

PLANNED RENOVATED CENTER FOR LEASE
THE FORUM AT BROADWAY
1301 Broadway St., King City, Monterey, CA 93930

RETAIL CALIFORNIA CRE
A division of Pearson Realty
7480 North Palm Avenue, Suite 101
Fresno, CA 92711
www.retailcalifornia.com



PROPOSED ELEVATION

FOR MORE INFORMATION PLEASE CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California & Newmark Pearson Commercial. All rights reserved.

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Location Description: Planned renovation for the commercial center. Prime location with immediate access to US Highway 101 via the Broadway Street On/Off Ramp. offers 1500 ± - 8,000± SF spaces; Anchored by Starbucks, ensuring steady customer flow; Surrounded by key establishments including McDonald's, Taco Bell, and KFC (Fast Casual); Serves as the gateway to Pinnacles National Park, Monterey County's wine region, and a thriving agricultural area, attracting tourists and locals alike. High visibility and excellent accessibility in a bustling commercial hub

Property Highlights: Prime location with immediate access to US Highway 101 via the Broadway Street ramps. The property offers a total of 18,793± SF divided into 11 adaptable units; offers 1,500± to 8,000± SF spaces; Anchored by Starbucks, ensuring steady customer flow; Surrounded by key establishments including McDonald's, Taco Bell, and KFC (Fast Casual); Serves as the gateway to Pinnacles National Park, Monterey County's wine region, and a thriving agricultural area attracting tourists and locals alike. High visibility and excellent accessibility in a bustling commercial hub

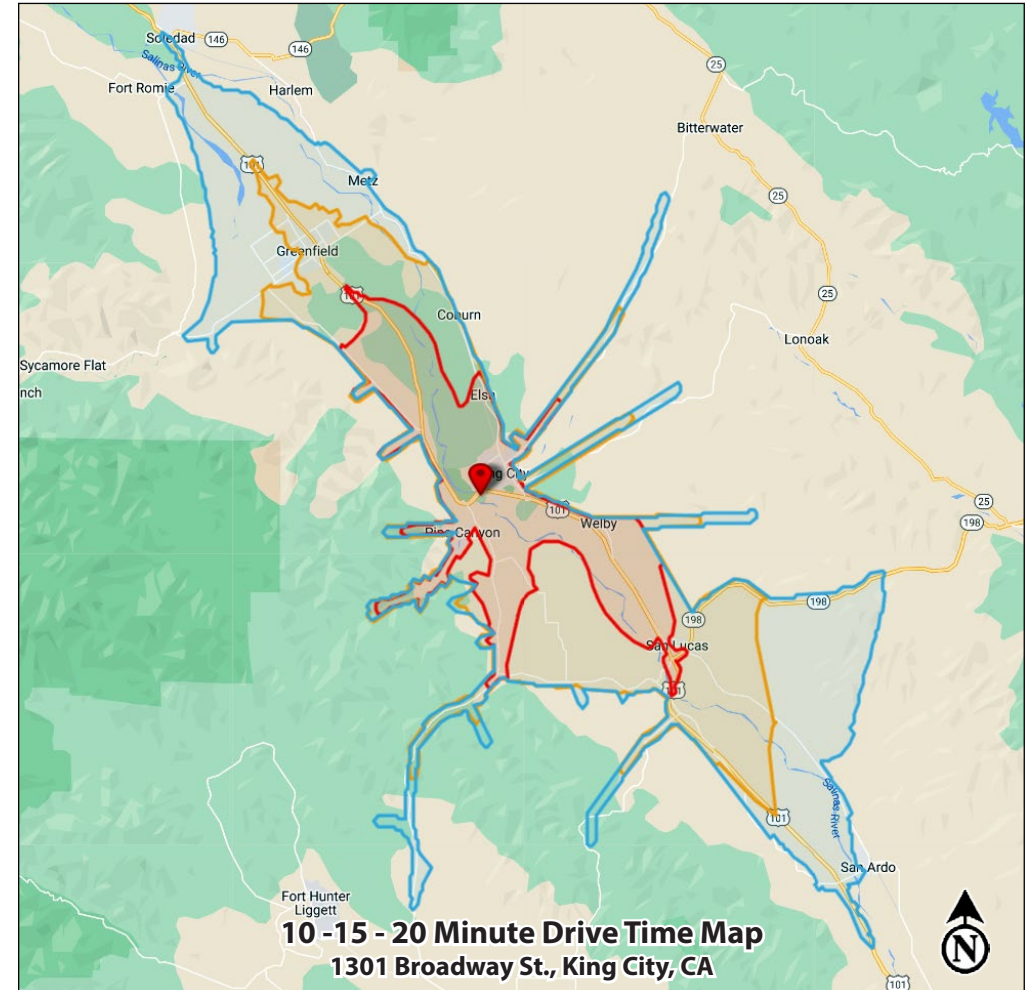
Lease Rate: Please contact agent for more information.

