



# HAWKINS

## Hollister, CA Highway 25 & Tres Pinos Rd



FOR LEASE



Source: <http://hollister.ca.gov/government/city-departments/development-services/planning/>  
aerial 2024.03.07 22000ft

### Area Growth

- Hollister, the seat of San Benito County, is experiencing a major growth phase. Just 40 miles from San Jose, Monterey and Santa Cruz, Hollister is becoming increasingly attractive to those wanting to escape busy city life and ever increasing living expenses.
- A new home in Hollister ranges from \$449–\$710K.** Looking at comparable homes in San Jose this price range is doubled and homes can be up to 50 years old making Hollister an attractive destination for those working in San Jose (a 45 minute drive to the north) but looking for a more affordable living option.
- 2,290 new housing units** (mostly single family homes) are currently approved and have started the construction phase. A **population impact of 8,290** people.
- 2,384 more housing units are currently in the planning stage** and there's an additional project being proposed by the county for **an additional 1,000–2,000 SFHs** just south of Hollister city limits. If all these units were built it would have an **additional population impact of approximately 15,870** new residents. All mentioned housing units are within 2 or 3 miles of the site.
- A new 90 room Marriott is nearing completion** just outside of downtown Hollister. With the massive use of San Benito County by the surrounding population city officials believe even with the hotels completion the hotel market can still expand further.



### Area Business

- According to a leakage and surplus report conducted by ESRI, **Hollister leaks roughly \$167.73 MM annually** to surrounding trade areas due to lack of retail establishments. This includes all retail trade items as well as food and drink.

### Area Recreation

- Hollister is the gateway to recreation in San Benito County and one of two access points to beautiful Pinnacles National Park, having **over 390,000 visitors per year**.
- San Benito is commonly known to be used by Hollywood film crews for its rolling hills and picturesque landscapes.





## Available

- Retail 6 – 1.92 acres
- Pad 9 – 7,200 SF Bldg  
– **Only 2,500 SF left**

## Info

- Fully entitled Hwy retail development in the center of Hollister.
- Anchor Retail & Mid-box space, permit ready retail shop space with GL or BTS opportunities with Hwy 25 visibility available.

## Demographics 2023

### Population

1 Mile Radius	19,398
3 Mile Radius	55,959
5 Mile Radius	58,246
10 Mile Radius	65,148

### Total Daytime Employees

5 Mile Radius	27,249
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### Median Household Income

1 Mile Radius	\$104,133
3 Mile Radius	\$112,671
5 Mile Radius	\$114,605
10 Mile Radius	\$116,851

