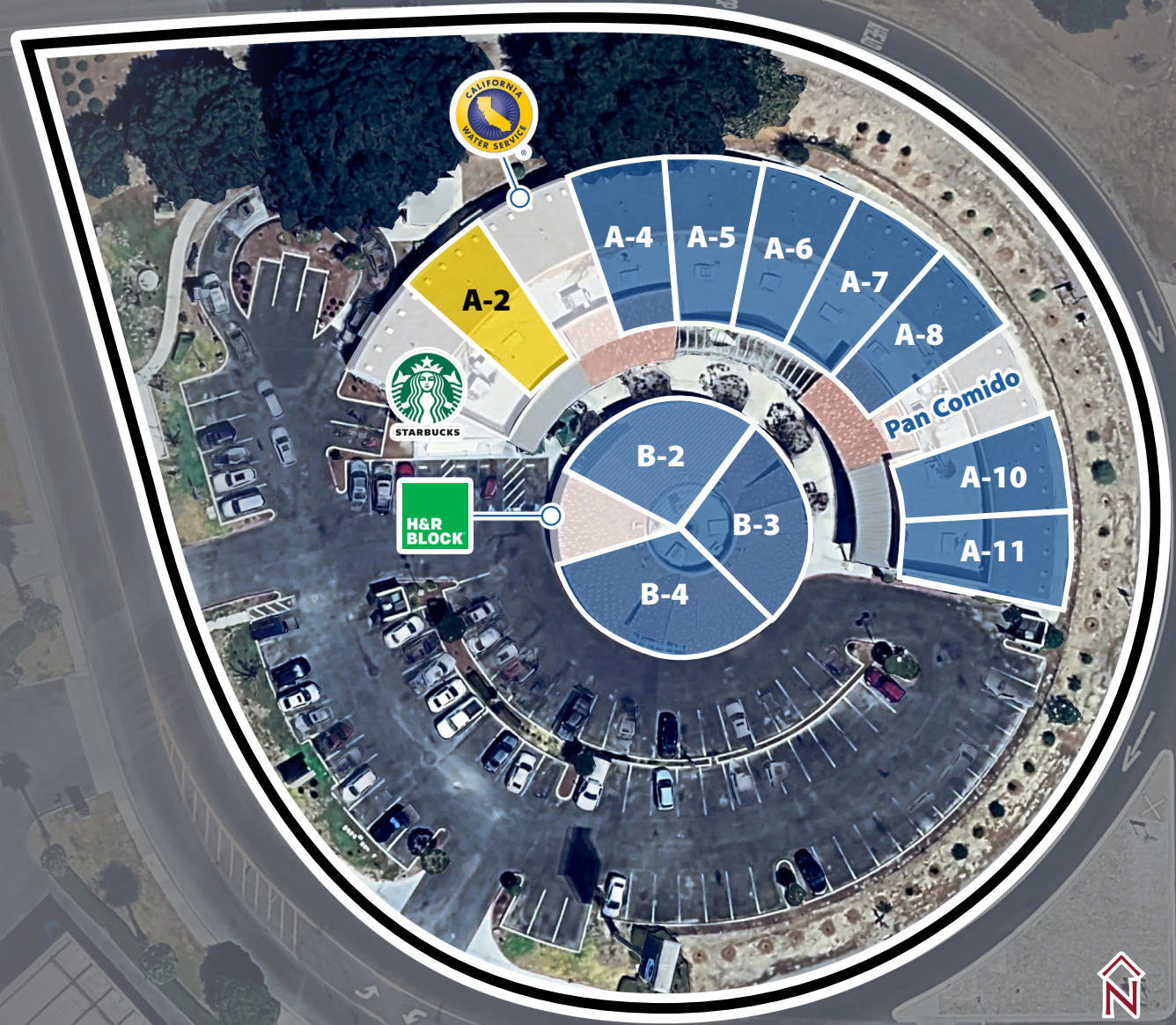
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