



**SOLEDAD
MARKETPLACE**

**RETAIL
CALIFORNIA**
PEARSON COMMERCIAL

SEC NESTLES RD & LOS COCHES RD · SOLEDAD, CA

SOLEDAD MARKETPLACE

SEC NESTLES RD & LOS COCHES RD · SOLEDAD, CA

LOCATION DESCRIPTION

The proposed Soledad Marketplace will deliver much needed new grocery, restaurant, retail and entertainment choices for residents and travelers passing through the south Salinas Valley along State Route 101. Trade area metric reveals there are 56,200± residents within a 20 minute drive from the proposed site positioned at the southeast corner of Nestles and Los Coches Road adjacent to the Highway 101 ramps on Front Street.

PROPERTY DESCRIPTION

Soledad Marketplace's location at the southeast corner of Nestles Rd and Los Coches Rd will provide 131,386± square feet of shopping, restaurants, fast-food dining, and daily needs.

ZONING

Retail

2024 DRIVE-TIME DEMOS

| | <u>10 Minutes</u> | <u>15 Minutes</u> | <u>20 Minutes</u> |
|--------------------------|-------------------|-------------------|-------------------|
| Total Population | 25,407 | 54,448 | 57,896 |
| Total Households | 4,638 | 11,152 | 11,554 |
| Median Household Income | \$74,198 | \$75,418 | \$75,303 |
| Average Household Income | \$94,792 | \$93,255 | \$93,873 |
| Median Age | 33.50 | 31.48 | 33.23 |

2024 TRAFFIC COUNTS

| | |
|-----------------------------|--------------------------|
| Front St: | 10,744 ADT |
| Nestles Rd: | 18,164 ADT |
| | 28,908 ADT |
| State Route 101 @ Front St: | 35,915 Annual ADT |
| Total Exposure: | 64,813 Avg Daily Traffic |

Sources: Claritas LLC, Kalibrate TrafficMetrix



SOLEDAD

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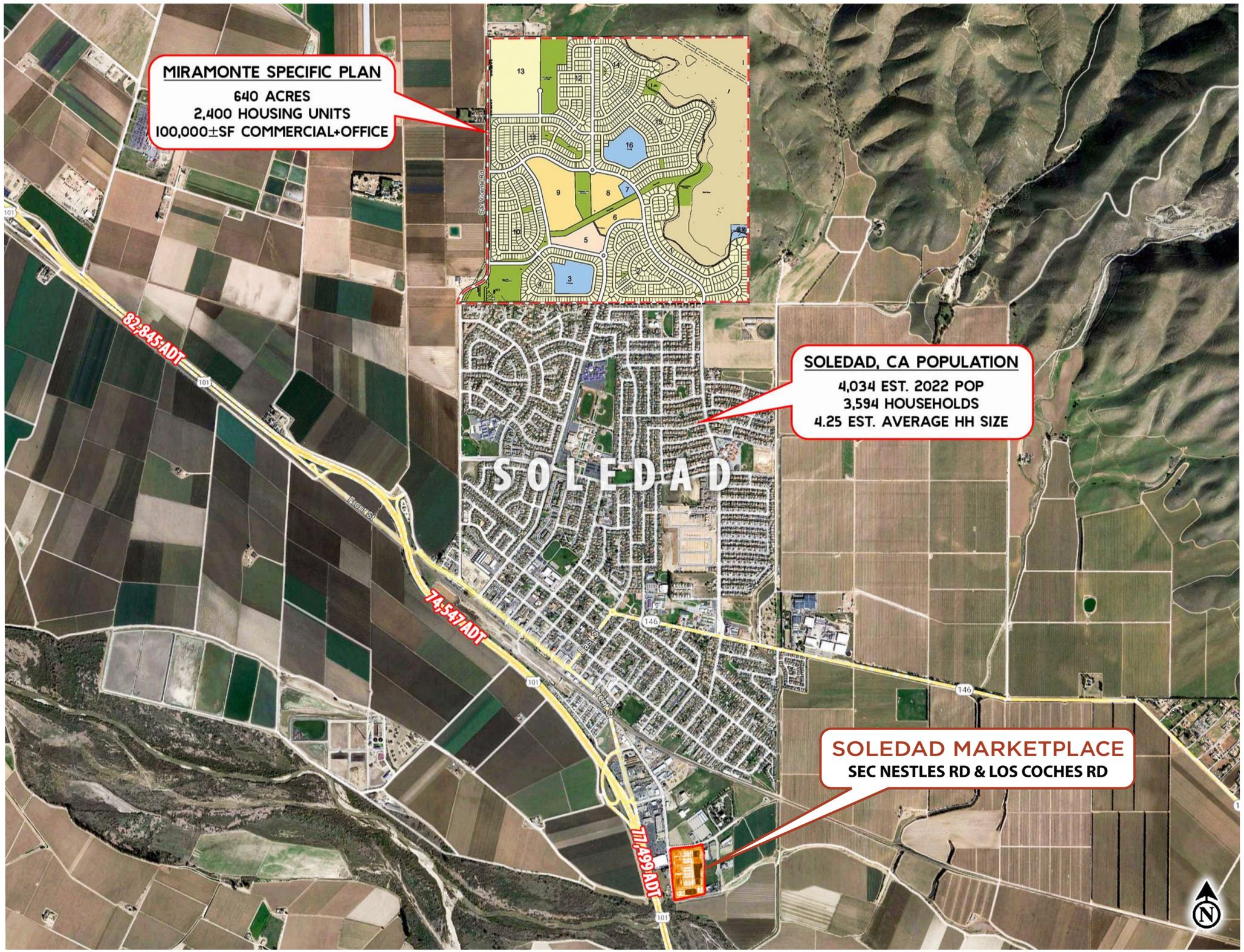
MIRAMONTE SPECIFIC PLAN
640 ACRES
2,400 HOUSING UNITS
100,000±SF COMMERCIAL+OFFICE



