



ANCHOR, DRIVE-THRU, AND RETAIL OPPORTUNITIES

NEW RETAIL DEVELOPMENT AVAILABLE FOR LEASE

SANTANA RANCH

A Master-Planned Community | Hollister, CA 95023



the econic company®

ANDERSON
HOMES

PROJECT HIGHLIGHTS



Planned grocery anchored shopping center featuring ±65,000 SF of retail anchor space, shop space, drive-thru, and other pad opportunities



The Santana Ranch Specific Plan allows for a variety of uses without additional approvals, including but not limited to drive through restaurants, financial institutions, medical and professional office, gas stations, and car washes.



The Santana Ranch planned community surrounding the proposed retail development is approved for 1,092 residential units (single family homes and apartments), 106,000 SF of neighborhood and mixed commercial uses, a K-8 school, and parks



The Santana Ranch retail development is located at the Northeast corner of the signalized intersection of Fairview Rd and Hillcrest Rd (a major arterial that leads to Downtown Hollister and Hwy 25)



The City of Hollister anticipates a 27% population growth of nearly 10,000 people with 2,765 housing unit increase by the year 2040 (Source: San Benito County)

» For more information on Permitted Uses, please see Table 2-4 and 2-6 in the following link: [Santana Ranch Specific Plan](#)

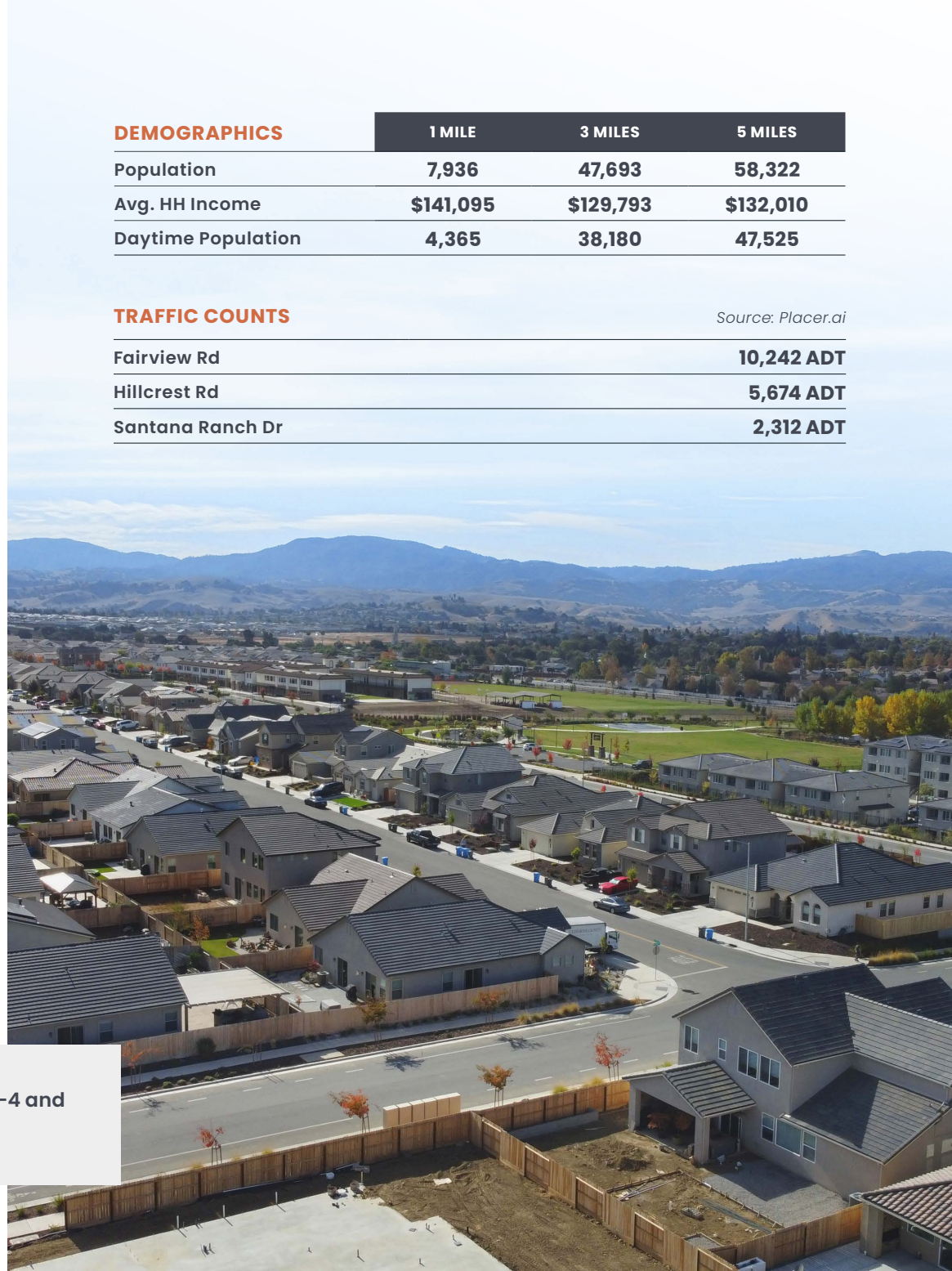
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,936	47,693	58,322
Avg. HH Income	\$141,095	\$129,793	\$132,010
Daytime Population	4,365	38,180	47,525