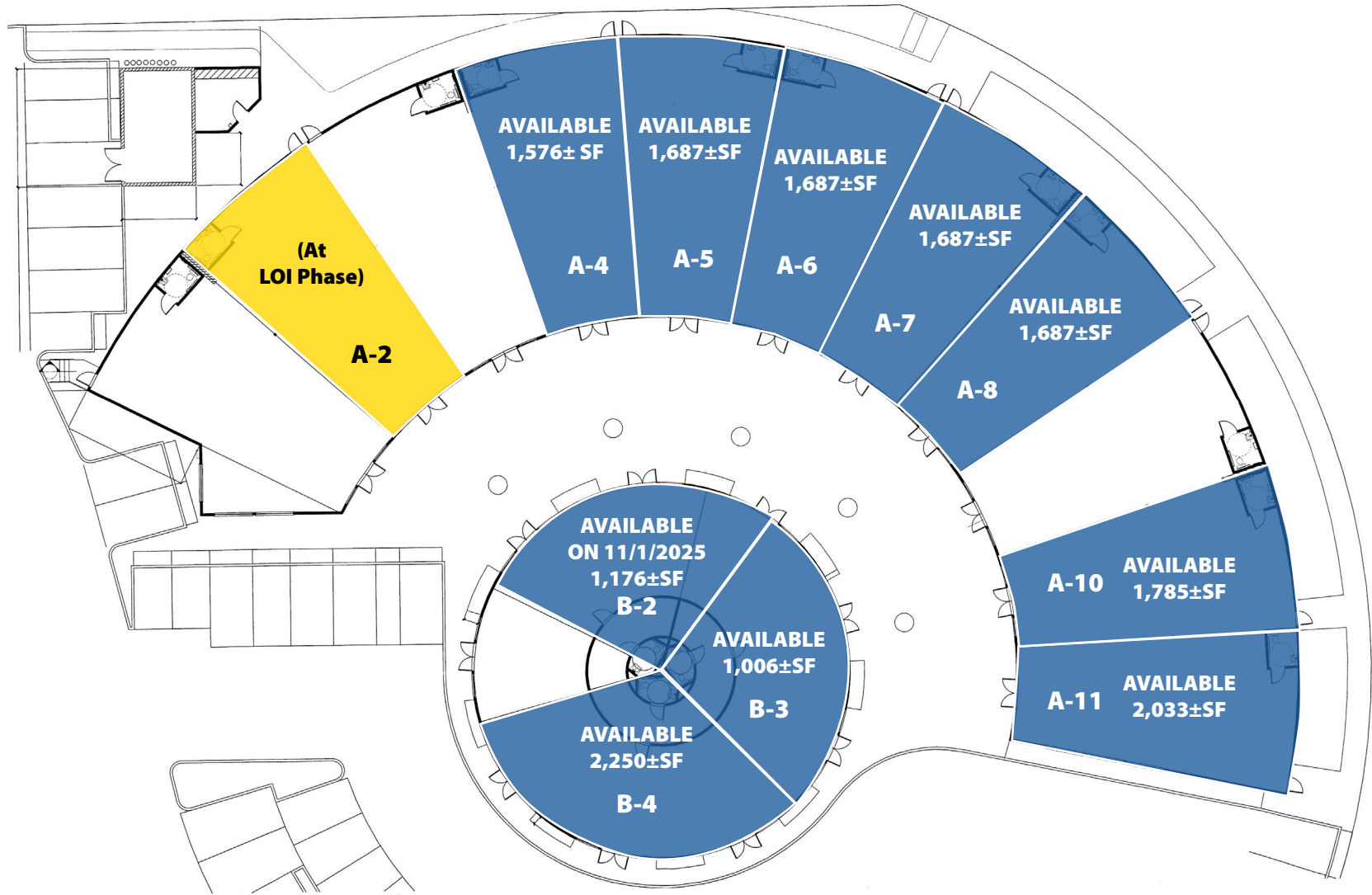
KING CITY, CA

