



Overlook Shopping Center

1445 Main Street
Watsonville, CA 95076



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President
Mark@BiaginiProperties.com
408.331.2308

Biagini Properties, Inc.

333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087
www.biaginiproperties.com
Rev. February 14, 2025



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.



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Offering Summary

Lease Rate:	\$19.00 SF/yr
Estimated NNN Charges	\$4,642 (CAM); \$6,112 (Taxes); \$675 (Insurance) month - 2025
Number Of Units:	38
Available SF:	24,058 SF
Lot Size:	25 Acres
Building Size:	24,058 SF

Property Highlights

- Primary Shopping Destination in Watsonville
- 270,000 SF Power Center with Over 38 Tenants on 25 Acres
- Prime Anchor Location off of Main Street (Hwy 152 & Hwy 1)
- High Visibility and Foot Traffic
- Great Branding Opportunities. 2 Monument Signs plus Building Signage
- Major Anchor Tenants (Target, Ross Dress For Less, FoodMaxx, McDonalds, AT&T Wireless, Sally Beauty, Panda Express, Mattress Firm, Supercuts, El Pollo Loco, Wingstop, Yogurtland)
- Abundant Parking - 1,315 Parking Stalls (5/1,000)
- Fire Sprinklered Building



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	24,058 SF	Lease Rate:	\$19.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1445 Main Street	Available	24,058 SF	NNN	\$19.00 SF/yr	(Divisible). ± 136' W by ± 189' D. Separate electrical, 6 separate HVAC units (2 recently replaced), fire sprinklered, 2 restrooms, manager's office, electrical room, janitor's closet, employee lounge, large sales area, receiving area with truck well loading dock. Currently occupied by Staples. Please do not disturb occupant or its employees. Contact Mark for showing instructions. Availability Date: Contact Mark Biagini.



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

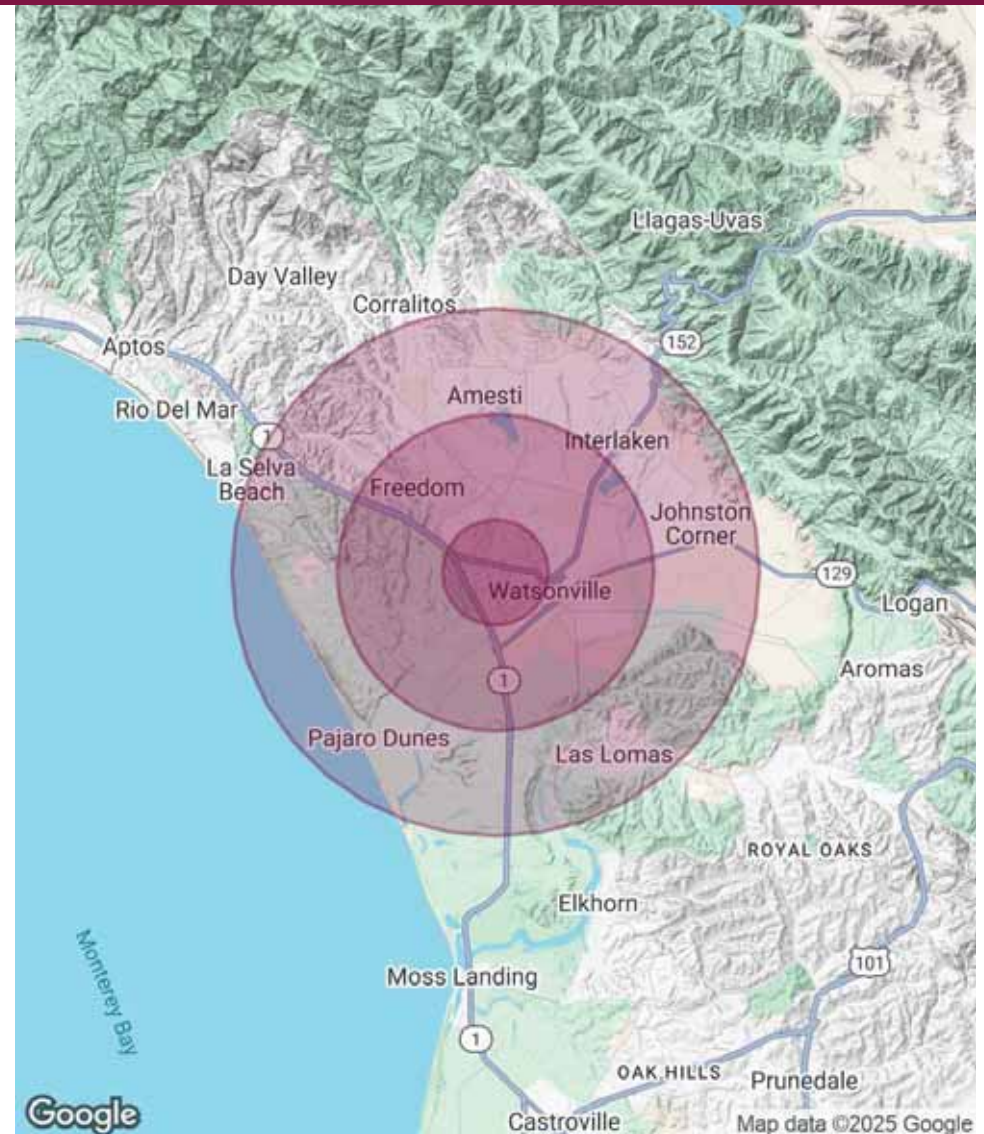
Population	1 Mile	3 Miles	5 Miles
Total Population	19,650	64,763	79,773
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,086	17,421	21,680
# of Persons per HH	3.9	3.7	3.7
Average HH Income	\$114,315	\$112,319	\$118,037
Average House Value	\$679,917	\$730,217	\$785,514

