



Overlook Shopping Center

1439-1493 Main Street
Watsonville, CA 95076



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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Rev. August 06, 2026

www.biaginiproperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Great location at Main entrance off of Ohlone Parkway and signalized Intersection on Highway 152 (Main Street). Shop space in a 270,000 SF power center with over 38 tenants on 25 acres. Primary shopping destination in Watsonville with high visibility and foot traffic in a busy intersection with high traffic counts at Main Street and Ohlone Parkway.

Location Description

Welcome to the vibrant neighborhood Power Center in Watsonville. A prime location for Retail/Street Retail tenants. Nestled in the heart of the city, the area offers a diverse mix of shopping, dining, and entertainment options, making it an ideal destination for businesses seeking high foot traffic. Nearby, the historic downtown district, the Pajaro Valley Historical Association, and the Green Valley Cinema provide a range of activities for locals and visitors alike. With a strong sense of community and a bustling atmosphere, this location presents a prime opportunity for retail businesses to thrive and become an integral part of the lively Watsonville scene.



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Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	2026: \$1.56 SF/month (1441 Main St) or \$1.10 SF/month (1489 Main St)
Number Of Units:	14
Available SF:	1,080 - 1,600 SF
Lot Size:	42,253 Acres
Building Size:	11,467 SF

All Spaces Are:

- Fire Sprinklered & 100% HVAC • 100% Drop T-Bar Ceiling with 2' x 4' Drop-in Fluorescent Lights • Separately Metered For: Water, HVAC, Electrical (200 Amp; 3 PH; 4 W; 120/208V)

Property Highlights

- Primary Shopping Destination in Watsonville
- 270,000 SF Power Center with Over 38 Tenants on 25 Acres
- Signalized Intersection on Hwy 152 (Main Street) and Ohlone Parkway
- High Visibility and Foot Traffic
- Major Anchor Tenants (Target, Ross Dress For Less, FoodMaxx)
- Freestanding Retail Pad Location Fronts Hwy 152
- Abundant Parking - 1,315 Parking Stalls (5/1,000)
- Fire Sprinklered Building



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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 1441-#101 Main Street	1,080 SF	NNN	Negotiable	± 19' W x 57' D. Formerly Repair All Electronics. Ideal for Retail, Service, or Office Conversion. 100% Drop t-bar ceiling, 2' x 4' fluorescent lighting, 10' Above Finish Floor (AFF), upgraded laminate flooring throughout, slat walls for flexible merchandising, lockable rolling screen security gate system on front windows, 1 ADA-compliant restroom, separate HVAC, separate electrical panel (42 Circuits; 200 Amps; 3 PH; 4W; 120/208V), dedicated storage room. Available Now.
■ 1441-#102 Main Street	1,600 SF	NNN	Negotiable	21' W x 75' D. Former GameStop. Roll down security shutters on all front windows & door, 100% Drop t-bar ceiling 11' AFF, 2' x 4' fluorescent lighting, 2 ADA-compliant restrooms, lockable secured stock room, storage room, utility room, separate HVAC and electrical systems, rear steel door for deliveries or staff. Available Now.
■ 1489-#101 Main Street	1,200 SF	NNN	Negotiable	± 18' W x 70' D. Former Ophthalmologist Office. Ideal for Optometry-Medical Office. Reception area, 3 exam rooms with sinks & cabinets, 1 doctor's office, work area with sink & cabinets, breakroom, 100% drop t-bar ceiling, 2' x 4' fluorescent lighting, 1 ADA-compliant restroom, separate HVAC, separate electrical panel, rear door. Available Now.



