



♥ **CVS**

**NOB HILL**  
FOODS

**SPACE 9**  
3,925 SF

**SPACE 4b**  
2,104 SF

**SPACE 3**  
1,600 SF

Comenca Bank



30,000 ADT

Main St



**FOR LEASE**

Retail Space Available

Watsonville Square | Watsonville, CA



# Retail Space Available

Watsonville Square | Watsonville, CA



## Description:

Watsonville Square is a highly visible center located on the NEC of Main Street and S. Green Valley Rd. It is anchored by Nob Hill Foods and CVS Pharmacy and also features Comerica Bank, Starbucks and H&R Block. Watsonville Square is located on the main retail corridor with easy access to Highway 1. Many retailers and daily needs users are in the vicinity including Target, Ross, Food Maxx, Staples, Dollar Tree, Big 5, & Harbor Freight, Jack in the Box, Western Dental, Verizon, Chevron, McDonald's, El Pollo Loco, Panda Express and many more.

## Property Highlights:

- "Space 3" - 1,600 SF available now
- "Space 4b" - 2,104 SF available now
- "Space 9" - 3,925 SF available now
- Grocery and drug anchored center with easy ingress and egress
- Excellent tenant mix with ample parking
- Strong mix of retail and daily needs users in the vicinity

## Watsonville, CA:

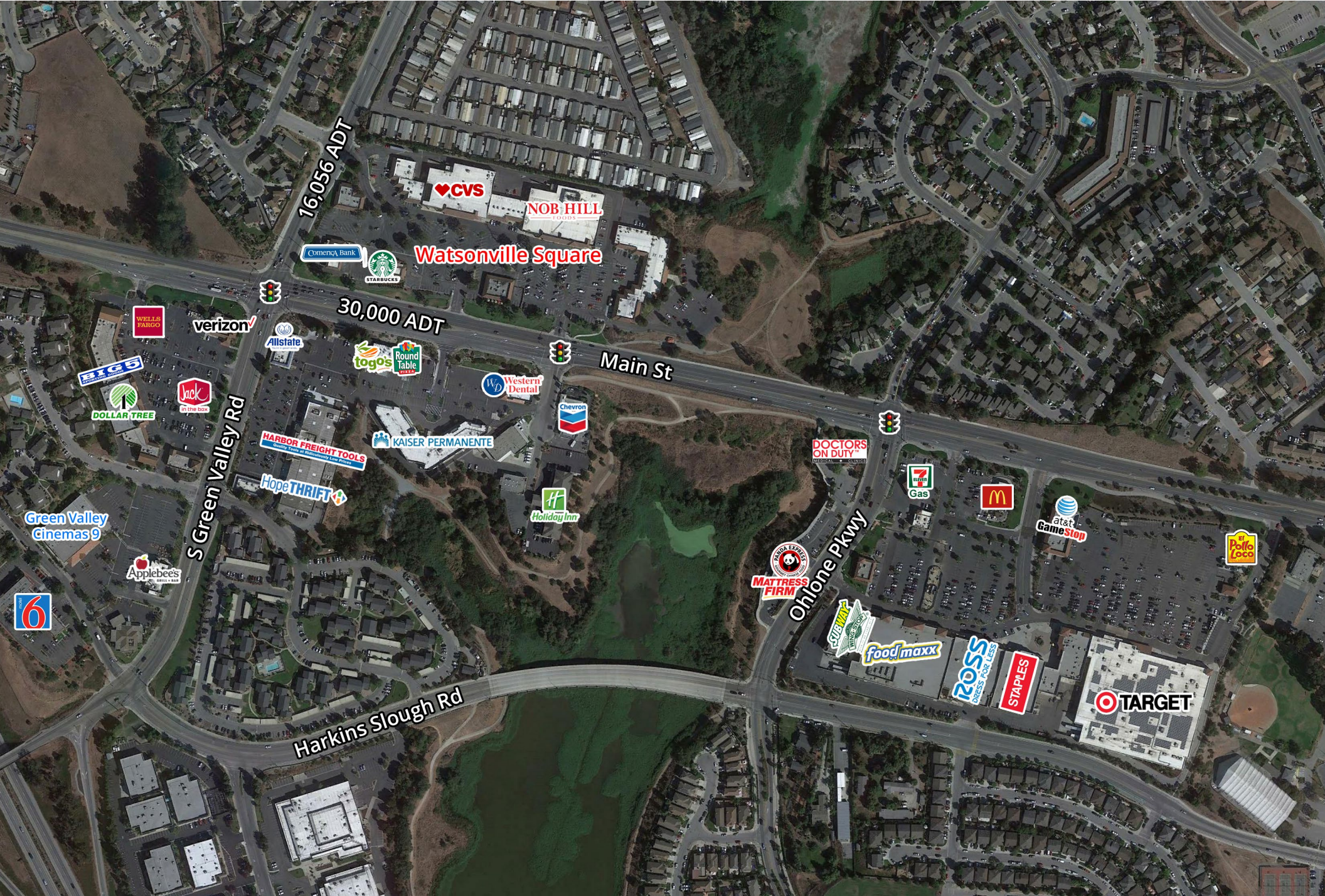
Watsonville is a city in Santa Cruz County, California, United States. It is located approximately 16 miles east of Santa Cruz and 27 miles south of San Jose. The population was estimated to be 52,788 in 2020.