* 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



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.

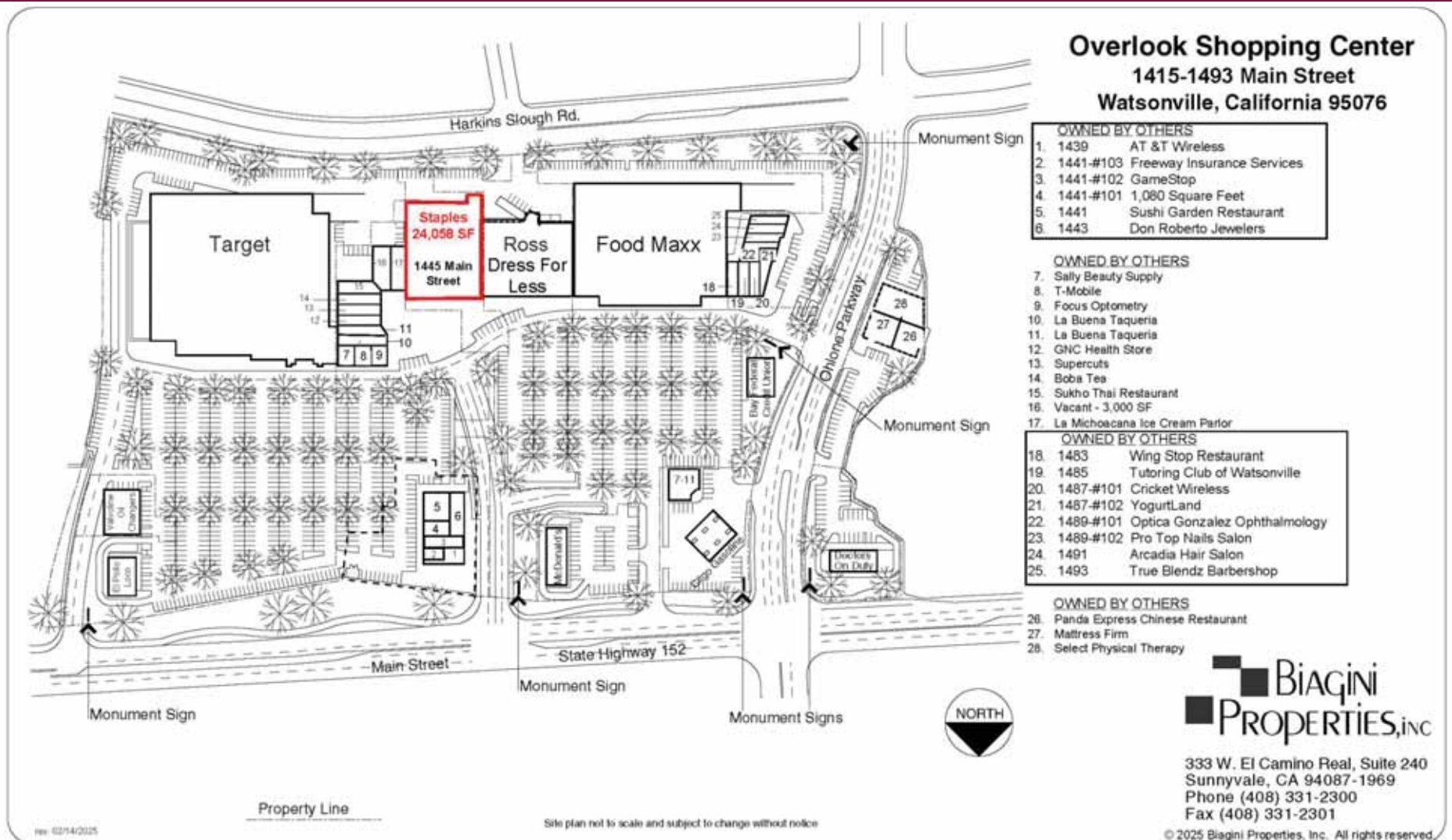
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