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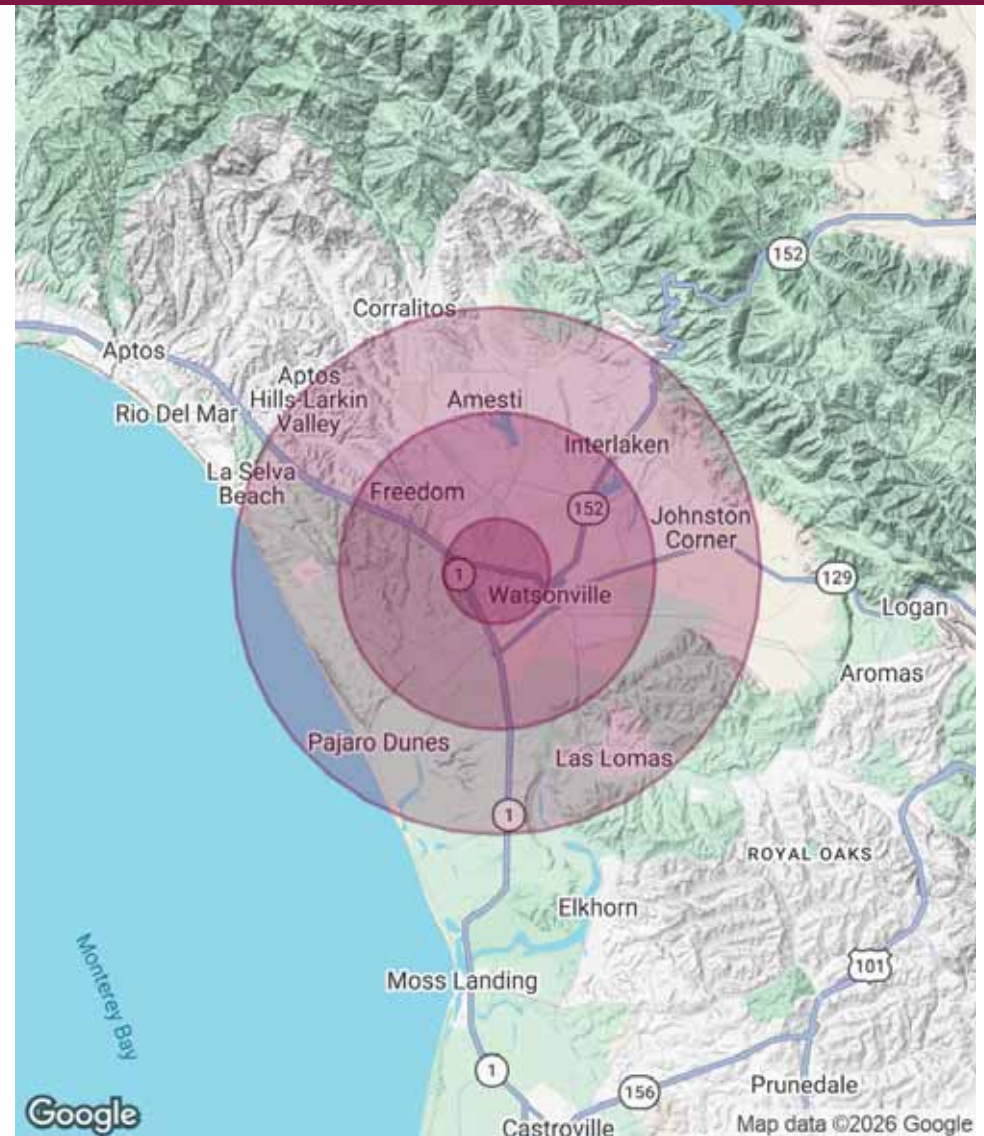
Population	1 Mile	3 Miles	5 Miles
Total Population	24,058	64,813	80,026
Average Age	31.9	33.4	34.9
Average Age (Male)	31.4	33.9	34.9
Average Age (Female)	34.4	33.9	35.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,653	18,704	23,424
# of Persons per HH	3.6	3.5	3.4
Average HH Income	\$101,545	\$100,797	\$110,847
Average House Value	\$667,894	\$694,501	\$769,921

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Ohlone Parkway at Main Street	14,400
Main Street at Auto Center Drive	27,868
Main Street at State Route 152	29,900
State Route 1 at Harkins Slough Road	48,000



