

AVAILABLE FOR LEASE
RETAIL ANCHOR SPACE FOR LEASE

HERITAGE PLAZA

HOLLISTER, CA

SITE



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HERITAGE PLAZA

HOLLISTER, CA

PROPERTY INFORMATION

Availability: Approximately 21,000± SF (*Former Rite Aid Anchor Space*)

Year Built: 1955

PROPERTY DESCRIPTION

Heritage Plaza offers a rare opportunity to lease a ±21,000 SF former Rite Aid anchor space within one of Hollister's premier neighborhood shopping centers. The space features a highly efficient open floor plan with high ceilings, minimal interior columns, a dedicated loading area, and expansive back-of-house storage, making it ideal for grocery, specialty retail, fitness, medical, entertainment, or other high-volume retail users. Positioned at a signalized intersection with excellent visibility, the property benefits from abundant parking, multiple points of ingress and egress, and prominent monument and storefront signage opportunities. The recently renovated shopping center features attractive Spanish-style architecture, upgraded landscaping, and a strong mix of established national and regional retailers, providing an outstanding environment for retailers seeking a dominant presence in the Hollister market.

HIGHLIGHTS

- Large open floor plan with high ceilings and flexible layout
- Dedicated loading area and ample back-of-house storage
- Abundant on-site parking with convenient access
- Ideal for grocery, fitness, medical, entertainment, specialty retail, furniture, discount retail, or other large-format users
- Rare big-box leasing opportunity in the Hollister market