OVERLOOK I & II SHOPPING CENTER



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.

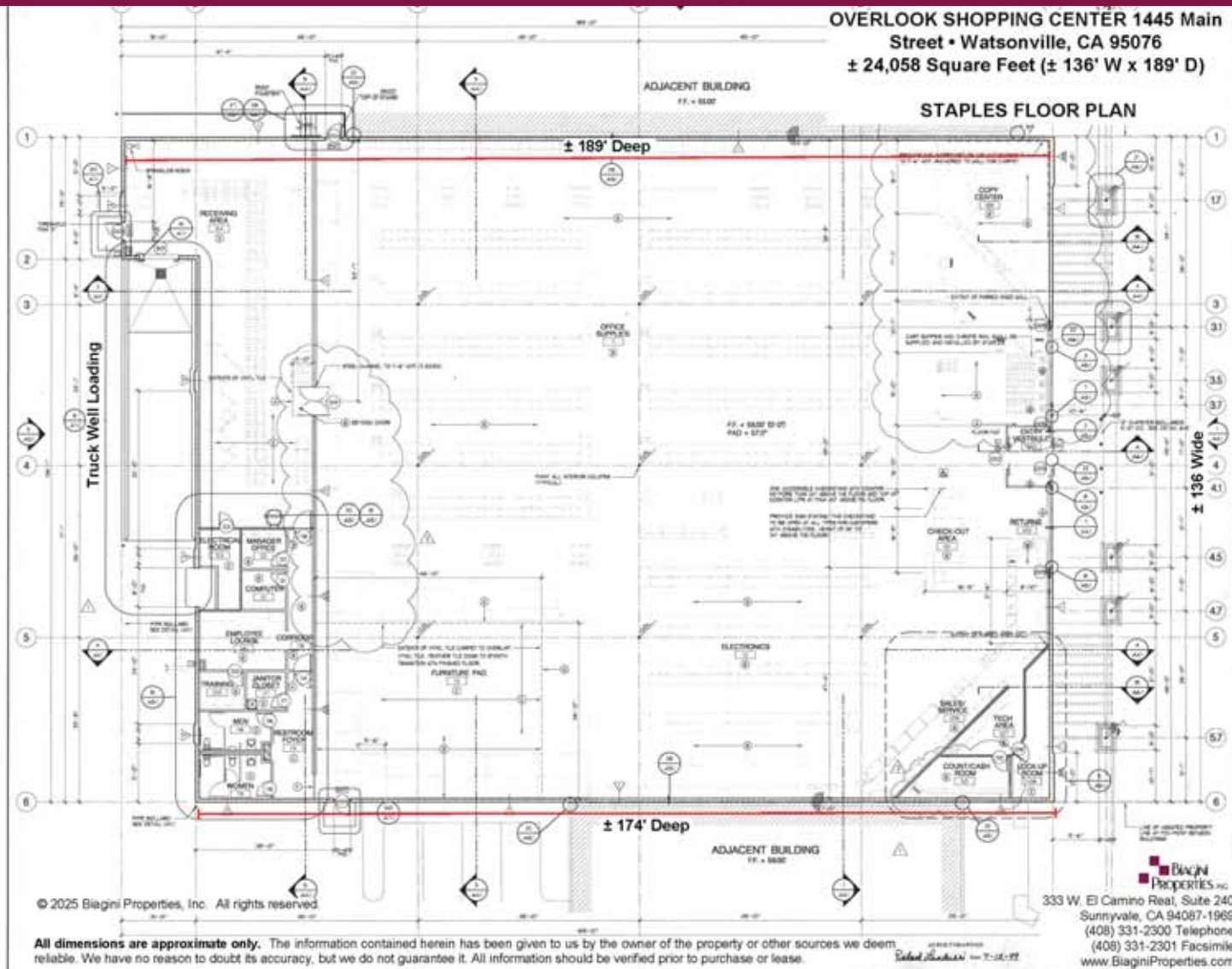
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

