



# Overlook Shopping Center

1439-1493 Main Street  
Watsonville, CA 95076



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For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

**Mark Biagini DRE#00847403**

**Biagini Properties, Inc.**

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Rev. May 28, 2026

[www.biaginiproperties.com](http://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. 100% Drop t-bar ceiling with 2' x 4' drop-in fluorescent lights, 10' Above Finish Floor, separate HVAC, separate electrical (42 circuits; 200 amps; 3 PH; 4W; 120/208V), 1 ADA restroom, slat walls, lockable security screen system, upgraded laminate flooring throughout, storage room. Available Now.
■ 1441-#102 Main Street	1,600 SF	NNN	Negotiable	21' W x 75' D. Former GameStop. Open area, lockable security screen system, 100% Drop t-bar ceiling with 2' x 4' drop-in fluorescent lights, 10' AFF, 2 ADA restrooms, stock room, storage room, utility room, separate HVAC, separate electrical, rear door. Available Now.
■ 1489-#101 Main Street	1,200 SF	NNN	Negotiable	± 18' W x 70' D. Currently 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. <b>Available August 1, 2026.</b> Please <u>DO NOT</u> disturb the occupant or its employees.



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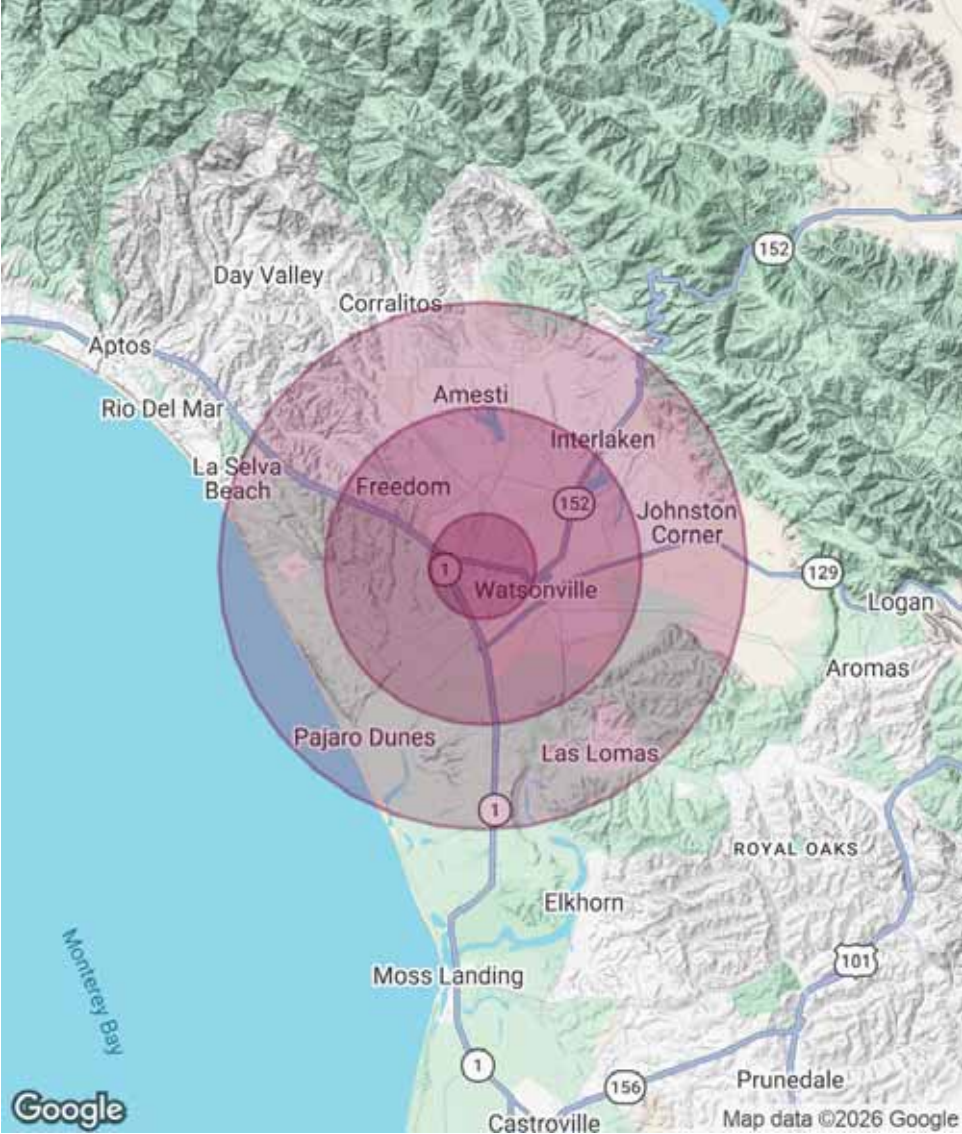
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Population	1 Mile	3 Miles	5 Miles
Total Population	24,058	64,813	80,026
Average Age	31.9	33.4	34.9
Average Age (Male)	31.4	33.9	34.9
Average Age (Female)	34.4	33.9	35.6

