



117
Rancho Rd

Watsonville, CA



CONFIDENTIALITY DISCLAIMER & CONTACT

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DISCLAIMER

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The only party authorized to represent the owner of the Property is AiCRE and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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117 Rancho Rd

Watsonville, CA

EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

The property located at 117 Rancho Road, Watsonville, CA 95076, is the former site of Coastal Nursery, which ceased operations in May 2022. It comprises three parcels with a total area of 60.88 acres: APN #046-051-46 (36.23 acres), APN #046-051-08 (14.61 acres), and APN #046-051-09 (10.04 acres). Each parcel includes a residential home, and the property features several significant structures, including a 3,000-square-foot office, a 3,500-square-foot refrigerated building, a 36,000-square-foot processing and maintenance area, and an 18,900-square-foot Fungi House consisting of nine bays of 2,100 square feet each. According to Santa Cruz County zoning regulations, the property is zoned as "A - Agriculture," allowing for uses such as farm buildings, livestock raising, lumber mills, visitor accommodations, zoos and natural science museums, and one single-family dwelling per parcel. Please call for touring instructions.

Address	Parcel Size	Zoning
117 Rancho Rd, Watsonville, CA	60.88 AC	Agriculture



INVESTMENT HIGHLIGHTS

- **Premier Location:** Strategically located in Watsonville, 117 Rancho Road offers high visibility and convenient access to the region's agricultural, residential, and commercial centers.
- **Agricultural and Development Potential:** Positioned in close proximity to major regional routes, the property benefits from excellent connectivity, supporting both agricultural logistics and potential future development.
- **Flexible Zoning & Development Upside:** Zoned Agriculture (A) in Santa Cruz County, the property supports a wide range of uses, including farm buildings, livestock raising, lumber mills, visitor accommodations, zoos and natural science museums, and one single-family dwelling per parcel. With three parcels totaling approximately 60.88 acres, the site also includes residential homes, office and refrigeration buildings, a large processing and maintenance area, and a specialized 18,900-square-foot Fungi House.
- **Strong Market Fundamentals:** Watsonville and the surrounding region are experiencing steady growth, with rising demand for diversified agricultural production, agri-business infrastructure, and rural residential development in a market with limited land availability.

