

Main Street Retail Center

EXCLUSIVE NEW BUILD RETAIL OPPORTUNITY

FOR LEASE

975 - 999 - 1075 Main St
Watsonville, CA 95076



SBA Commercial
CA & CO Real Estate Broker



Suite	Tenant	Floor	Square Feet	Notes
1075	Chipotle	1st	2,834	With Drive thru
975 - 1	Starbucks	1st	2,200	With Drive Thru
975 - 2	Central Coast Dentist	1st	1,380	
975 - 3	VACANT	1st	1,095	
975 - 4 + 5	Angry Chickz	1st	2,912	
999 - 1	the Habit Burger Grill	1st	2,400	
999 - 2	Jersey Mikes	1st	1,226	
999 - 3	The Joint	1st	1,164	
999 - 4	VACANT	1st	1,164	
999 - 5	VACANT	1st	1,164	
999 - 6	Spectrum	1st	2,500	

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 Burger Grill, Spectrum, Jersey Mike's
LEASE TYPE	NNN

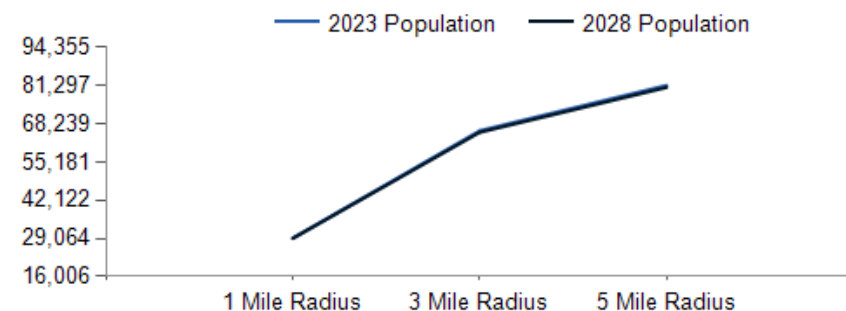




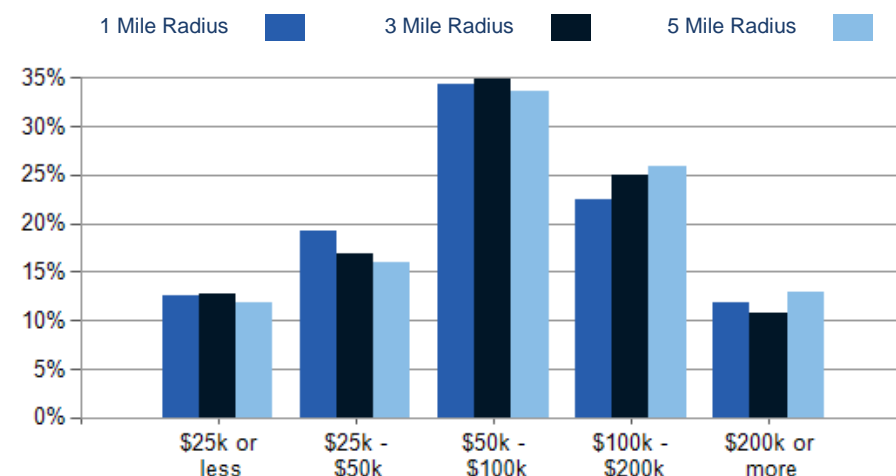
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,043	60,928	76,150
2010 Population	28,189	65,636	80,839
2023 Population	29,134	65,798	81,297
2028 Population	29,064	65,292	80,631
2023-2028: Population: Growth Rate	-0.25%	-0.75%	-0.80%

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

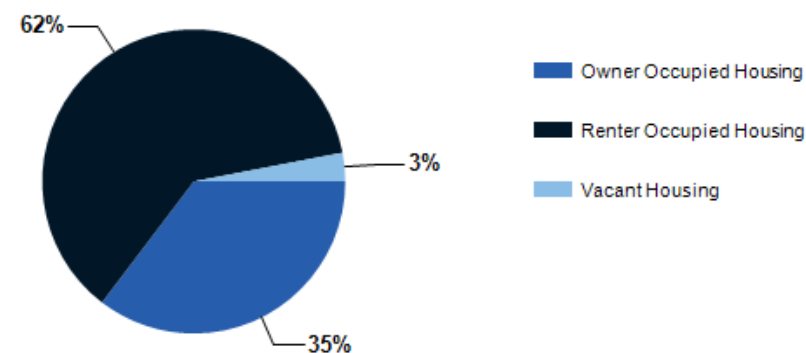
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,514	15,916	20,785
2010 Total Households	7,253	17,018	21,088
2023 Total Households	7,733	17,761	22,054
2028 Total Households	7,768	17,737	22,011
2023 Average Household Size	3.67	3.64	3.62
2023-2028: Households: Growth Rate	0.45%	-0.15%	-0.20%



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