TRAFFIC COUNTS

Source: Placer.ai

Fairview Rd	10,242 ADT
Hillcrest Rd	5,674 ADT
Santana Ranch Dr	2,312 ADT



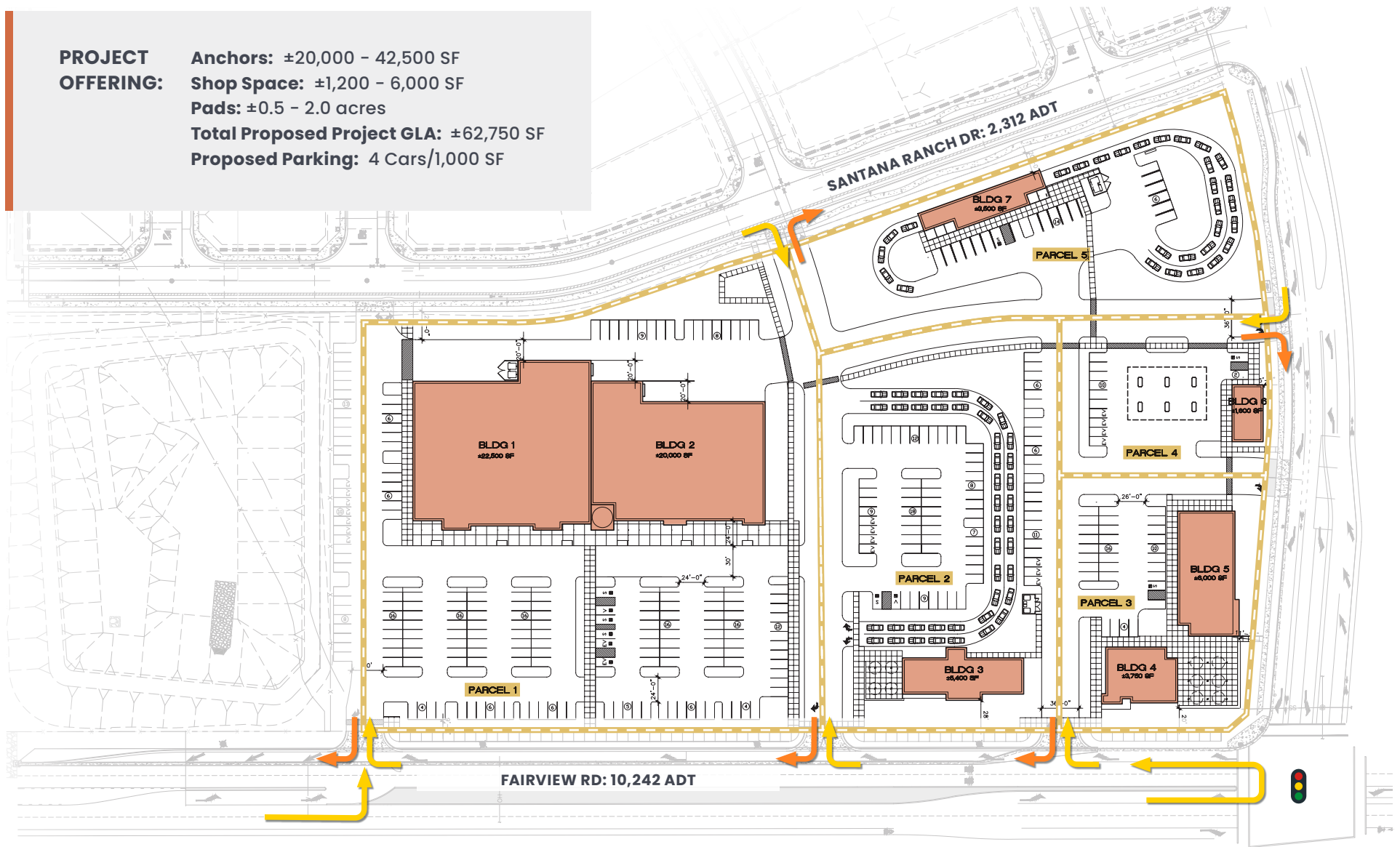
PROPOSED

ANCHOR ELEVATIONS



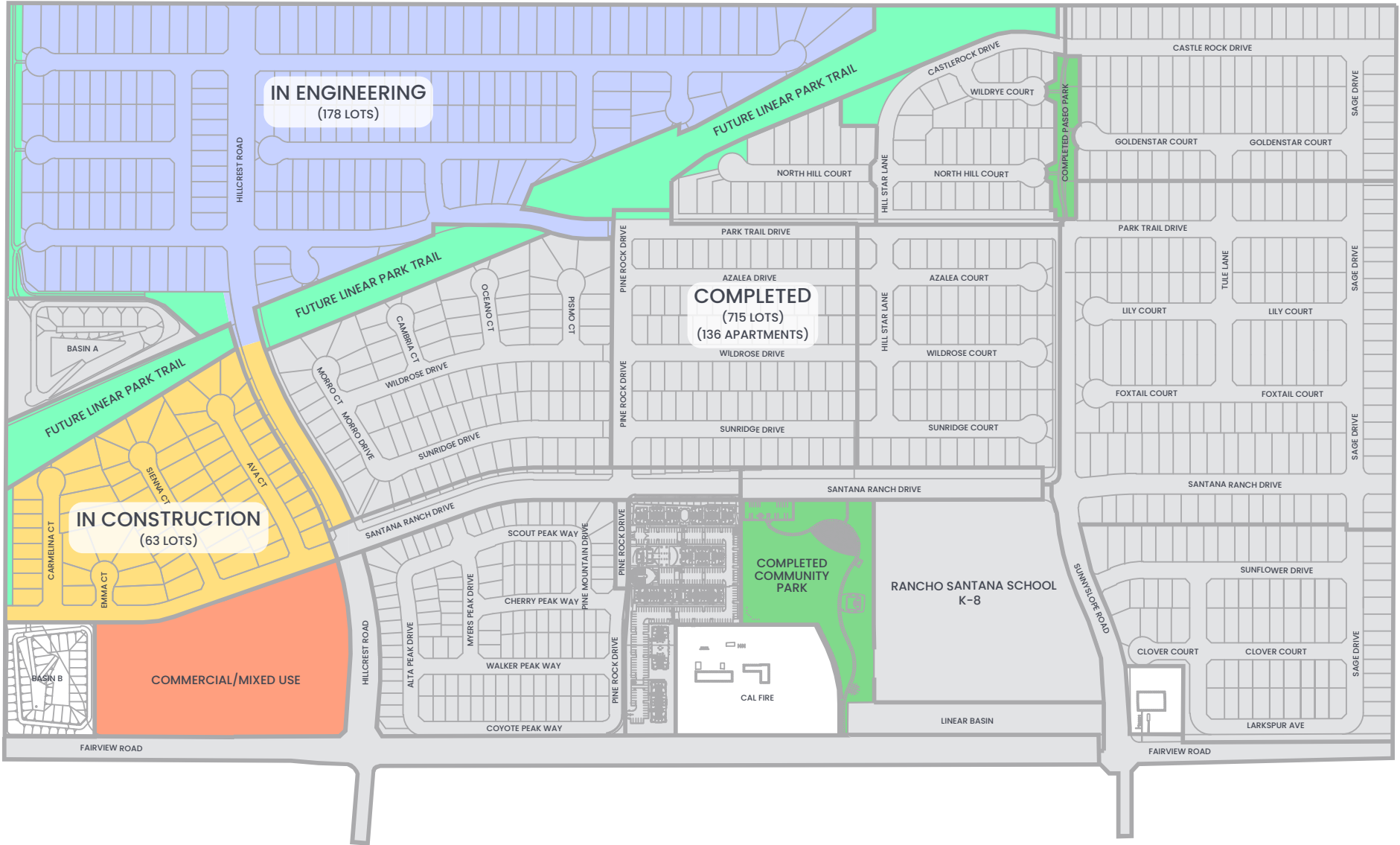
PROPOSED SITE PLAN

PROJECT OFFERING:
Anchors: ±20,000 - 42,500 SF
Shop Space: ±1,200 - 6,000 SF
Pads: ±0.5 - 2.0 acres
Total Proposed Project GLA: ±62,750 SF
Proposed Parking: 4 Cars/1,000 SF