2024 Demographics:	10 Mins.	15 mins.	20 Mins.
Total Population:	14,863	31,020	36,102
Daytime Pop:	13,568	25,754	29,629
Total Households:	3,675	7,283	8,412
Average HH Income:	\$76,628	\$80,050	\$80,343

Source: Kalibrate TrafficMetrix

2024 Traffic:	
Broadway Street	8,653 ADT
State Hwy 101:	35,209 ADT
Total Traffic:	43,862 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



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Broadway St. & State Hwy 101
King City, CA



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MONUMENT & PYLON SIGNAGE



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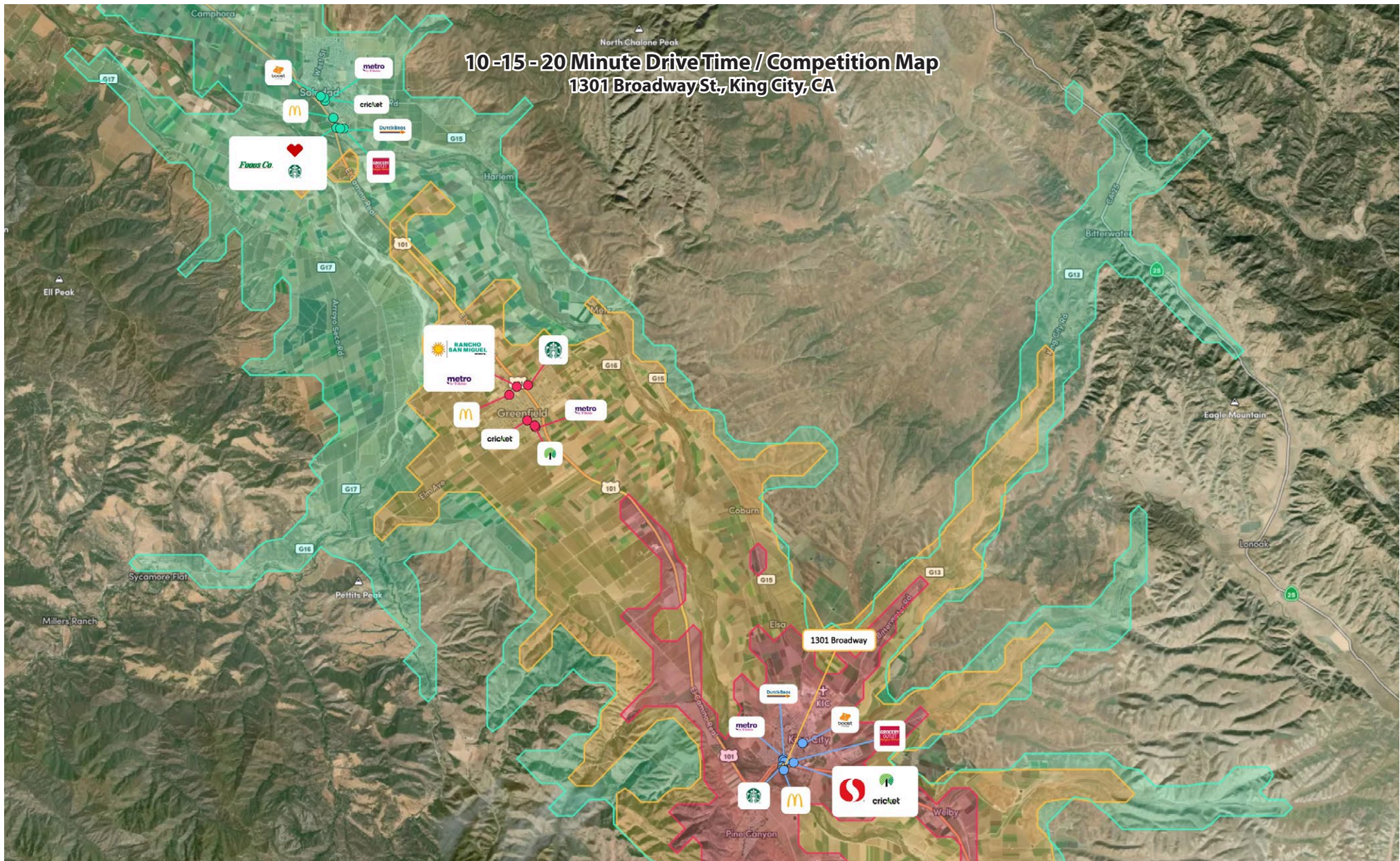
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