

Cabrillo

SHOPPING CENTER

1405 - 1445 Freedom Blvd
Watsonville, CA 95076



 **PRIME COMMERCIAL**
INCORPORATED

www.primecommercialinc.com

1543 Lafayette Street Suite C
Santa Clara · CA · 95050
Office 408.879.4000
Fax 408.879.4004

Dixie Divine

408.313.8900
ddivine@primecommercialinc.com
CA DRE 00926251 & 01481181

Doug Ferrari

408.879.4002
dferrari@primecommercialinc.com
CA DRE 01032363

PROPERTY HIGHLIGHTS

Highly visible unit in busy daily needs neighborhood shopping center

- ▶ **6,100 SQ FT** (Divisible by approximately 1000 SQ FT)
- ▶ \$2.25 SF + NNN

SPACE DETAILS

- ▶ Extensive window line
- ▶ Electric double storefront door
- ▶ Double storefront door
- ▶ Single storefront door
- ▶ Roll up door
- ▶ End unit cap
- ▶ Prominent facade sign band
- ▶ Second billing on monument sign
- ▶ Ample parking



DEMOGRAPHICS

POPULATION

1 Mile	28221
3 Miles	69221
5 Miles	81184

AVERAGE HHI*

* House Hold Income

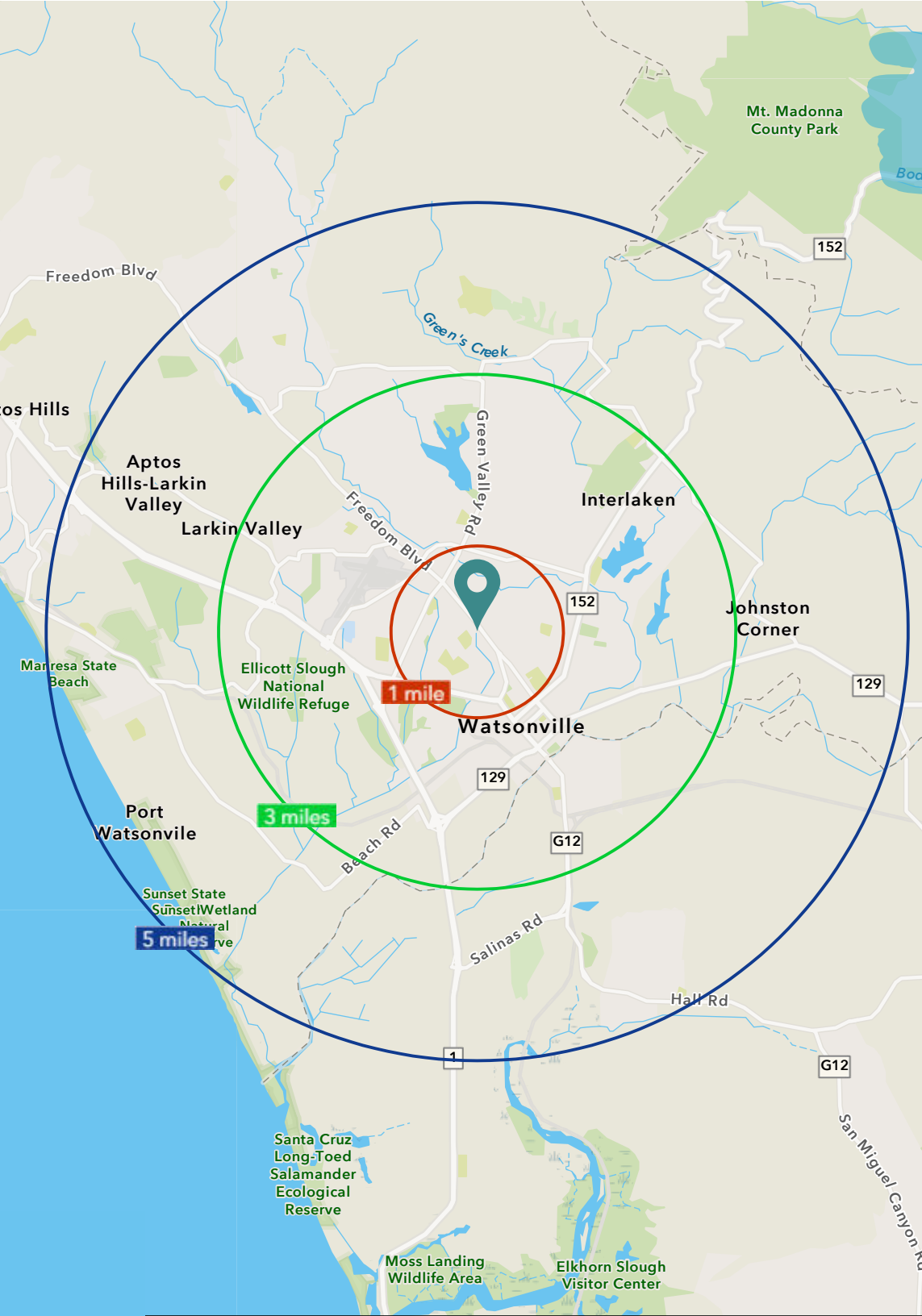
1 Mile	\$103,886
3 Miles	\$106,293
5 Miles	\$114,680