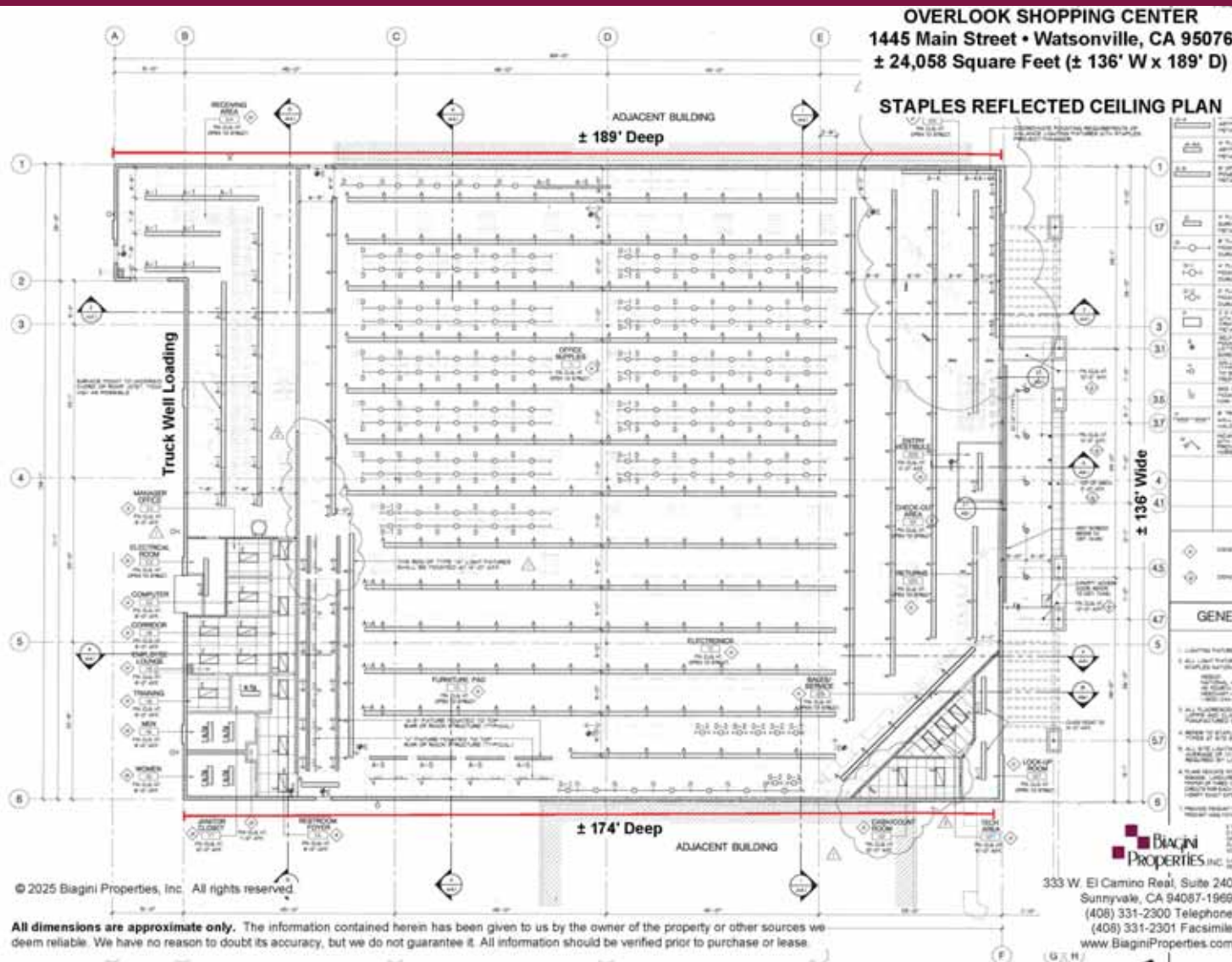
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