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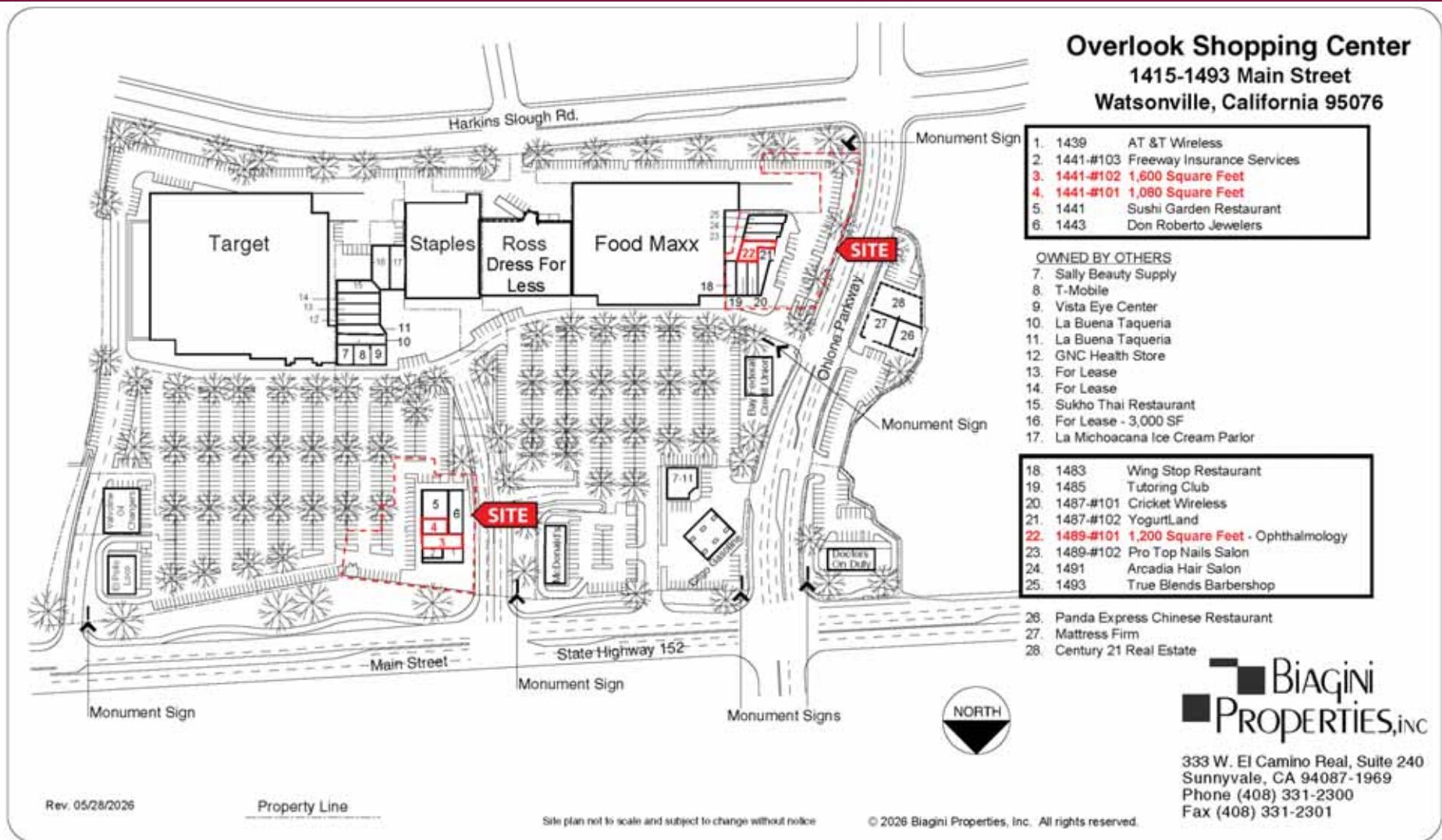
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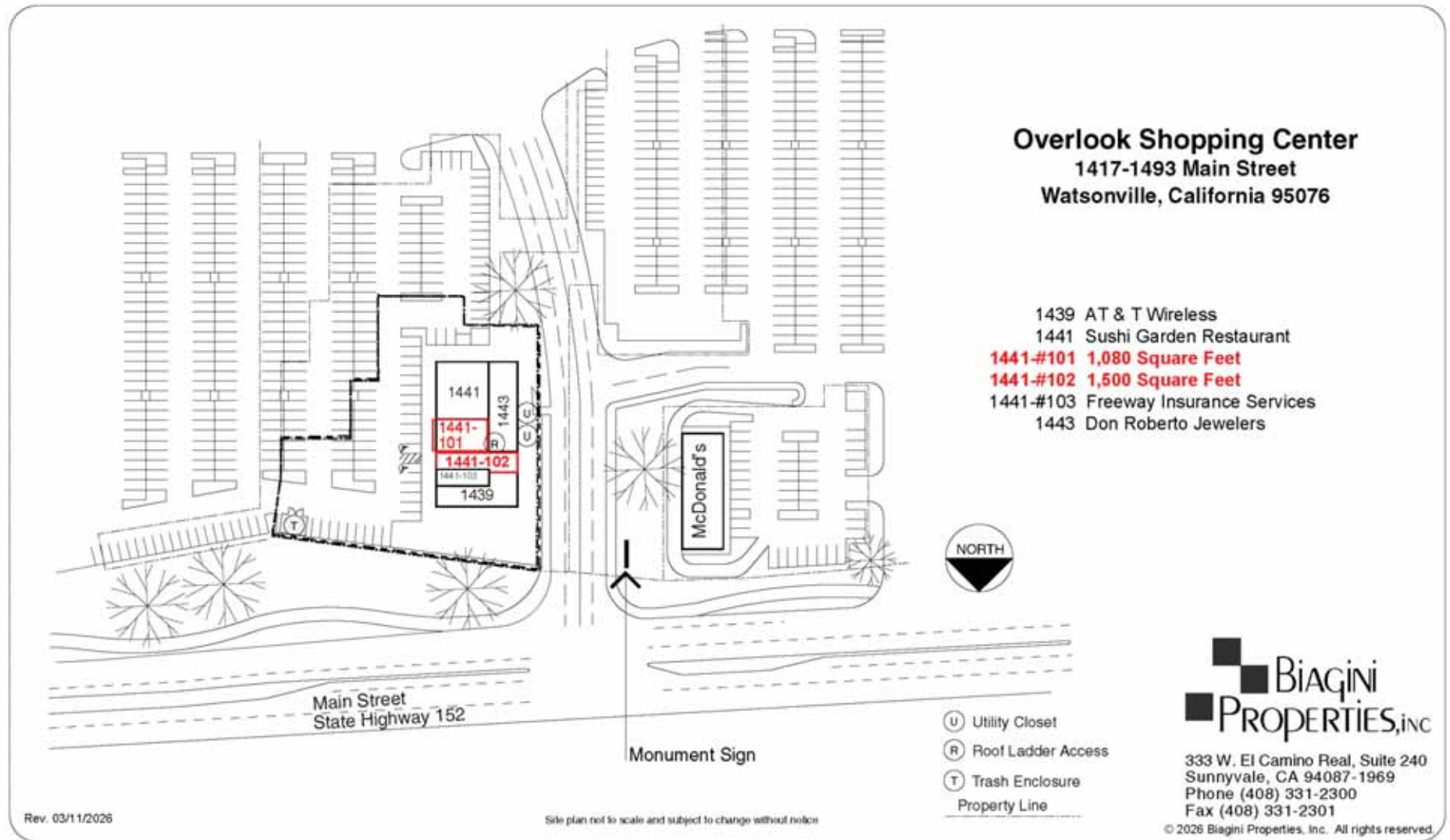
