

# SOLEDAD MARKETPLACE



TEAM ORLANDO

RETAIL CALIFORNIA | A DIVISION OF PEARSON REALTY  
COMMERCIAL REAL ESTATE

**XTEAM**  
RETAIL ADVISORS

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 metrics reveal there are 58,200± residents within a 20-minute drive from the proposed site positioned at the southeast corner of Nestles and Los Cochés Rd., adjacent to the Highway 101 ramps on Front Street.

## PROPERTY DESCRIPTION

Soledad Marketplace's location at the southeast corner of Nestles Rd and Los Cochés Rd will provide 115,256± square feet of shopping, restaurants, fast food dining, and daily needs.

## ZONING

Retail

## 2022 DRIVETIME DEMOS

	10 Minutes	15 Minutes	20 Minutes
Total Population	28,500	56,223	58,211
Total Households	4,584	10,553	11,017
Median Household Income	\$77,410	\$76,329	\$75,747
Average Household Income	\$99,947	\$92,785	\$92,620
Median Age	35.87	32.59	32.52

## 2021 TRAFFIC COUNTS

Front St:	12,972 ADT
Nestles Rd:	6,852 ADT
	19,824 ADT

State Route 101 @ Front St:	77,449 Annual ADT
Total Exposure:	97,273 Avg Daily Traffic

Sources: Claritas LLC, Kalibrate TrafficMetrix





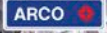
# SOLEDAD

**SOLEDAD MARKETPLACE**  
SEC NESTLES RD & LOS COCHES RD

74,547 ADT

146

101



12,972 ADT

6,852 ADT

77,499 ADT

**SOLEDAD MARKETPLACE**  
SEC NESTLES RD & LOS COCHES RD



**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

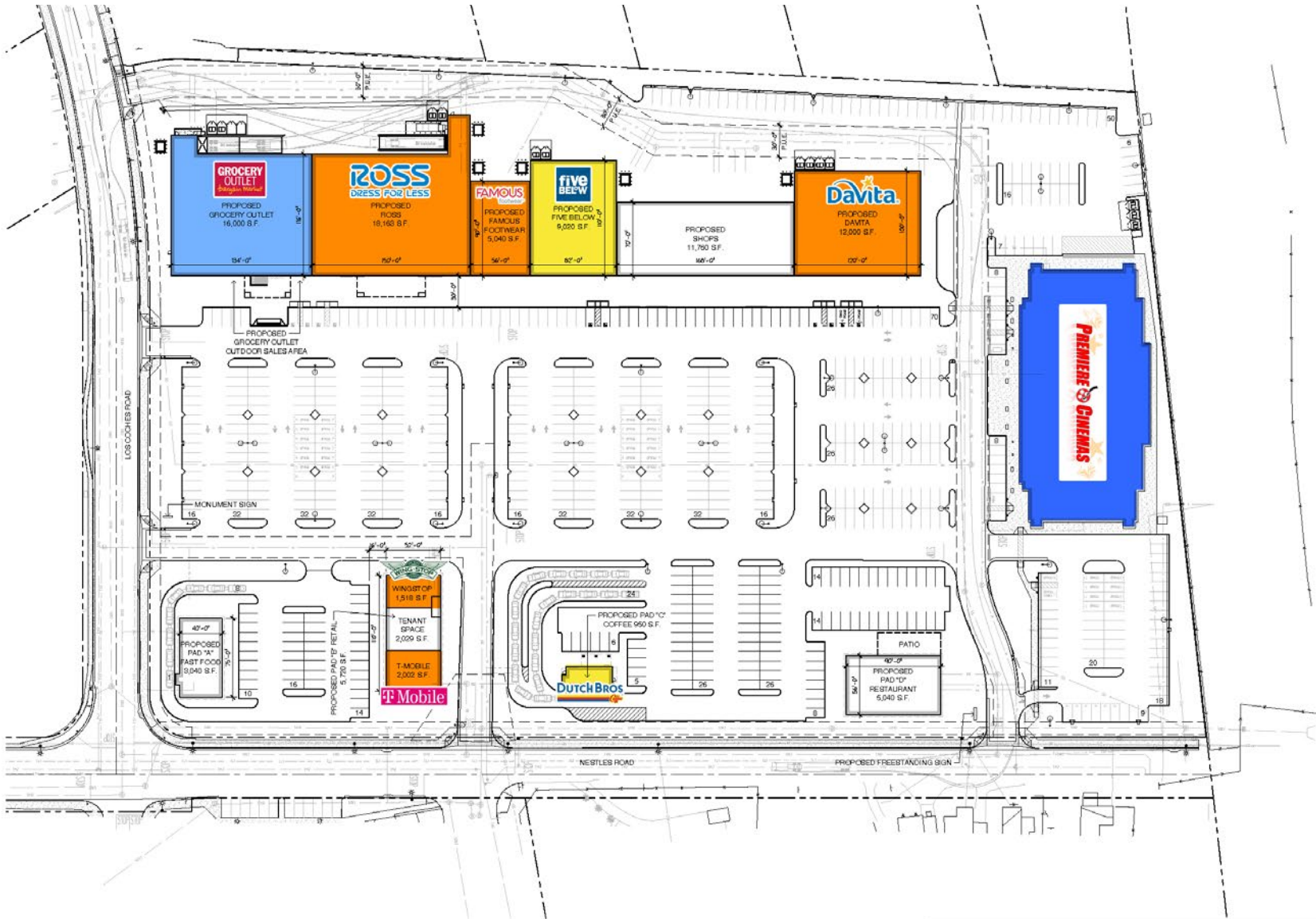
82-945 ADT

74-547 ADT

77-499 ADT



# PROPOSED MERCH PLAN



## SOLEDAD MARKETPLACE PROPOSED MERCH PLAN

SEC NESTLES RD & LOS COCHES RD · SOLEDAD, CA



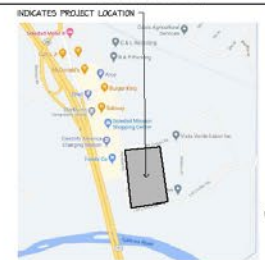
### LEGEND:

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

### PROJECT DATA

PROJECT S.F.	
ANCHOR 1	16,000 S.F.
ANCHOR 2	18,163 S.F.
JR. ANCHOR 1	5,040 S.F.
JR. ANCHOR 2	9,020 S.F.
RETAIL SHOPS	11,760 S.F.
JR. ANCHOR 3	12,000 S.F.
CHINA (NAP)	26,753 S.F.
PAD A	3,040 S.F.
PAD B	1,729 S.F.
PAD C	760 S.F.
PAD D	5,040 S.F.
OVERALL PROJECT S.F.	116,756 S.F.
PARKING DATA	
TOTAL PARKING STALLS	456

### VICINITY MAP



# SOLEDAD MARKETPLACE

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

—or contact—

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