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	Header 2	Header 3	Header 4
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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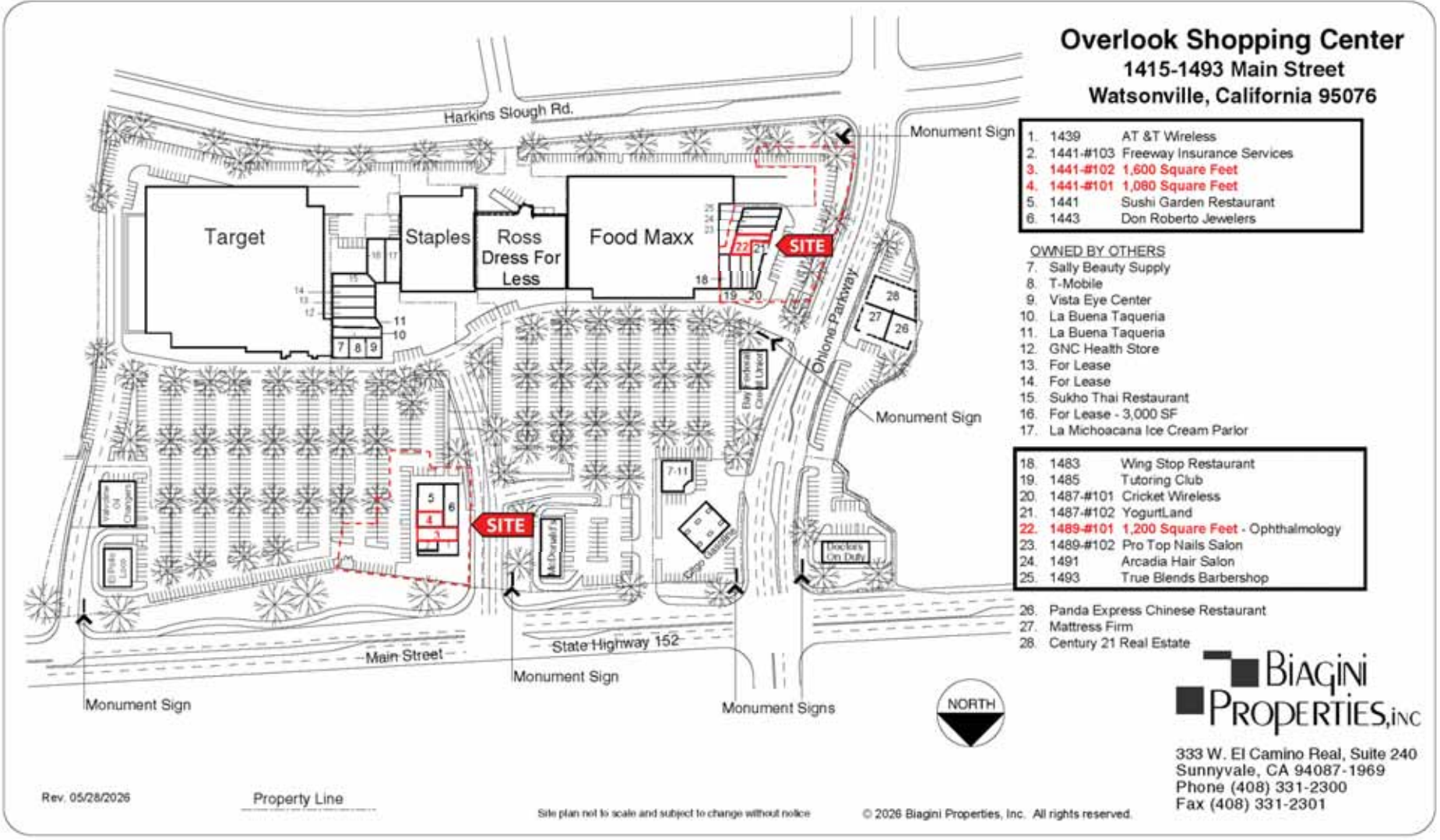