SANTANA RANCH

DEVELOPMENT PLAN



MARKET AERIAL

LEGEND

- PROJECTS PLANNED
- PROJECTS RECENTLY COMPLETED

HOLLISTER SUPER CENTER
True Value
SUBWAY
El Michoacano RESTAURANTE

McDonald's

Lucky redbox
The UPS Store
Jack IN THE BOX
KFC
Moosewood Meats

VILLAGE AT SANTA ANA
154 UNITS

DOLLAR GENERAL

PREMIERE CINEMAS

COMMERCIAL/MIXED USE
±106,000 SF

SOUTH ST

HILLCREST RD

7 ELEVEN

TUSCAN SUN
29 UNITS

SANTANA RANCH

SUBWAY TACO BELL

TJ-maxx ULTA
BOOT BARN FAMOUS footwear
ROSS DRESS FOR LESS DUTCH BROS

SAFeway Starbucks NOB HILL FOODS
ANYTIME FITNESS PANDA EXPRESS BURGER KING TOGO'S BR

GROCERY OUTLET Bargain Market Walgreens
Chevron ROUND TABLE PIZZA ROTISSERIE
DOLLAR TREE CHASE

BELLA SERRA
101 UNITS

O'Reilly AUTO PARTS BIGO TIRES ACE Hardware
Goodwill McDonald's

HOMESTEAD
81 UNITS

TARGET

SADDLEBROOK
43 UNITS

LADD RANCH
82 UNITS

Proposed new single family homes south of Hollister City Limits

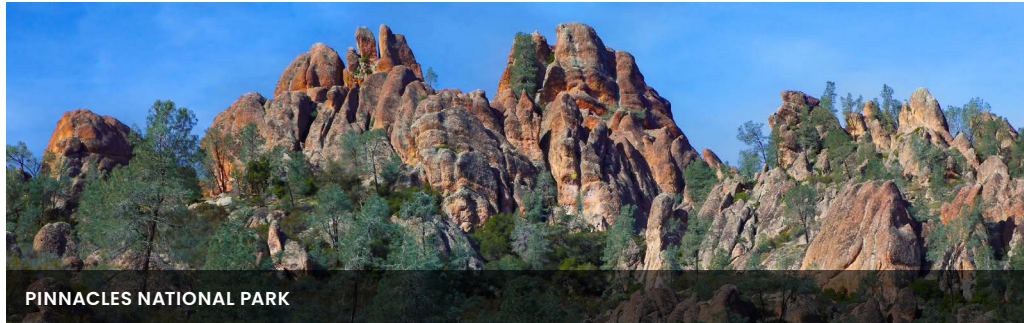
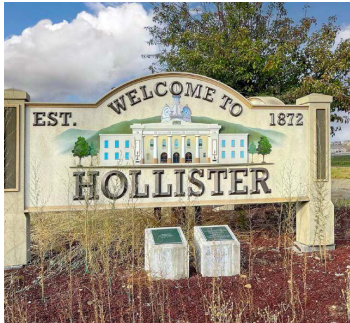
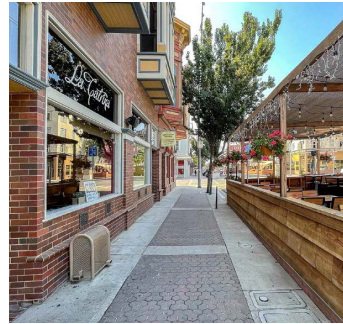
FAIRVIEW RD

25

COMMUNITY PROFILE

SANTANA RANCH

Nestled above the Hollister community, Santana Ranch is an oasis that caters to locals, retirees, and commuters from the South Bay seeking superior quality of life and location. Compared to many other cities in California, Hollister offers relatively affordable housing options whether one is looking to rent or buy. Hollister offers a quieter lifestyle and is within commuting distance to Silicon Valley, making it an attractive option for those who work in the tech industry that prefer a more relaxed living environment.



PINNACLES NATIONAL PARK



HOLLISTER HILLS SVRA



LEAL WINERY



GUERRA CELLARS



SANTANA RANCH

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