SOLEDAD, CA POPULATION
4,034 EST. 2022 POP
3,594 HOUSEHOLDS
4.25 EST. AVERAGE HH SIZE

SOLEDAD

SOLEDAD MARKETPLACE
SEC NESTLES RD & LOS COCHES RD



PROPOSED MERCH PLAN



LEGEND:

- OPEN
- UNDER CONSTRUCTION
- SIGNED LEASE
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS

SOLEDAD MARKETPLACE PROPOSED MERCH PLAN SEC NESTLES RD & LOS COCHES RD · SOLEDAD, CA



| PROJECT DATA | | VICINITY MAP | |
|---|--|---|--|
| <p>PROJECT S.F.</p> <p>EXISTING GARMENT OUTLET 16,000 S.F. PROPOSED RETAIL BUILDING 18,000 S.F. EXISTING TRACTOR SUPPLY CO. 21,140 S.F. EXISTING DAVITA 12,000 S.F. EXISTING PREMIER CINEMAS 20,523 S.F. PROPOSED PAD A 3,040 S.F. PROPOSED PAD B 5,720 S.F. EXISTING DUTCH BROS. 2,000 S.F. PROPOSED QUICK QUACK CAR WASH 3,998 S.F.</p> <p>OVERALL PROJECT S.F. 131,941 S.F.</p> <p>PARKING DATA</p> <p>TOTAL REQUIRED VEHICLE PARKING STALLS:</p> <p>EXISTING GROCERY OUTLET RETAIL (1 PER 217 S.F.) 16,000 S.F. / 217 S.F. = 74 PROPOSED RETAIL BUILDING RETAIL (1 PER 217 S.F.) 18,000 S.F. / 217 S.F. = 83</p> | <p>PARKING DATA, CONT.</p> <p>EXISTING TRACTOR SUPPLY CO. RETAIL (1 PER 217 S.F.) 21,140 S.F. / 217 S.F. = 97 EXISTING DAVITA RETAIL (1 PER 217 S.F.) 12,000 S.F. / 217 S.F. = 55 EXISTING DUTCH BROS. EXISTING PREMIER CINEMAS RETAIL (1 PER 217 S.F.) 20,523 S.F. / 217 S.F. = 94 PROPOSED PAD A EXISTING PAD B RETAIL (1 PER 217 S.F.) 3,040 S.F. / 217 S.F. = 14 PROPOSED PAD B RETAIL (1 PER 217 S.F.) 5,720 S.F. / 217 S.F. = 26</p> | <p>PARKING DATA, CONT.</p> <p>EXISTING DUTCH BROS. RETAIL (1 PER 217 S.F.) 2,000 S.F. / 217 S.F. = 9 PROPOSED QUICK QUACK CAR WASH RETAIL (1 PER 217 S.F.) 3,998 S.F. / 217 S.F. = 18 TOTAL REQUIRED VEHICLE PARKING STALLS 609 TOTAL PROVIDED VEHICLE PARKING STALLS 629 RATIO OF PARKING SPACES TO FLOOR AREA 4.71 SPACES PER 1,000 S.F.</p> | <p>INDICATES PROJECT LOCATION</p> |

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For more information visit our website at
Team-Orlando.com

—or contact—

John Lee

559.447.6257

JLEE@RETAILCALIFORNIA.COM

CA RE Lic. # 01406883