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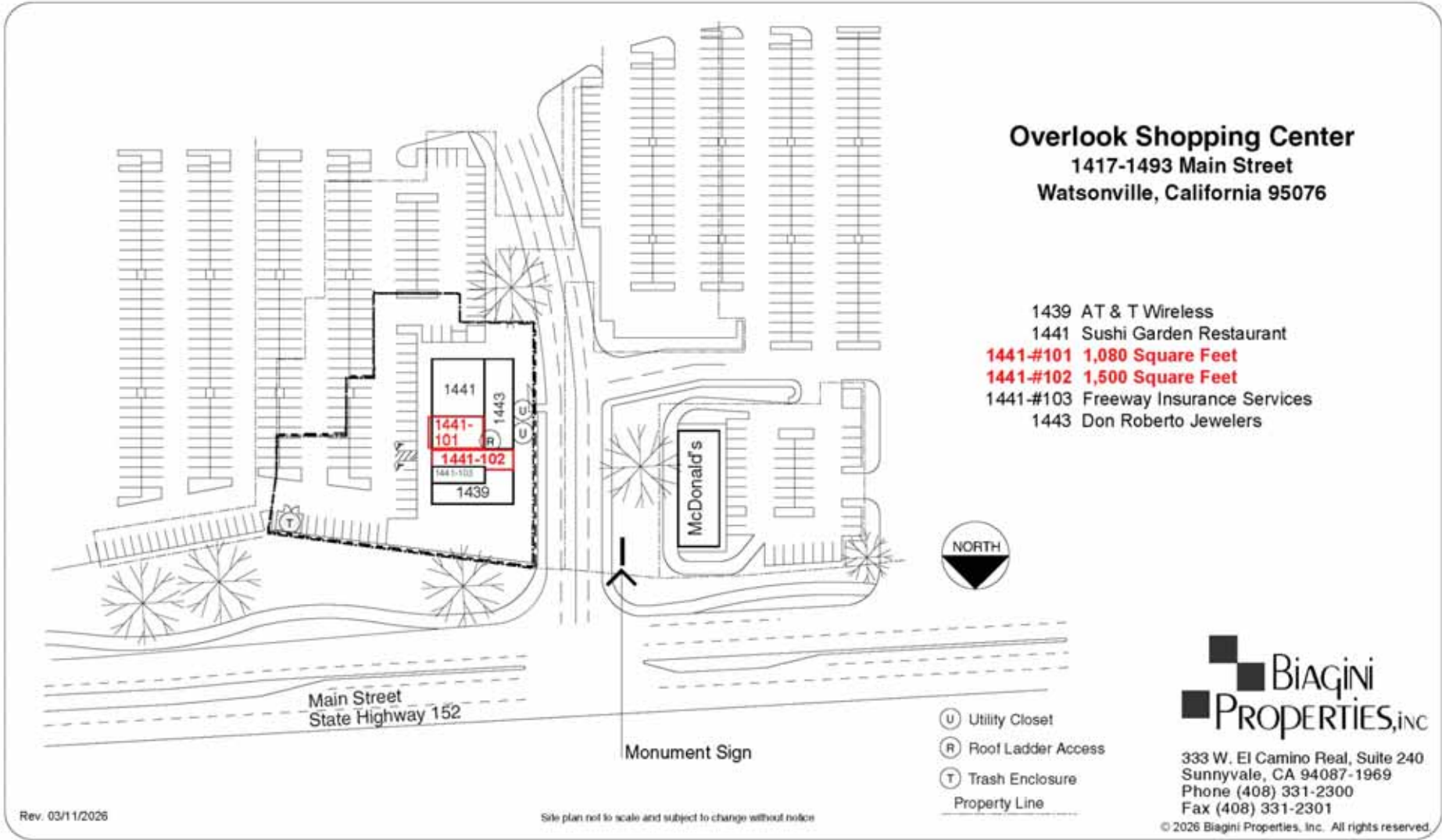
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**Overlook Shopping Center**  
1417-1493 Main Street  
Watsonville, California 95076