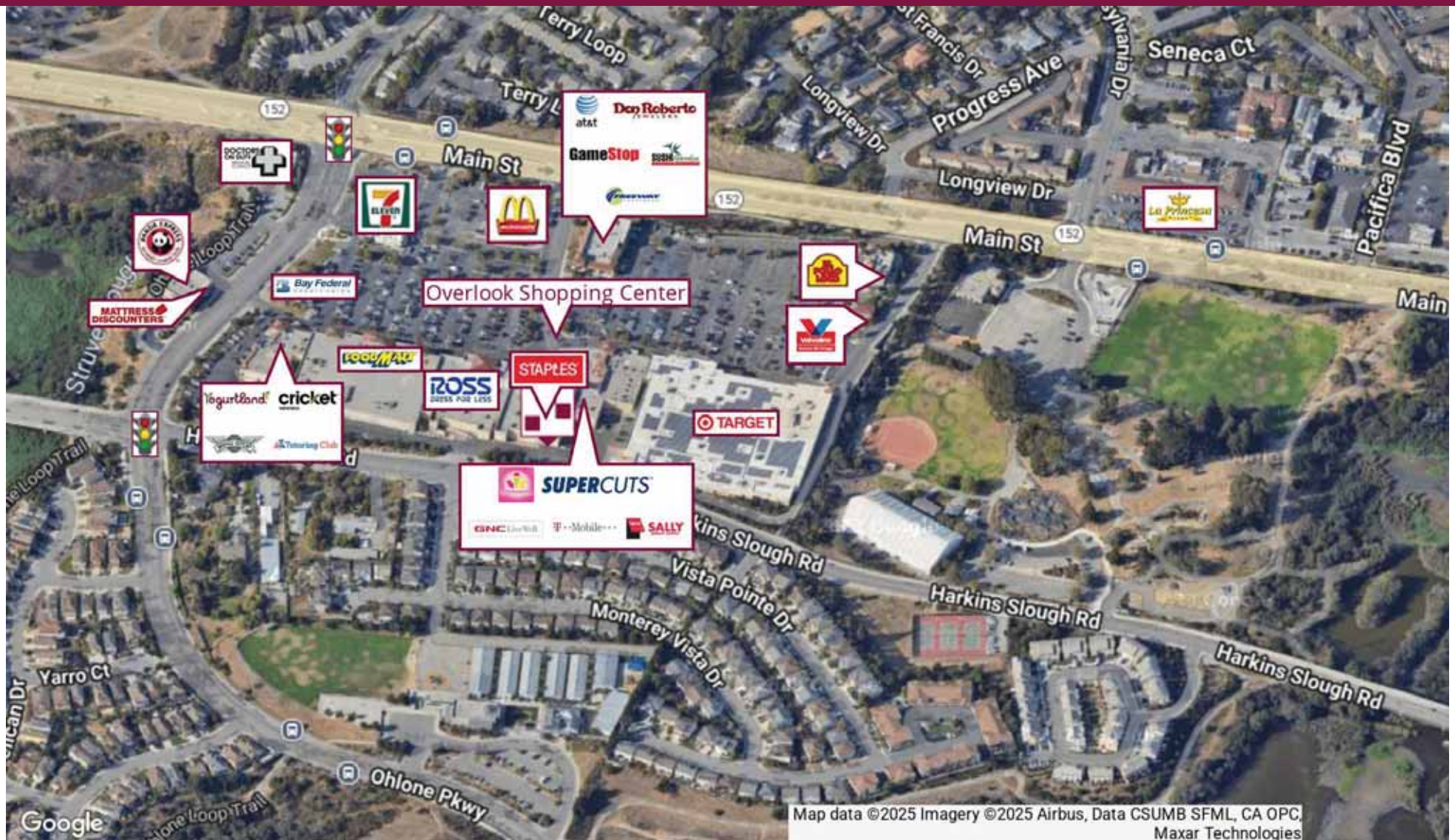
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



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.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308