



FOR LEASE

PAJARO HILLS SHOPPING CENTER

1061 S Green Valley Road, Watsonville, CA

PROPERTY HIGHLIGHTS

- Located at Busy Intersection—Green Valley Road & Main Street
- Retail Hub consisting of Five Centers - Serves South Santa Cruz County, North Monterey County and West San Benito County
- Target Nearby
- Tenants at Pajaro Hills Shopping Center include: Wells Fargo, Verizon Wireless, Big 5, Jack in the Box, Dollar Tree, Baskin Robbin, Firestone Tires, Subway and Animal Hospital of Watsonville

AVAILABLE

NOW

DELIVERED

Cold Shell - Tenant Improvement allowance available subject to length of term and creditworthiness of tenant

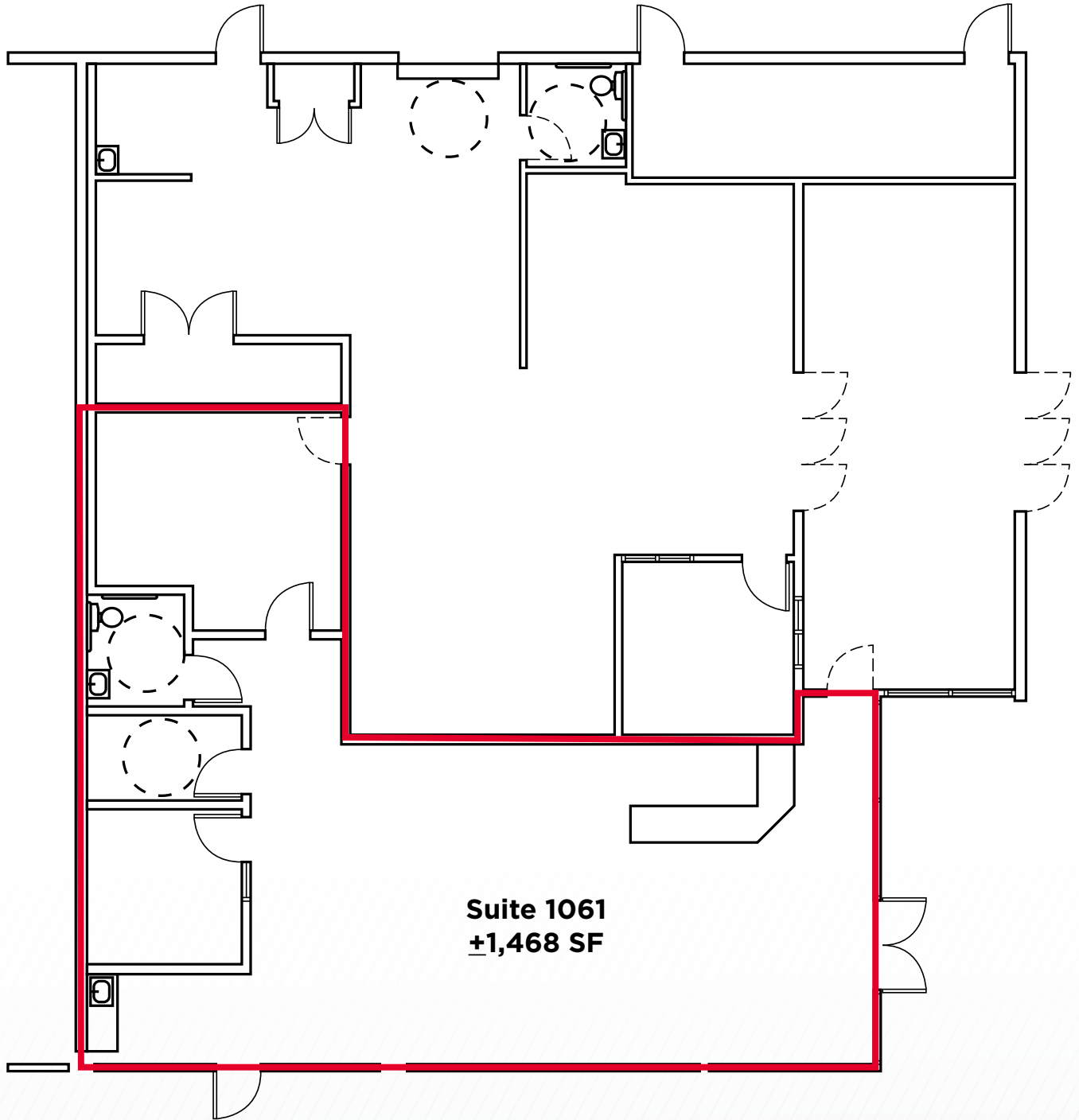
TERMS

1061 S Green Valley Road - ±1,468 RSF - \$2.50 PSF, NNN (\$0.95 PSF/MO)

SITE PLAN



FLOOR PLAN



MAP



1061 S Green Valley Road, Watsonville, CA

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	14,647	64,720	82,224
Households	3,840	16,889	21,938
Families	3,175	13,263	17,137
Average Household Size	3.78	3.78	3.70
Owner Occupied Housing Units	2,169	7,854	11,269
Renter Occupied Housing Units	1,671	9,035	10,669
Median Age	29.1	29.4	30.4
Census 2020 Summary			
Population	15,285	66,122	83,535
Households	4,015	17,817	23,007
Average Household Size	3.77	3.64	3.57
2024 Summary			
Population	14,971	64,485	81,559
Households	3,960	17,565	22,683
Families	3,188	13,304	17,100
Average Household Size	3.75	3.60	3.53
Owner Occupied Housing Units	2,170	7,821	11,319
Renter Occupied Housing Units	1,790	9,744	11,364
Median Age	33.6	35.0	36.1
Median Household Income	\$89,267	\$80,893	\$87,017
Average Household Income	\$122,153	\$107,525	\$117,105
2029 Summary			
Population	14,759	63,500	80,374
Households	3,947	17,486	22,583
Families	3,177	13,247	17,029
Average Household Size	3.70	3.56	3.50
Owner Occupied Housing Units	2,207	7,956	11,492
Renter Occupied Housing Units	1,740	9,530	11,092
Median Age	34.2	35.2	36.4
Median Household Income	\$104,177	\$96,584	\$103,467
Average Household Income	\$147,314	\$129,342	\$139,916
Trends: 2023-2028 Annual Rate			
Population	-0.28%	-0.31%	-0.29%
Households	-0.07%	-0.09%	-0.09%
Families	-0.07%	-0.09%	-0.08%
Owner Households	0.34%	0.34%	0.30%
Median Household Income	3.14%	3.61%	3.52%

1 mile

3 miles

5 miles



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