The Pajaro Valley, where Watsonville is located, has a climate that is around 60 to 70 °F (16 to 21 °C) throughout much of the year. This climate makes Watsonville an attractive coastal environment for the neighboring inland communities with very hot summers. The Pajaro Valley Unified School District has an attendance of about 18,000 students kindergarten through 12th grades. Predominantly Latino and Democratic, Watsonville is a self-designated sanctuary city. Located on the central coast of California, the economy centers predominantly around farming and food processing.

Source - Wikipedia & Esri

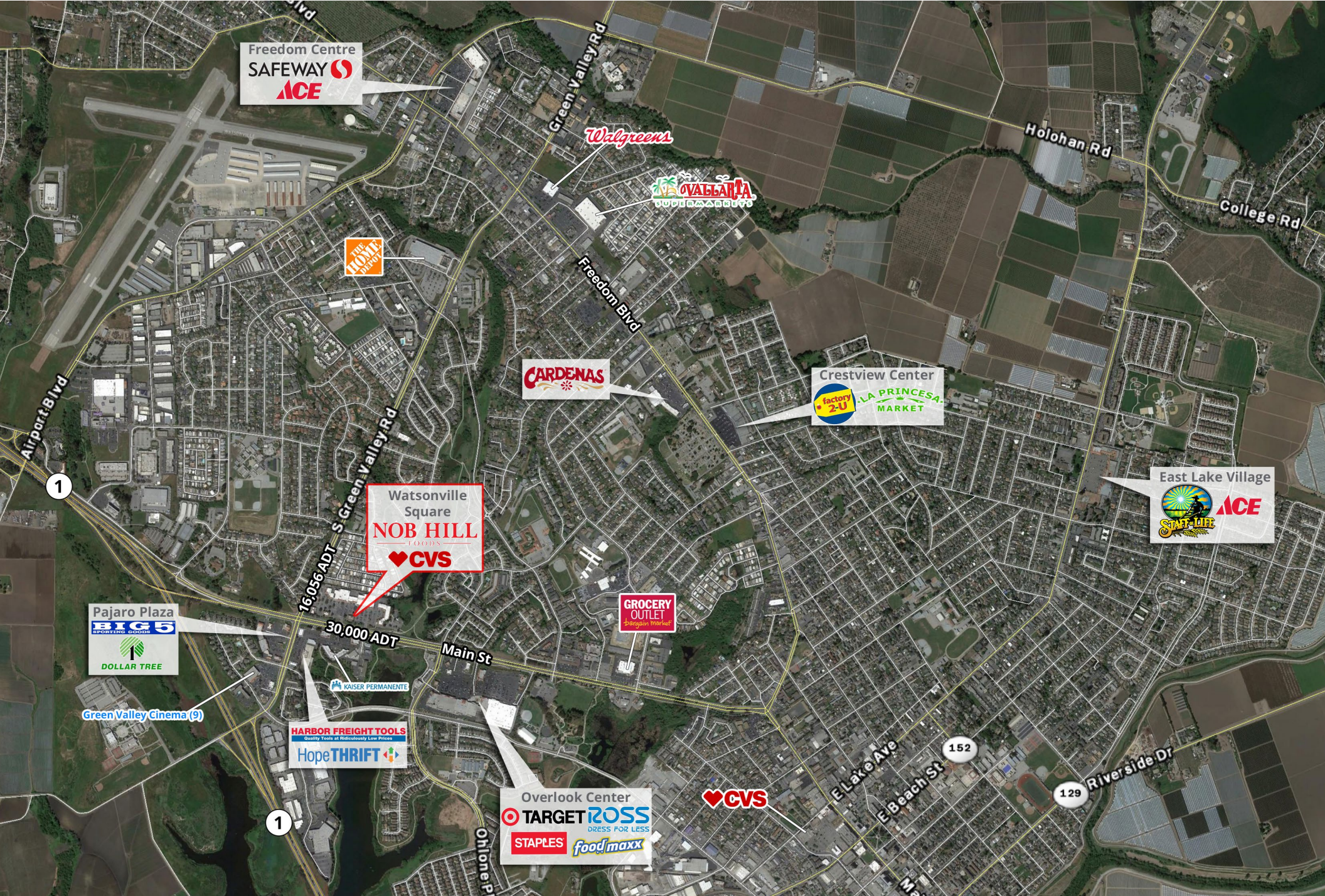
# Retail Space Available

Watsonville Square | Watsonville, CA



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Watsonville Square | Watsonville, CA



Freedom Centre  
**SAFECO**  
**ACE**

**Walgreens**

**LA VALLARTA**  
SOUTH MARKET

**THE HOME DEPOT**

**CARDENAS**

Crestview Center  
**factory 2-U** **LA PRINCESA MARKET**

Watsonville Square  
**NOB HILL**  
LOUNGE  
**CVS**

East Lake Village  
**ACE**  
**START-LIFE**

Pajaro Plaza  
**BIG 5**  
**DOLLAR TREE**

**GROCERY OUTLET**  
Bargain Market

**KAISER PERMANENTE**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Radiculously Low Prices  
**HopeTHRIFT**

Overlook Center  
**TARGET**  
**ROSS**  
**STAPLES** **foodmaxx**

**CVS**

Green Valley Cinema (9)