OFFERED AT \$6,900,000



MARKET LOCATION



2024 Estimated	within 5 miles
Population	84,091
Avg. Household Inc	\$128,693

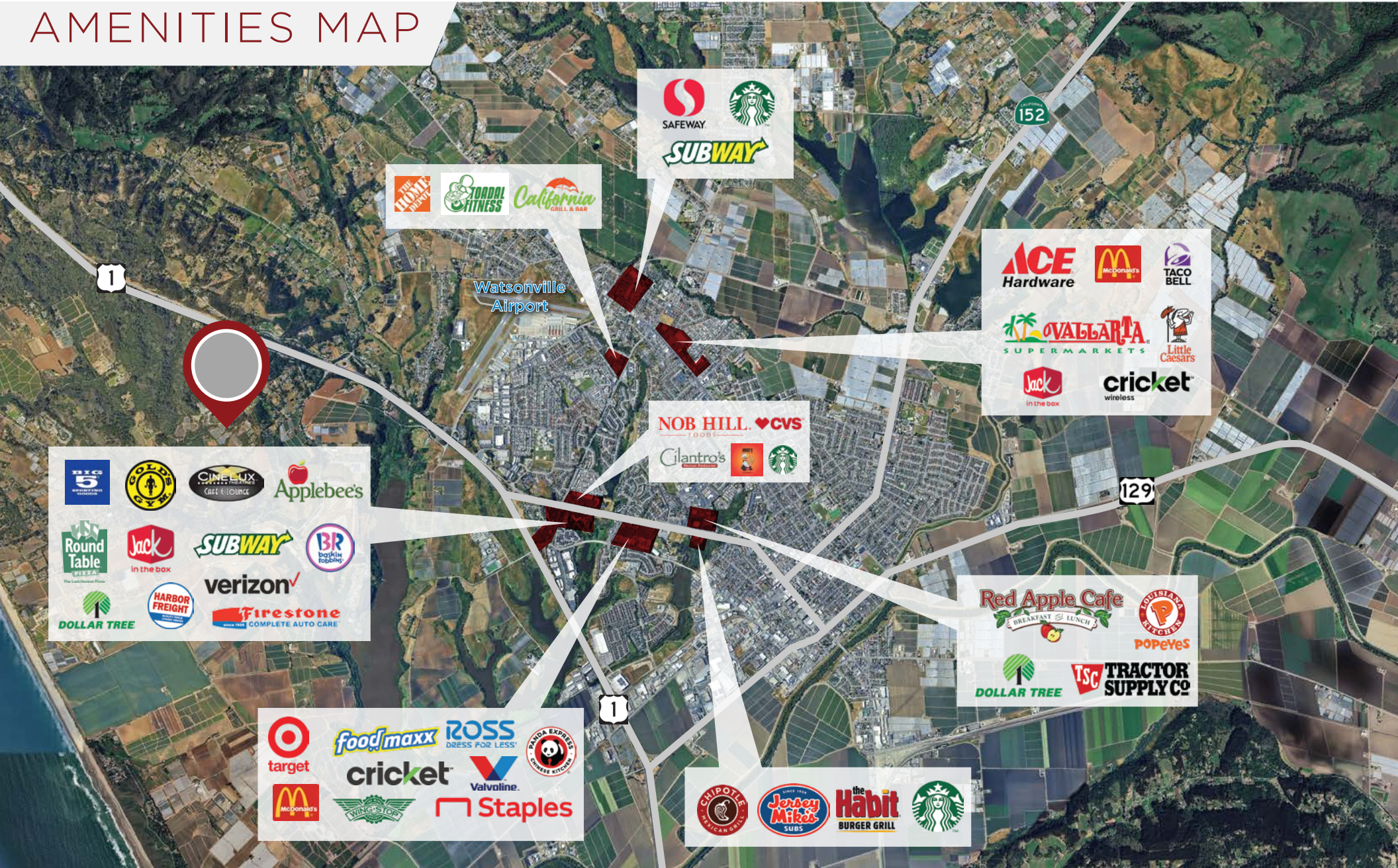


117
Rancho Rd
Watsonville, CA

LOCATION OVERVIEW



AMENITIES MAP



Rancho Rd

117



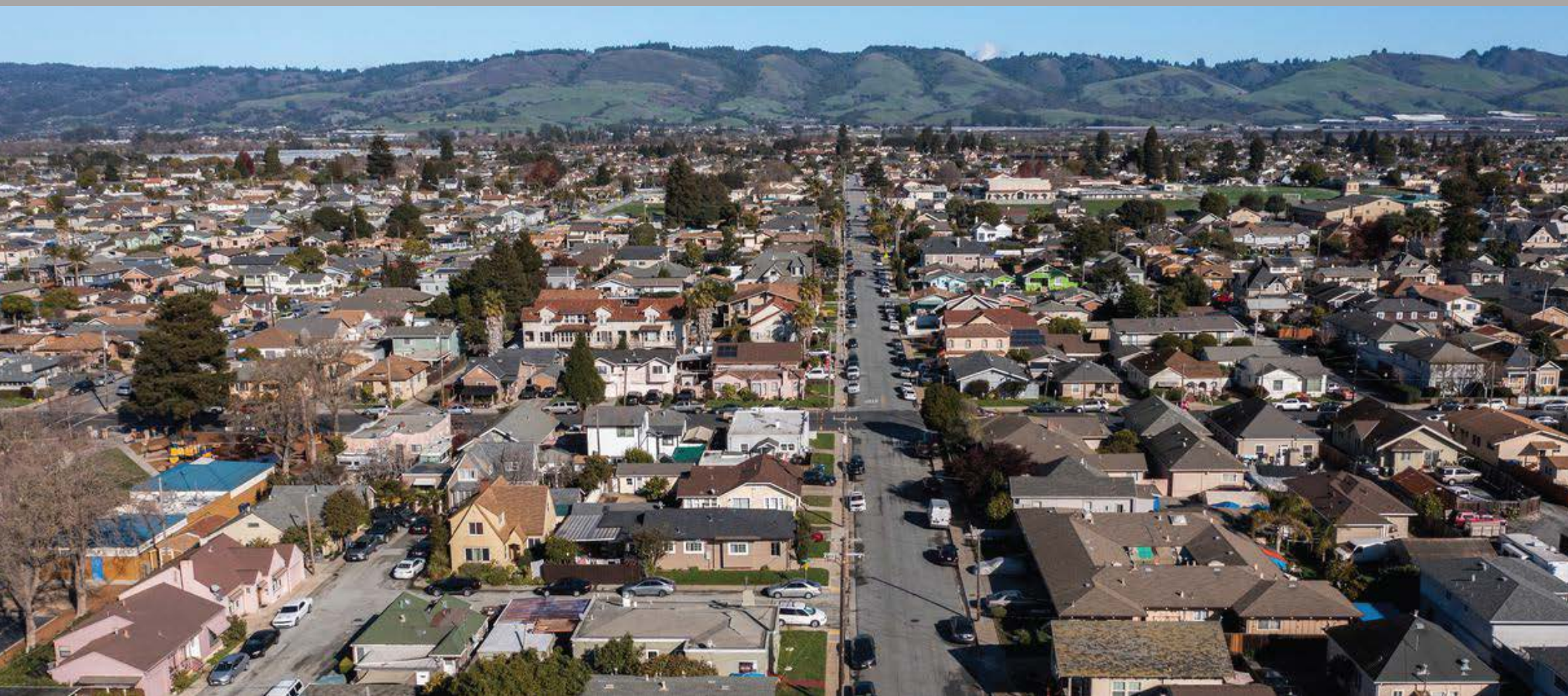
Rancho Rd



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Watsonville, California, is a vibrant agricultural city located in southern Santa Cruz County, nestled along the Central Coast between Monterey Bay and the Santa Cruz Mountains. Known for its rich farmland and temperate climate, Watsonville is a key hub for the production of berries, apples, lettuce, and other crops, making agriculture the backbone of its local economy. In addition to its farming heritage, the city offers a diverse and growing population, a strong sense of community, and access to scenic natural attractions such as beaches, wetlands, and parks. With its proximity to major highways, coastal cities, and regional employment centers, Watsonville continues to attract families, businesses, and developers seeking opportunities in a strategically located and culturally rich environment.



