

OFFERING SUMMARY

LEASE RATE:	Call for Rate
BUILDING SIZE:	39,179 SF
AVAILABLE SF:	1,477 - 4,317 SF
LOT SIZE:	0.31 Acres
YEAR BUILT:	1911
RENOVATED:	2015
ZONING:	Downtown Watsonville Specific Plan

PROPERTY HIGHLIGHTS

- Mixed-use building featuring 70 apartment units above ground-floor retail
- Prime corner location in the heart of downtown Watsonville with excellent street visibility and presence
- ±2,840 square foot ballroom space ideal for event, entertainment, or experiential retail uses
- ±1,477 square foot bar/lounge space well-suited for hospitality, nightlife, or specialty retail concepts
- Positioned within Watsonville's primary commercial corridor, surrounded by established local and regional retailers
- Strong pedestrian and vehicle traffic driven by surrounding downtown businesses, restaurants, and community amenities
- Ideal opportunity for retail and entertainment operators seeking a central, high-exposure downtown location

Jose Lechuga, CCIM

Associate

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CalDRE #02095520





For Lease

Wall Street Inn

30 West Beach Street, Watsonville, CA 95076



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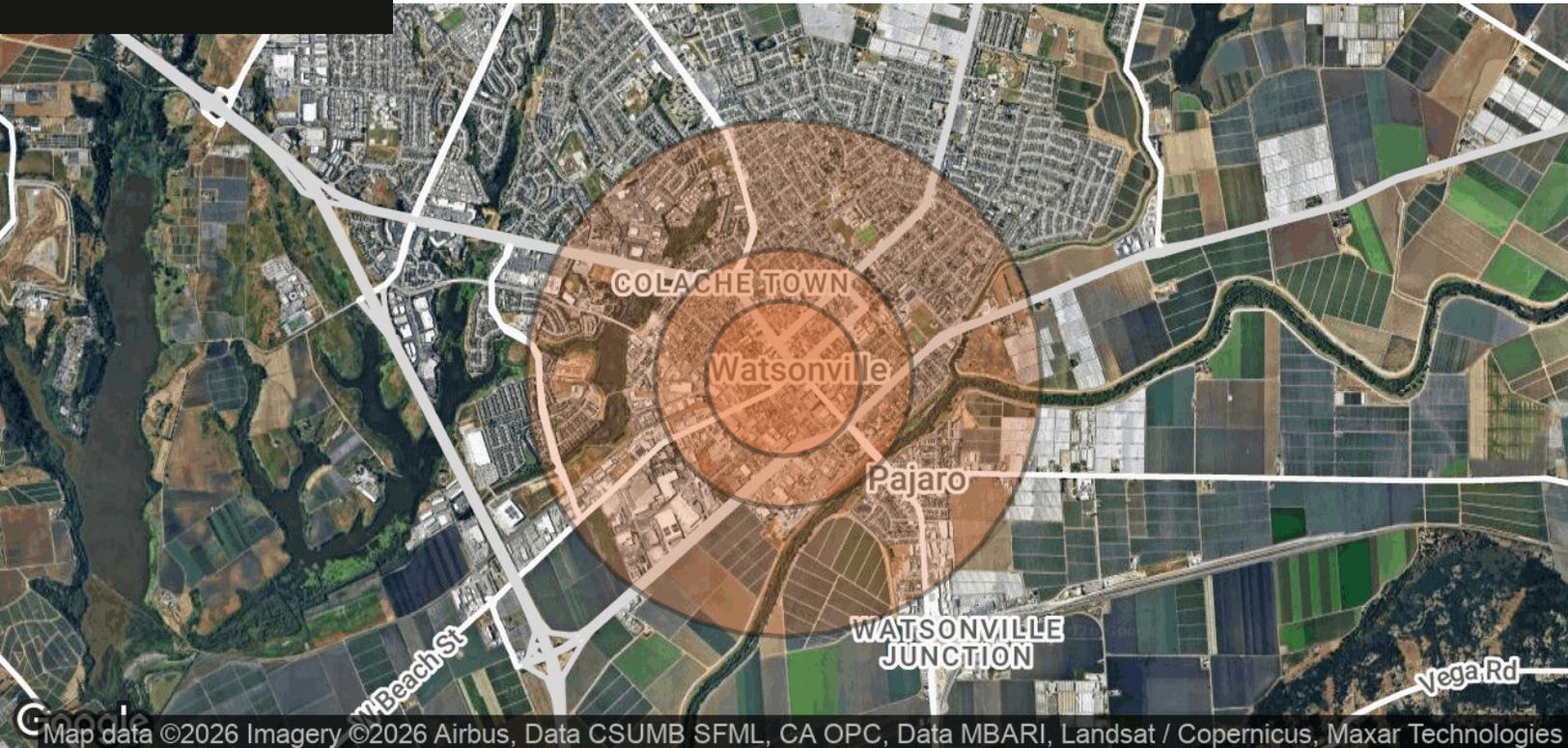
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,976	10,423	24,534
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	34	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	512	2,625	6,397
# OF PERSONS PER HH	3.9	4	3.8
AVERAGE HH INCOME	\$90,554	\$86,930	\$97,405
AVERAGE HOUSE VALUE	\$634,834	\$650,035	\$695,179

Demographics data derived from AlphaMap



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