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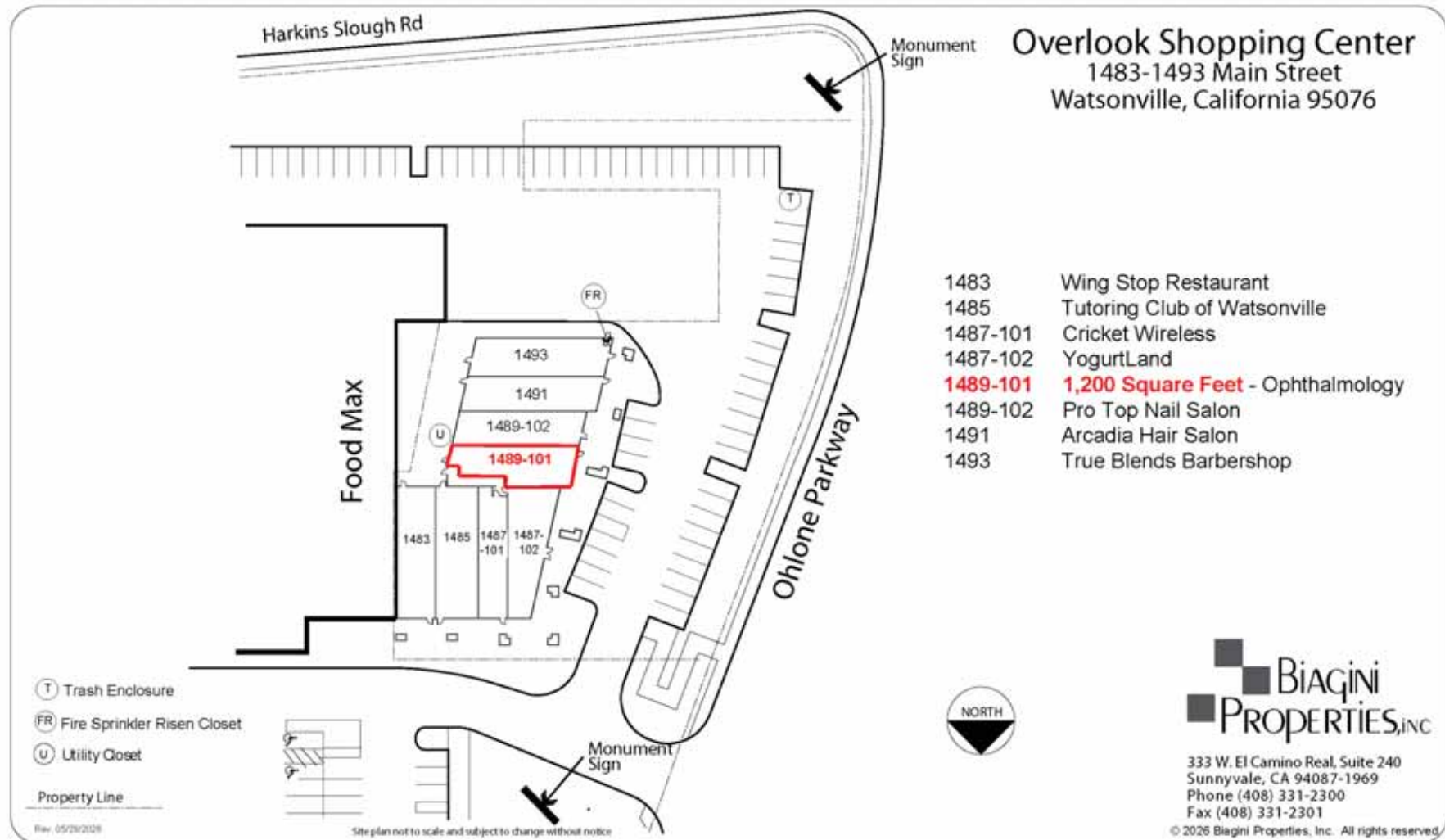
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54'