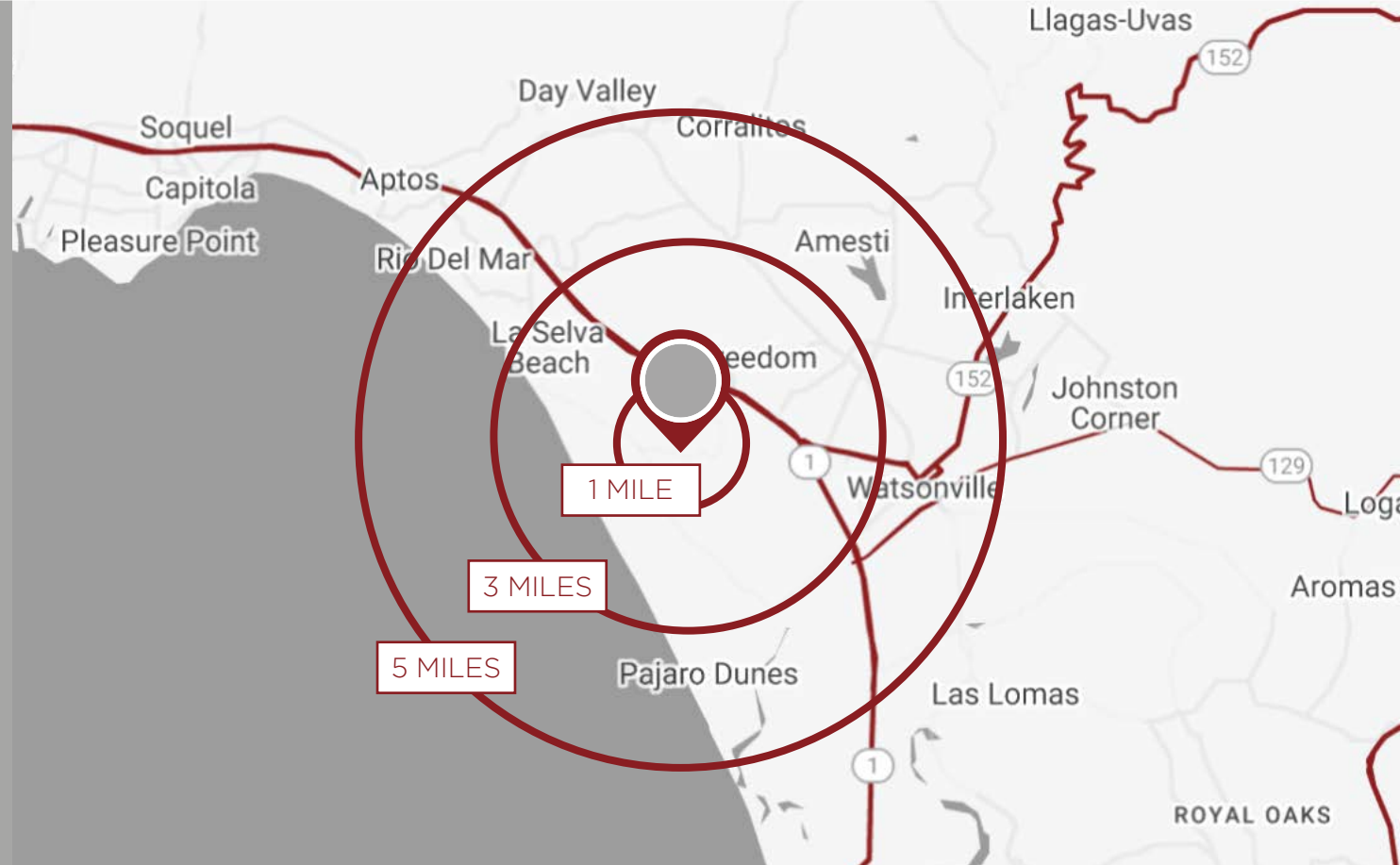


STRATEGIC LOCATION

The property is located just a short drive from Highway 1, a major coastal route that connects Watsonville to Santa Cruz, Monterey, and the greater Bay Area. This provides efficient transportation for commuting, tourism, and commercial logistics.

Watsonville hosts its own general aviation airport and is within an hour's drive of San Jose International Airport, with San Francisco International Airport approximately two hours away. This proximity offers convenient air travel options for business and personal needs.

Household incomes in the area are projected to grow over 3% between 2024 and 2029.



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles	
2024 SUMMARY	Population	640	25,799	84,091	2029 SUMMARY	629	25,377	82,817
	Households	230	7,626	24,845		228	7,577	24,725
	Families	149	5,707	18,297		148	5,671	18,215
	Average Household Size	2.74	3.35	3.33		2.72	3.32	3.30
	Owner Occupied Housing Units	149	4,337	13,238		150	4,393	13,397
	Renter Occupied Housing Units	81	3,289	11,607		78	3,184	11,328
	Median Age	50.1	37.8	37.7		49.0	38.0	38.1
	Median Household Income	\$132,784	\$97,111	\$92,502		\$158,309	\$112,761	\$107,972
	Average Household Income	\$178,651	\$133,253	\$128,693		\$207,577	\$159,229	\$151,948



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