- 1439 AT & T Wireless
- 1441 Sushi Garden Restaurant
- 1441-#101 1,080 Square Feet**
- 1441-#102 1,500 Square Feet**
- 1441-#103 Freeway Insurance Services
- 1443 Don Roberto Jewelers



Rev. 03/11/2026

Site plan not to scale and subject to change without notice



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**Overlook Shopping Center**  
1483-1493 Main Street  
Watsonville, California 95076

1483	Wing Stop Restaurant
1485	Tutoring Club of Watsonville
1487-101	Cricket Wireless
1487-102	YogurtLand
<b>1489-101</b>	<b>1,200 Square Feet</b> - Ophthalmology
1489-102	Pro Top Nail Salon
1491	Arcadia Hair Salon
1493	True Blends Barbershop

(T) Trash Enclosure  
 (FR) Fire Sprinkler Risen Closet  
 (U) Utility Closet  
 Property Line

Rev. 05/28/2018  
 Site plan not to scale and subject to change without notice

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1441-101 Main Street



1441-101 Main Street - Interior



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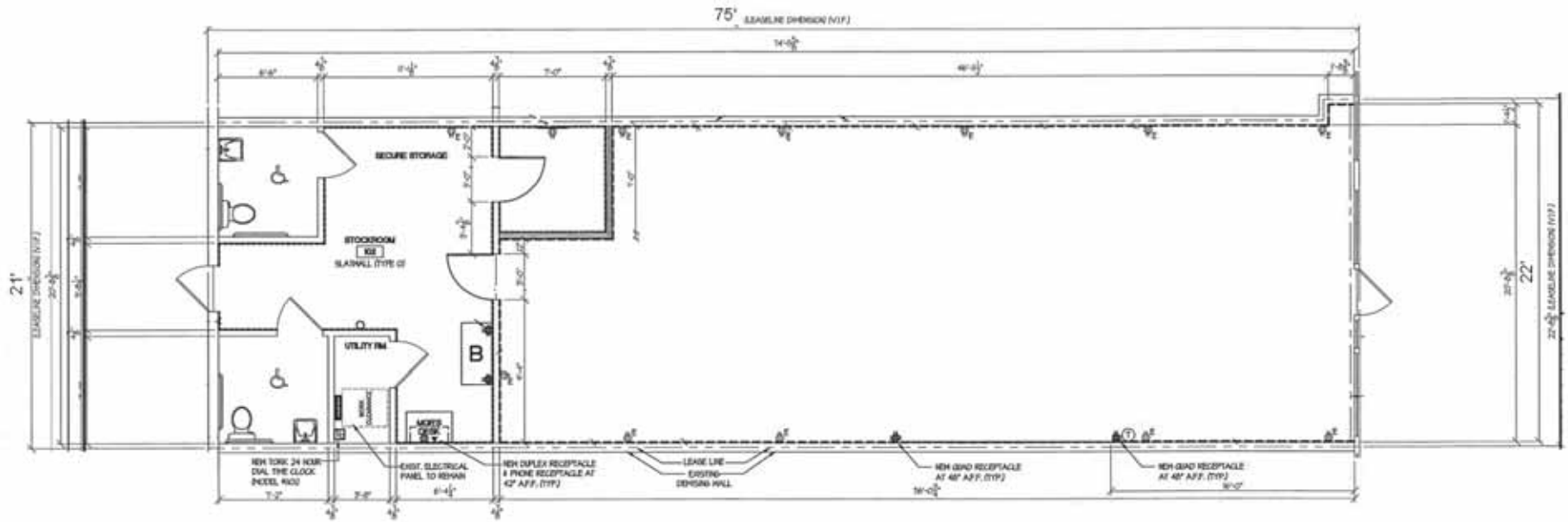
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1441-#102 Main Street | Watsonville, CA  
 95076 ± 1,600 Square Feet (± 21' W x 75' D)