46' 1"

Upgraded Laminate Flooring Throughout

19' 5"

11' 9"

8'

8'

19' 5"

- 100% Drop
 - T-Bar Ceiling 10' AFF
 - 2' x 4' Drop-in Fluorescent Lights
 - 1 ADA Restroom
 - Upgraded Laminate Flooring Throughout
 - Slat Walls for Flexible Merchandising
 - Lockable Security Screen System
 - 100% HVAC
 - Fire Sprinklered
- EP = Electrical Panel (42 Circuits; 200 Amps; 3 PH; 4 W; 120/208V)
 AFF = Above Finish Floor



1441-101 Main Street



1441-101 Main Street - Interior



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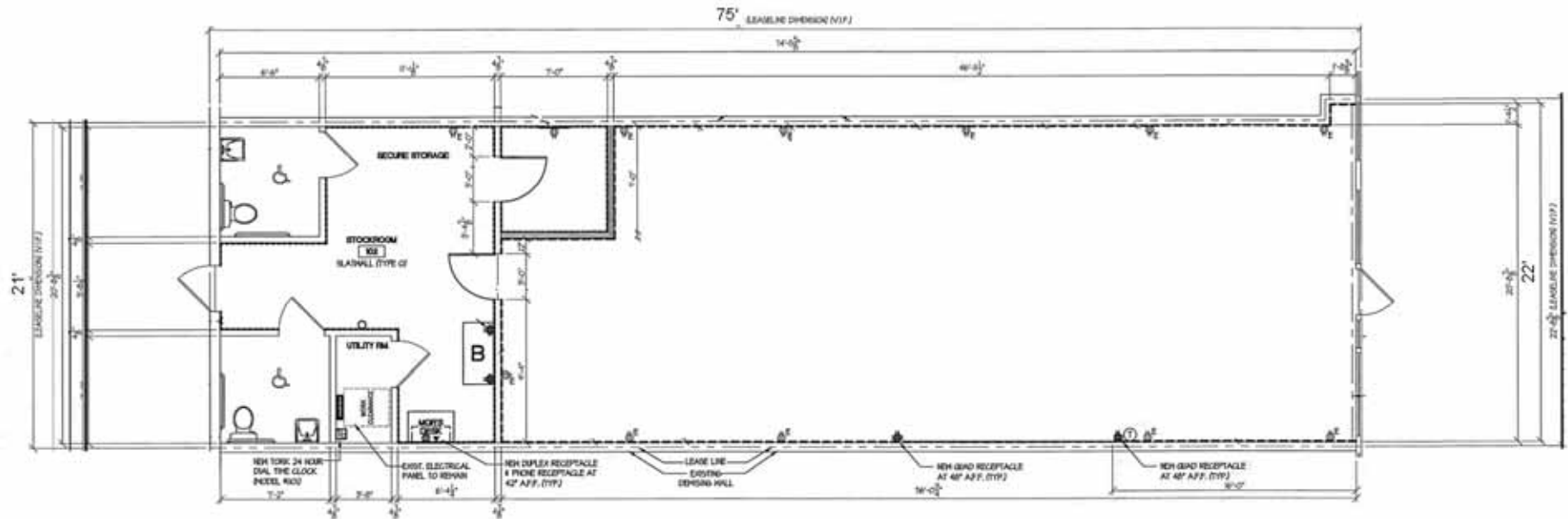
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1441-#102 Main Street | Watsonville, CA
95076 ± 1,600 Square Feet (± 21' W x 75' D)