Contact Agent
FOR LEASE RATE

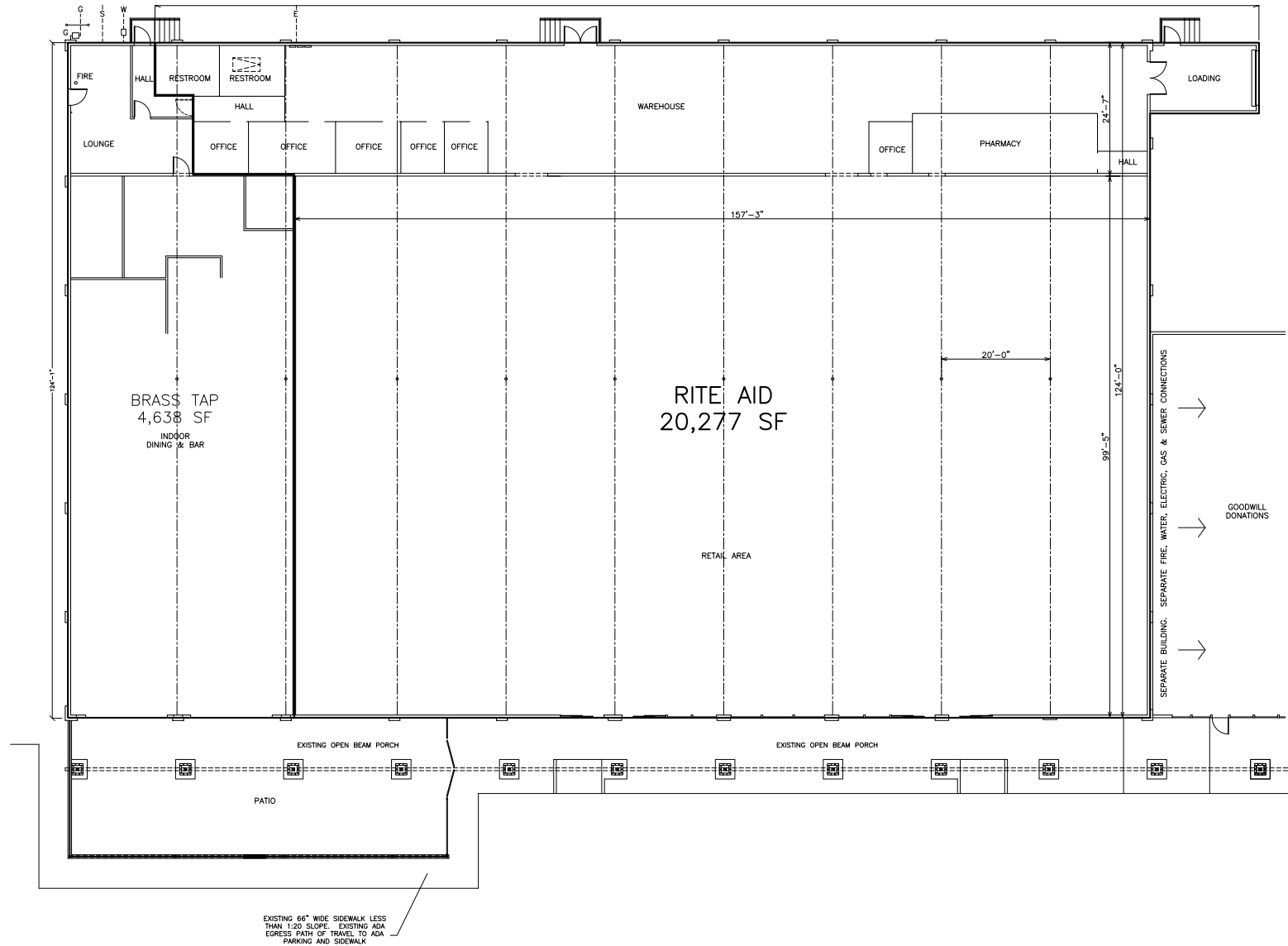
HERITAGE PLAZA

HOLLISTER, CA

RETAIL

AERIAL MAP





HERITAGE PLAZA

HOLLISTER, CA

PROPERTY

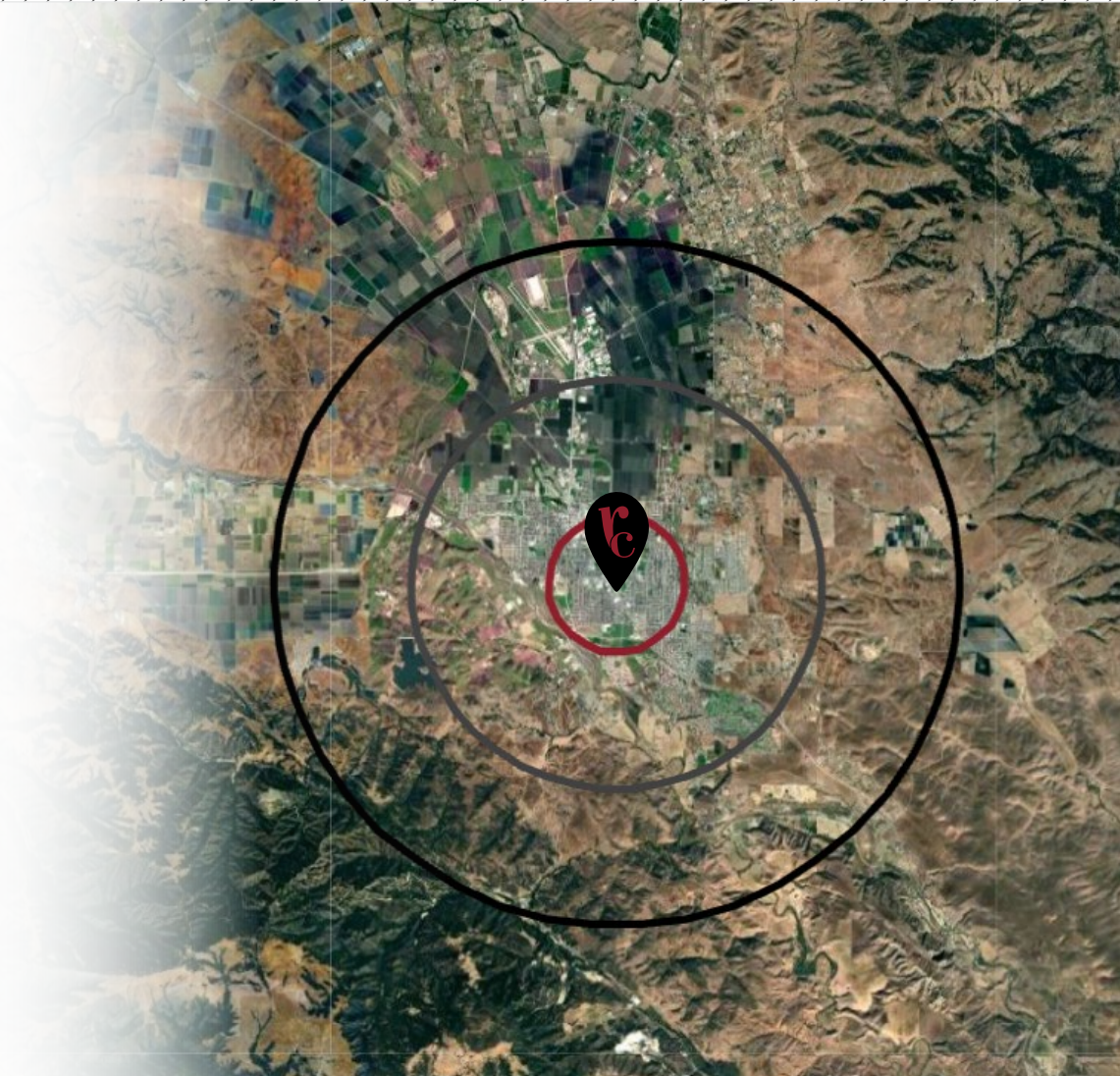
INFORMATION

LOCATION DESCRIPTION

Located at the signalized intersection of Airline Highway (*State Route 25*) and Tres Pinos/Sunnyslope Road, Heritage Plaza occupies one of Hollister's busiest retail corridors. Airline Highway serves as the city's primary north-south commercial artery, connecting residents to Highway 101, Gilroy, San Juan Bautista, and the greater South Bay region while generating consistent commuter traffic. The center is surrounded by established residential neighborhoods and benefits from continued housing growth throughout San Benito County, one of California's fastest-growing counties. Nearby retailers include Target, Safeway, Nob Hill Foods, Ace Hardware, McDonald's, O'Reilly Auto Parts, Goodwill, and numerous restaurants and service businesses, creating a strong regional shopping destination and driving repeat customer visits throughout the day.

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	21,121	58,188	60,445
	2026 Estimate	20,483	56,300	58,547
	Growth 2026-2031	3.11 %	3.35 %	3.24 %
	Growth 2020-2026	6.66 %	14.84 %	11.66 %
	Growth 2010-2020	20.90 %	12.14 %	13.57 %
HOUSEHOLD	2031 Projection	6,342	17,243	17,998
	2026 Estimate	6,151	16,666	17,409
	Growth 2026-2031	3.11 %	3.46 %	3.38 %
	Growth 2020-2026	6.65 %	16.02 %	12.17 %
	Growth 2010-2020	17.44 %	11.00 %	12.38 %
2026 Est. Average HH Income		\$148,959	\$163,714	\$124,177

