

# 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

## SOLEDAD MARKETPLACE



74,547 ADT

146

101

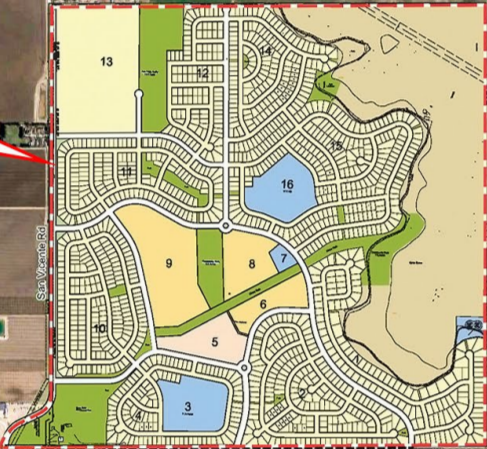
18,164 ADT

10,744 ADT

77,499 ADT



**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

82,945 ADT

74,547 ADT

177,499 ADT



# 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><b>PROJECT S.F.</b></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.                      OVERALL PROJECT S.F. 131,941 S.F.</p> <p><b>PARKING DATA</b></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><b>PARKING DATA, CONT.</b></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 PREMIER CINEMAS                      RETAIL (1 PER 217 S.F.) 20,523 S.F. / 217 S.F. = 94                      PROPOSED PAD A                      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><b>PARKING DATA, CONT.</b></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 409                      TOTAL PROVIDED VEHICLE PARKING STALLS 429                      RATIO OF PARKING SPACES TO FLOOR AREA 4.71 SPACES PER 1,000 S.F.</p>	<p><b>VICINITY MAP</b></p> <p>INDICATES PROJECT LOCATION</p>

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For more information visit our website at  
[retailcalifornia.com](http://retailcalifornia.com)

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