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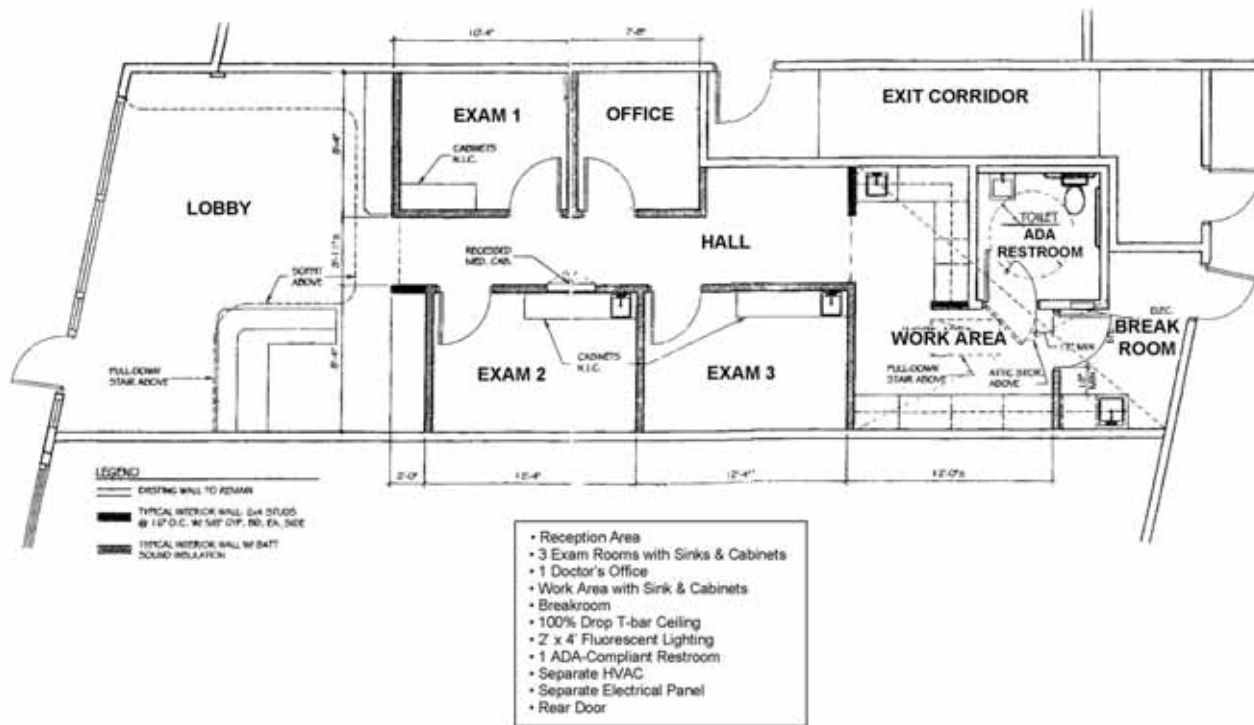
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**OVERLOOK SHOPPING CENTER**  
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 ± 1,200 Square Feet (SF) (± 18' W x 70' D) irregular



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**All dimensions are approximate only.** 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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