TRAFFIC COUNTS

Cars Per Day

Freedom Blvd	21,973
Alta Vista Ave	4,868

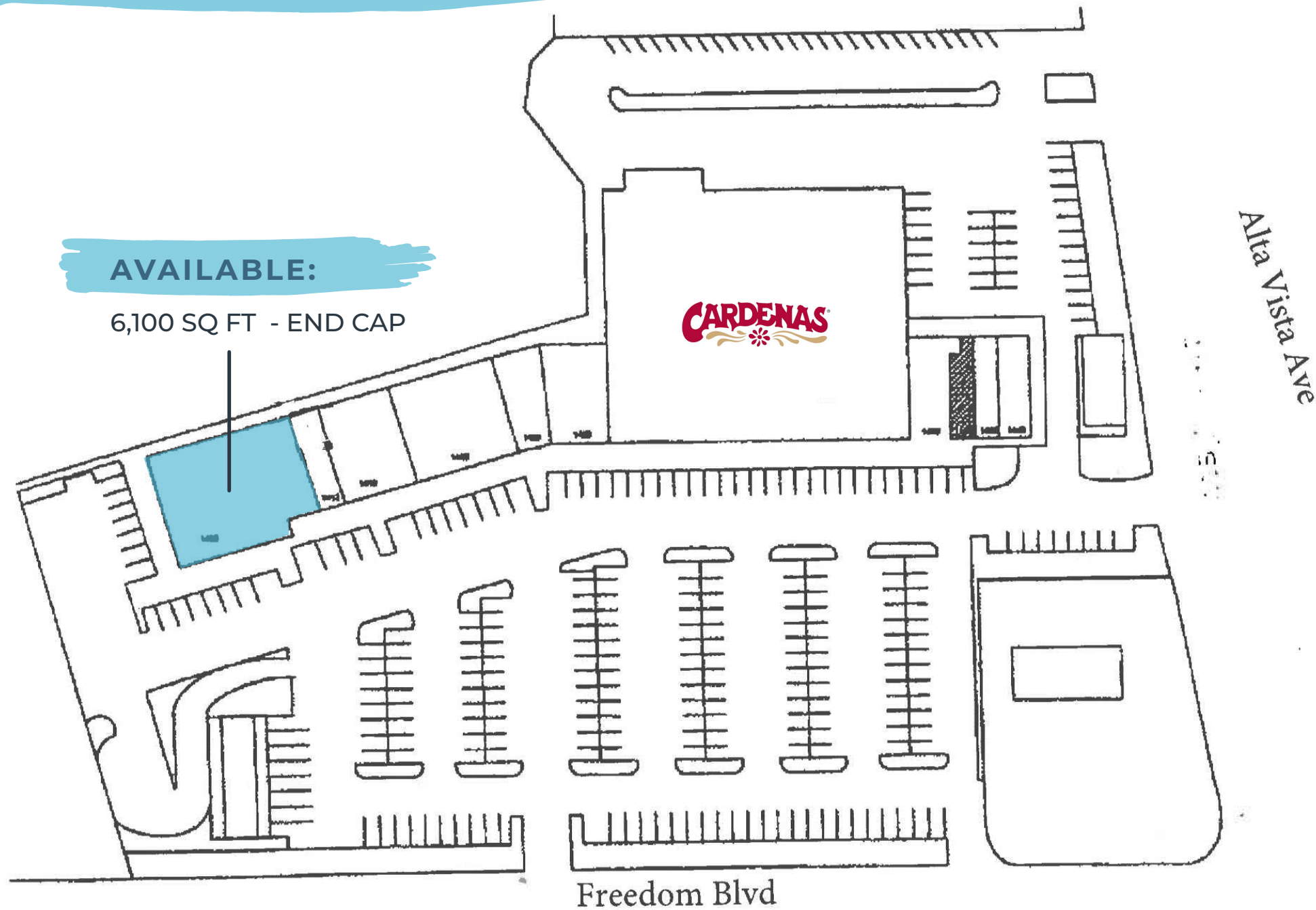
Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from STDB.



FLOOR PLAN

AVAILABLE:

6,100 SQ FT - END CAP



AERIAL MAP



Watsonville
Muni
Airport-WVI

Airport Blvd

 **BIG LOTS!**
SAFeway

ACE Hardware 
Walgreens



Freedom Blvd



Alta Vista Ave



Farmer's Market



NOB HILL
FOODS

Cabrillo
SHOPPING CENTER

BURGER KING **CARDENAS**

MOUNTAIN MIKE'S PIZZA **7 ELEVEN**

TSC TRACTOR SUPPLY CO

Main St.

GROCERYOUTLET
bargain market

FOR MORE INFORMATION:

CONTACT:

DIXIE DIVINE

408.313.8900

ddivine@primecommercialinc.com

CA DRE 00926251 & 01481181

DOUG FERRARI

408.879.4002

dferrari@primecommercialinc.com

CA DRE 01032363



PRIME COMMERCIAL
INCORPORATED