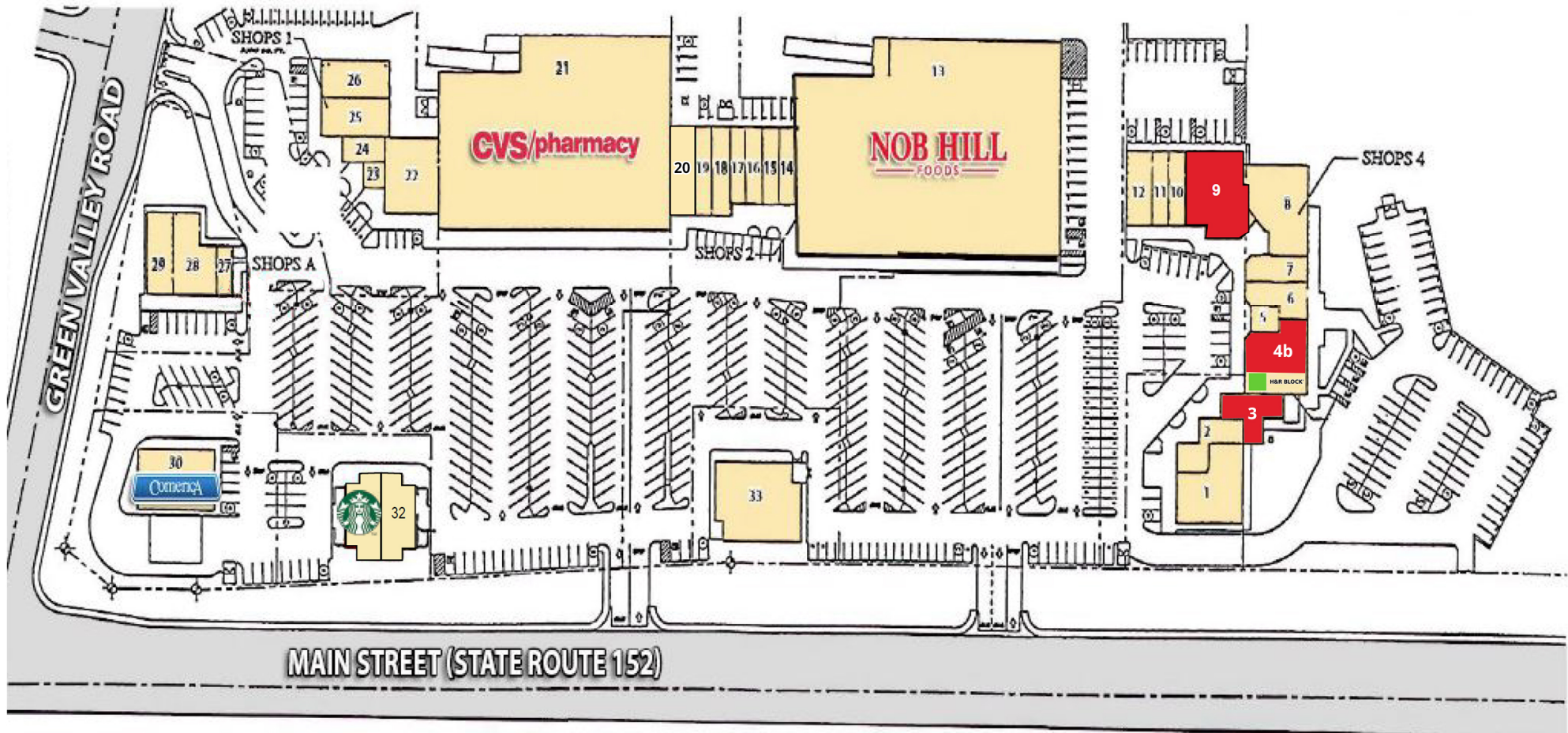
1

152

129

# Retail Space Available

Watsonville Square | Watsonville, CA



- 1. Pajaro Valley Community Healthcare
- 2. Bagel Cafe
- 3. Available - 1,600 SF
- 4a. H&R Block
- 4b. Available - 2,104 SF
- 5. Body Zone (entire lower level)
- 6. Family Optometry
- 7. Michoacan A Pedir de Boca (Ice Cream)
- 8. Golden China Restaurant
- 9. Available - 3,925 SF
- 10. Andrea's Family Salon

- 11. Top Donuts
- 12. Shalom Cleaners
- 13. Nob Hill Foods
- 14. Discount Cigarettes
- 15. Tammy's Spa & Nails
- 16. Elegant Spa (Massage)
- 17. Haircut's, Ltd.
- 18. Water Services
- 19. Rio Tanning & Salon
- 20. Pilates Glow
- 21. CVS Drug Store

- 22. Healthy Smiles, Kid's Dentistry
- 23. The Back Doctor
- 24. Michoacan Panderia Bakery
- 25. Hugo's Pizzeria
- 26. Goodwill
- 27/28. Imura Japanese Restaurant
- 29. Gregory Ocampo, DDS
- 30. Comerica Bank
- 31. Starbucks
- 32. Cork'N Bottle Liquers
- 33. Cilantro's