Source: Claritas 2026



TRAFFIC COUNTS

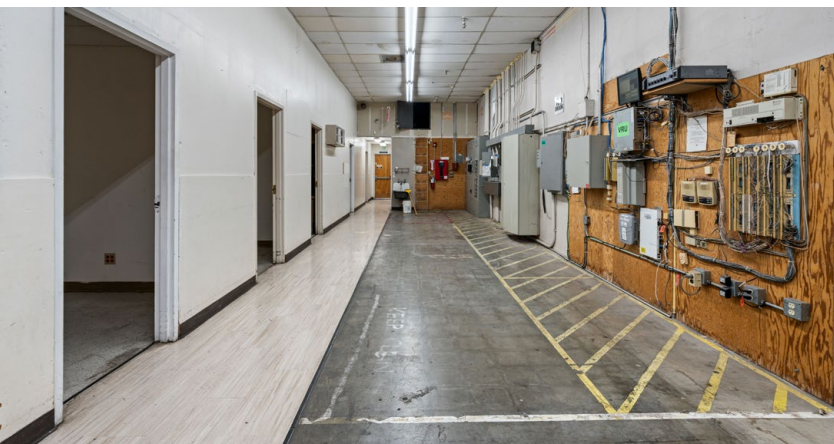
62,715± ADT

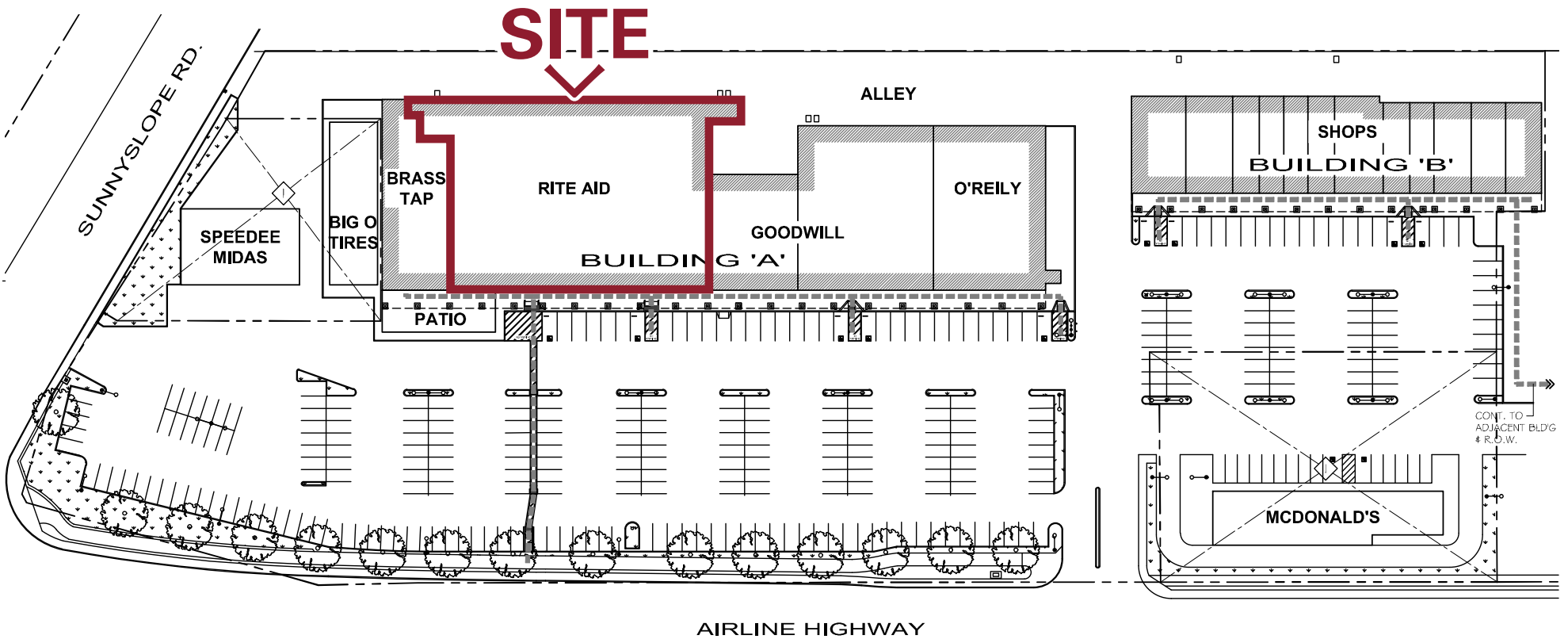
Airline Highway & Sunnyslope Road
(Intersection)

Source: Kalibrate TrafficMetrix 2026

HERITAGE PLAZA
HOLLISTER, CA

PROPERTY
IMAGES





HERITAGE PLAZA

HOLLISTER, CA

HOLLISTER

AERIAL MAP

- Located within Heritage Plaza, one of Hollister's premier neighborhood shopping centers
- Signalized intersection at Airline Highway & Tres Pinos Road
- Excellent visibility with prominent storefront and monument signage
- High-traffic retail corridor serving the greater Hollister trade area
- Strong co-tenancy with established national, regional, and local retailers
- Multiple points of ingress and egress
- Surrounded by dense residential neighborhoods and continued population growth
- Convenient access to Highway 25 and Highway 156, serving residents throughout San Benito County



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