AVAILABILITY

MAP

ADDRESS	TENANT	SF
A-1	Starbucks	1,927±
A-2	(At LOI Phase)	1,687±
A-3	Cal Water	1,787±
A-4	AVAILABLE	1,576±
A-5	AVAILABLE	1,687±
A-6	AVAILABLE	1,687±
A-7	AVAILABLE	1,687±
A-8	AVAILABLE	1,687±
A-9	Pan Comido	1,250±
A-10	AVAILABLE	1,785±
A-11	AVAILABLE	2,033±
B-1	H&R Block	700±
B-2	AVAILABLE ON 11/1/25	1,176±
B-3	AVAILABLE	1,006±
B-4	AVAILABLE	2,250±



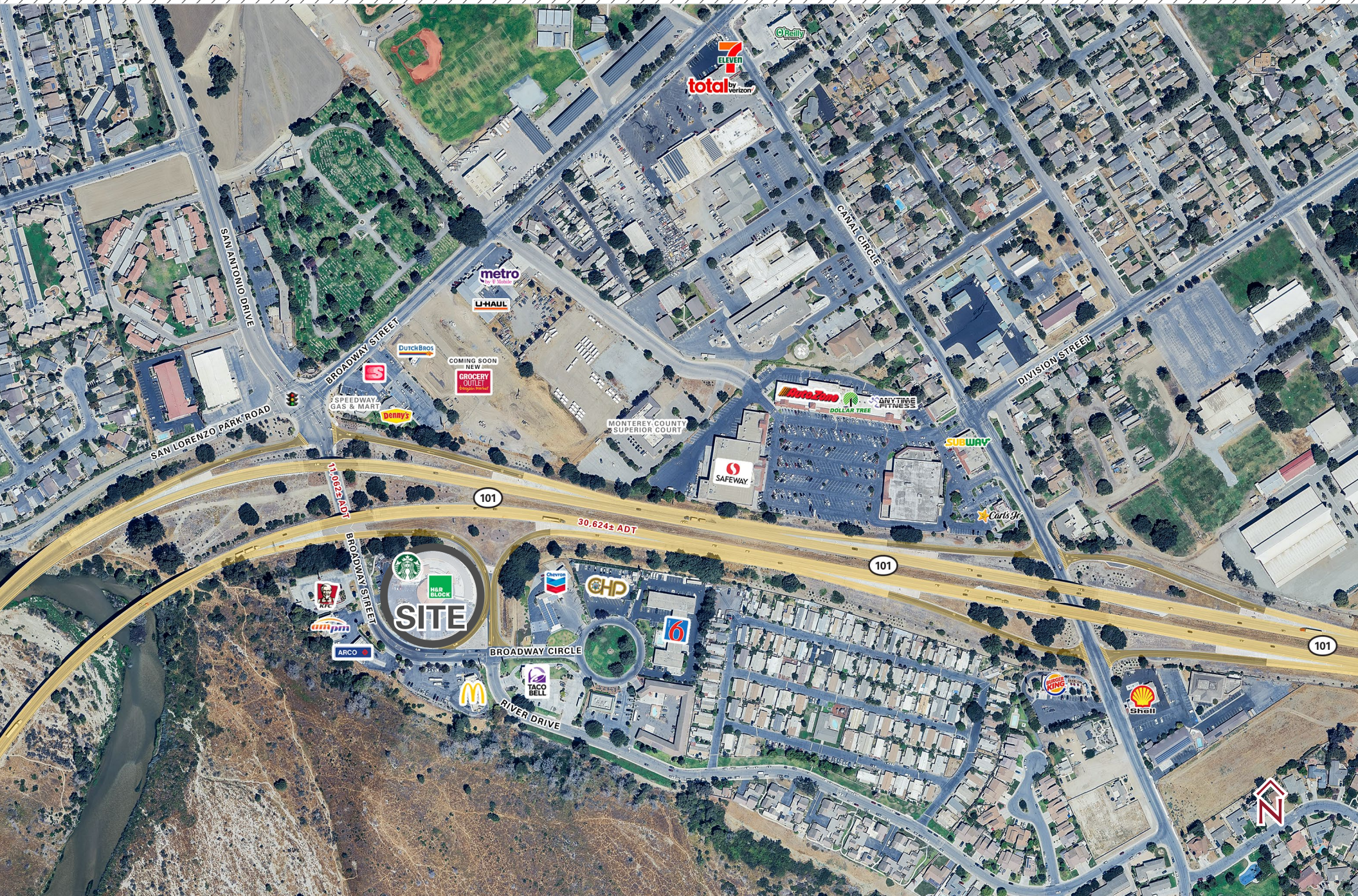


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KING CITY, CA

AERIAL

MAP



THE FORUM AT BROADWAY
KING CITY, CA

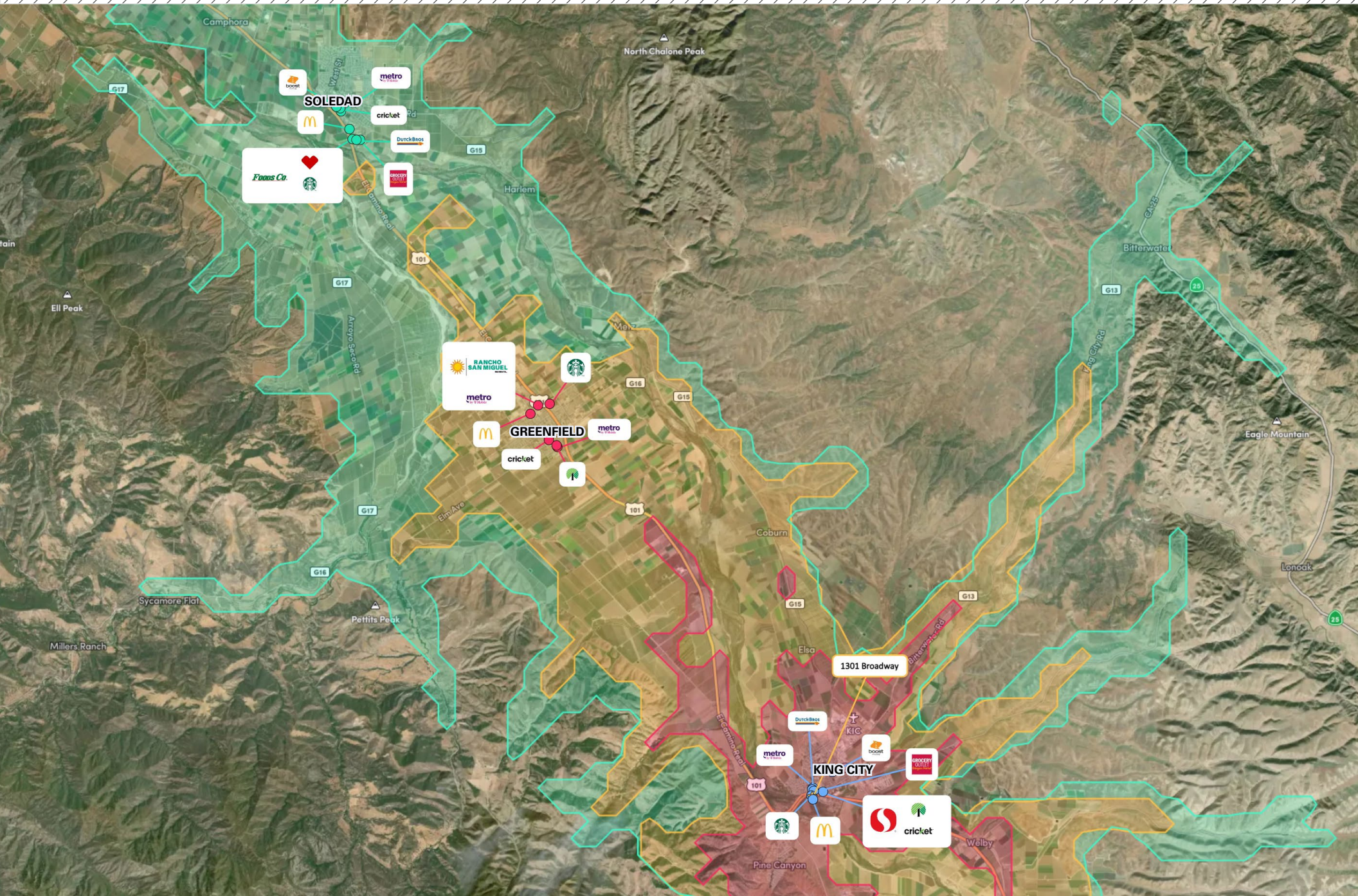
**MONUMENT
& PYLON SIGNAGE**



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10-15-20 MINUTE DRIVE TIME
COMPETITION MAP



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