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- Open Area
- Lockable Security Screen System
- 100% Drop T-Bar Ceiling
- 2' x 4' Drop-in Fluorescent Lights, 10' Above Finish Floor (AFF)
- 2 ADA Restrooms
- Stock Room
- Storage Room
- Utility Room
- Separate HVAC
- Separate Electrical
- Rear Door



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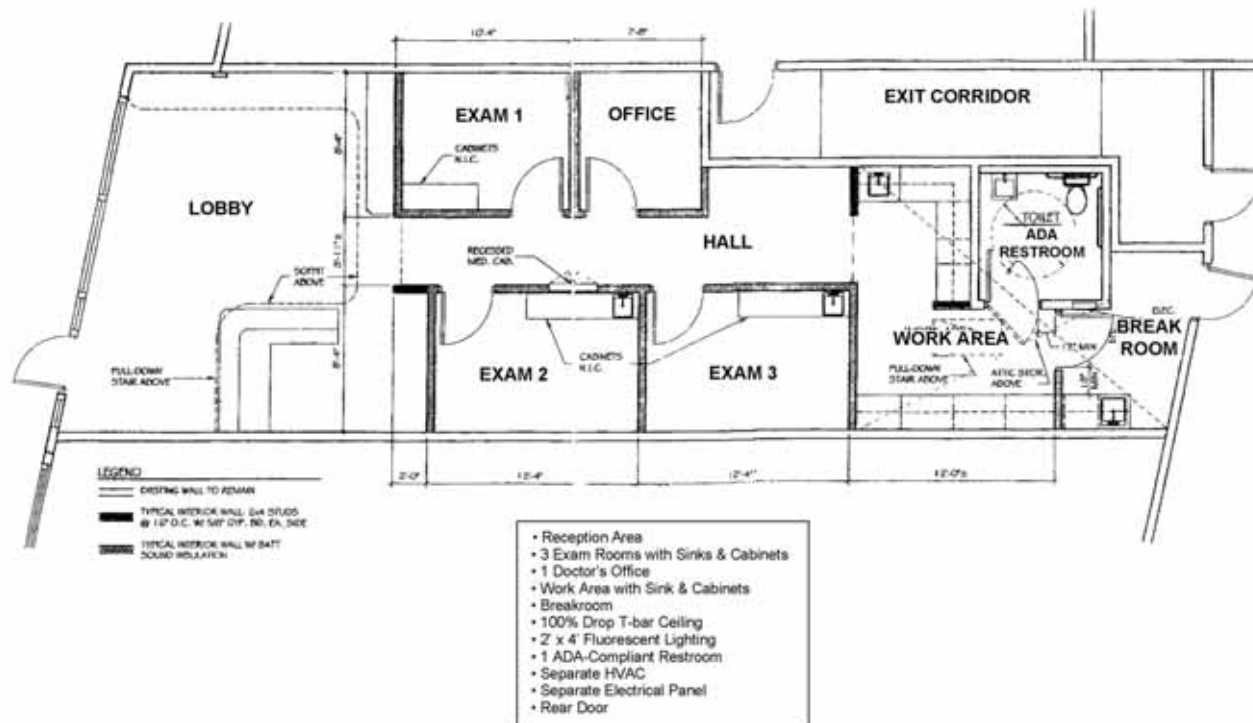
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OVERLOOK SHOPPING CENTER
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± 1,200 Square Feet (SF) (± 18' W x 70' D) irregular



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