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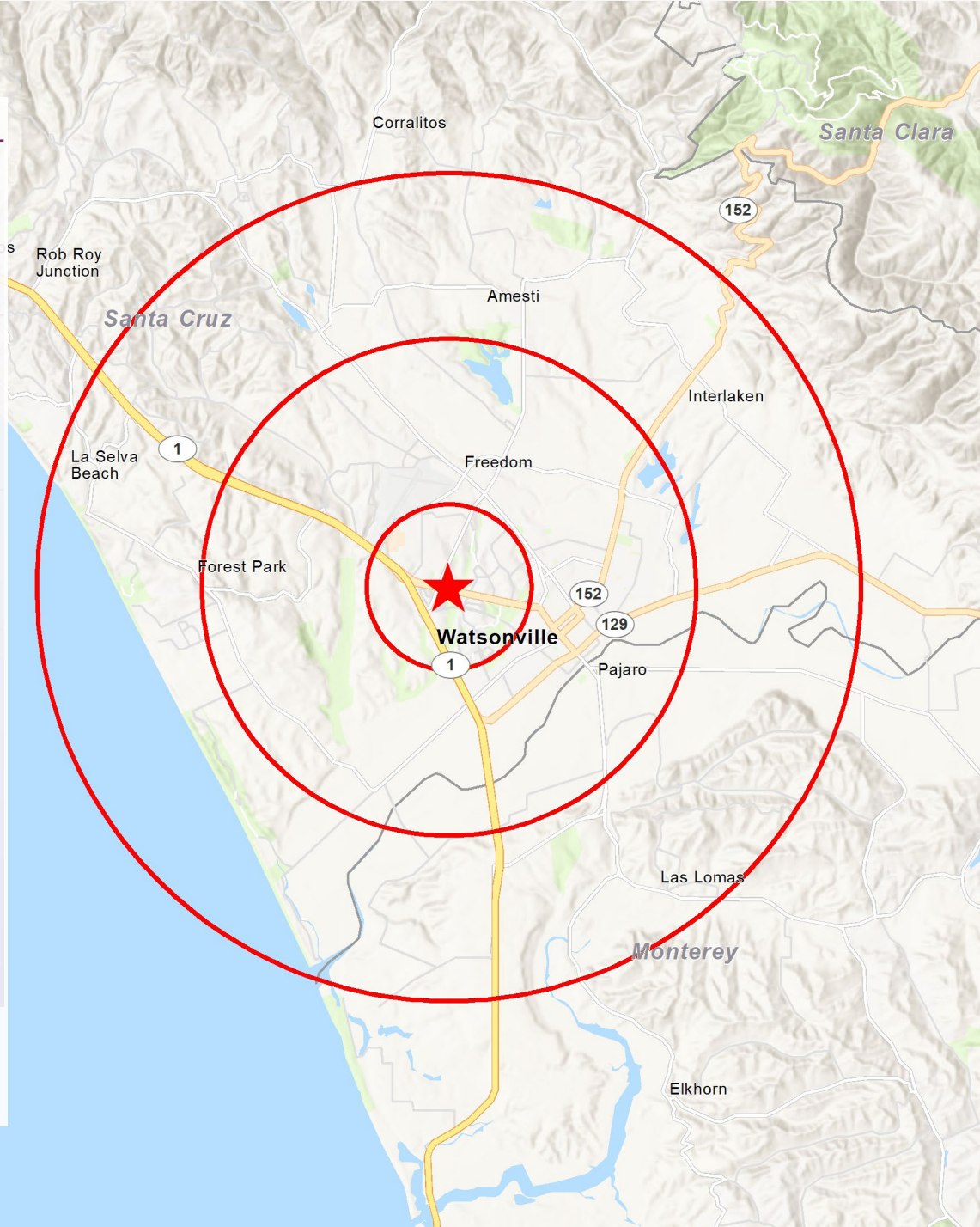
Watsonville Square | Watsonville, CA



Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	19,305	64,277	81,043
2029 Projected Population	19,029	63,285	79,867
Projected Annual Growth 2024 to 2029	-0.29%	-0.31%	-0.29%
<b>2024 Daytime Population</b>			
Daytime Population	18,527	60,412	73,007
Workers	9,092	27,182	31,559
Residents	9,435	33,230	41,448
<b>2024 Income</b>			
Average Household Income	\$113,670	\$106,495	\$116,524
Median Household Income	\$84,050	\$80,490	\$86,593
<b>Households &amp; Growth</b>			
2024 Estimated Households	5,004	17,338	22,376
2029 Projected Households	4,986	17,261	22,278
Projected Annual Growth 2024 to 2029	-0.06%	-0.08%	-0.08%
<b>2024 Race &amp; Ethnicity</b>			
White	22.66%	22.33%	26.15%
Black or African American	0.71%	0.54%	0.54%
Asian or Pacific Islander	4.40%	2.87%	2.87%
Other Race	48.11%	52.48%	49.26%
Two or More Races	21.33%	19.12%	18.65%
Hispanic	82.02%	82.52%	77.63%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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