



Overlook Shopping Center

1439-1443 Main Street
Watsonville, CA 95076



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. June 16, 2025



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Great location at Main entrance off of Ohlone Parkway and signalized Intersection on Highway 152 (Main Street). Shop space in a 270,000 SF power center with over 38 tenants on 25 acres. Primary shopping destination in Watsonville with high visibility and foot traffic in a busy intersection with high traffic counts at Main Street and Ohlone Parkway.

Location Description

Welcome to the vibrant neighborhood Power Center in Watsonville. A prime location for Retail/Street Retail tenants. Nestled in the heart of the city, the area offers a diverse mix of shopping, dining, and entertainment options, making it an ideal destination for businesses seeking high foot traffic. Nearby, the historic downtown district, the Pajaro Valley Historical Association, and the Green Valley Cinema provide a range of activities for locals and visitors alike. With a strong sense of community and a bustling atmosphere, this location presents a prime opportunity for retail businesses to thrive and become an integral part of the lively Watsonville scene.



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Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	\$1.47 SF/month - 2025
Number Of Units:	14
Available SF:	1,080 - 1,600 SF
Lot Size:	42,253 Acres
Building Size:	11,467 SF

All Spaces Are:

- Fire Sprinklered & 100% HVAC
- 100% Drop T-Bar Ceiling with 2' x 4' Drop-in Fluorescent Lights
- Separately Metered For: Water, HVAC, Electrical (200 Amp; 3 PH; 4 W; 120/208V)

Property Highlights

- Primary Shopping Destination in Watsonville
- 270,000 SF Power Center with Over 38 Tenants on 25 Acres
- Signalized Intersection on Hwy 152 (Main Street) and Ohlone Parkway
- High Visibility and Foot Traffic
- Major Anchor Tenants (Target, Ross Dress For Less, FoodMaxx)
- Freestanding Retail Pad Location Fronts Hwy 152
- Abundant Parking - 1,315 Parking Stalls (5/1,000)
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,080 - 1,600 SF	Lease Rate:	\$3.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1441-#101 Main Street	Available	1,080 SF	NNN	\$3.95 SF/month	± 19' W x 57' D. Formerly Repair All Electronics. 100% Drop t-bar ceiling with 2' x 4' drop-in fluorescent lights, 10' Above Finish Floor, separate HVAC, separate electrical, 1 ADA restroom, slat walls, upgraded laminate flooring throughout, storage room. Available Now.
■ 1441-#102 Main Street	Available	1,600 SF	NNN	\$3.95 SF/month	21' W x 75' D. Currently occupied by GameStop. Open area, cash wrap counter, 100% Drop t-bar ceiling with 2' x 4' drop-in fluorescent lights, 10' AFF, 2 ADA restrooms, stock room, storage room, utility room, separate HVAC, separate electrical, rear door. Available March 1, 2026. Please do not disturb the occupant or its employees.



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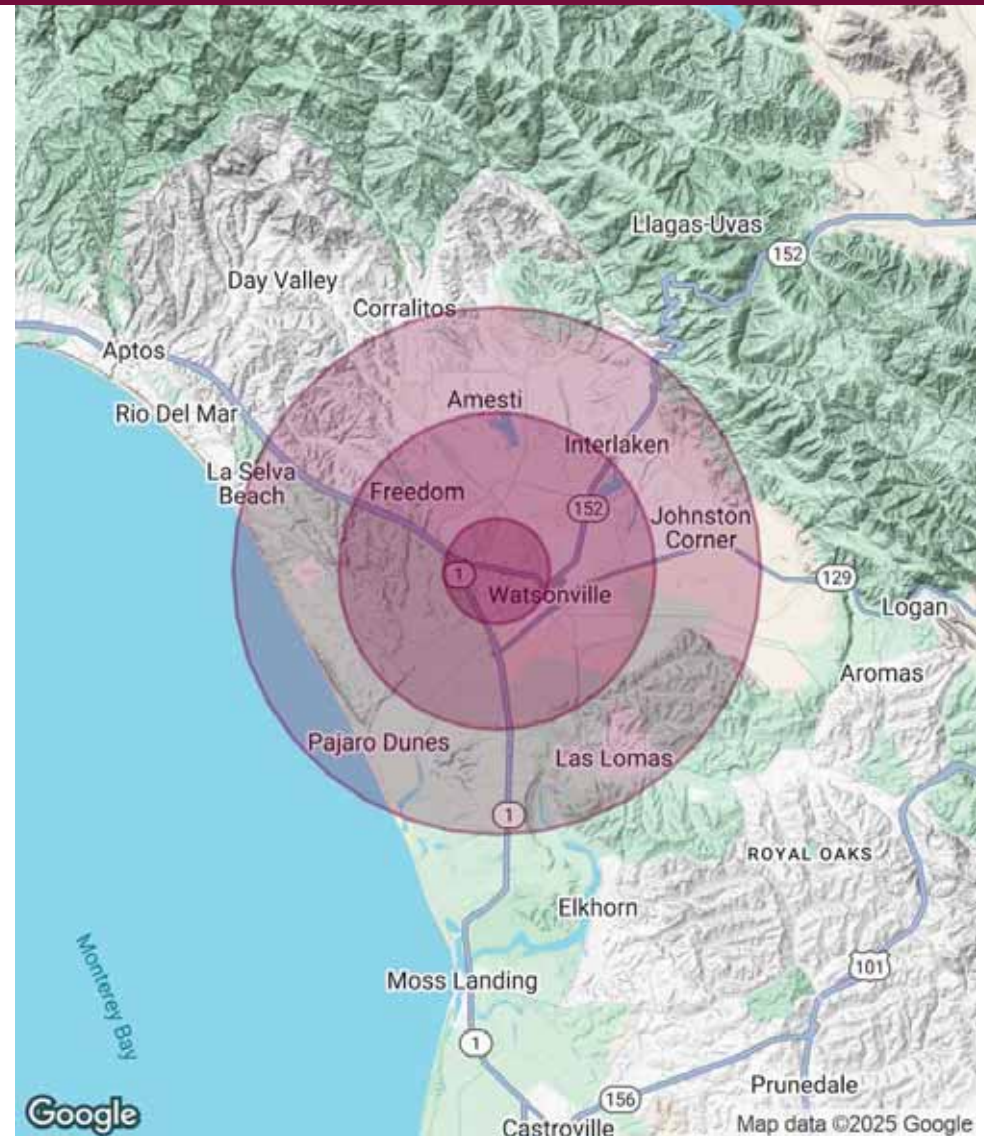
Population	1 Mile	3 Miles	5 Miles
Total Population	23,879	65,015	80,167
Average Age	35	36	37
Average Age (Male)	34	36	36
Average Age (Female)	36	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,167	17,503	21,810
# of Persons per HH	3.9	3.7	3.7
Average HH Income	\$112,314	\$112,447	\$118,449
Average House Value	\$690,796	\$731,487	\$788,308

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Ohlone Parkway at Main Street	14,400
Main Street at Auto Center Drive	27,868
Main Street at State Route 152	29,900
State Route 1 at Harkins Slough Road	48,000



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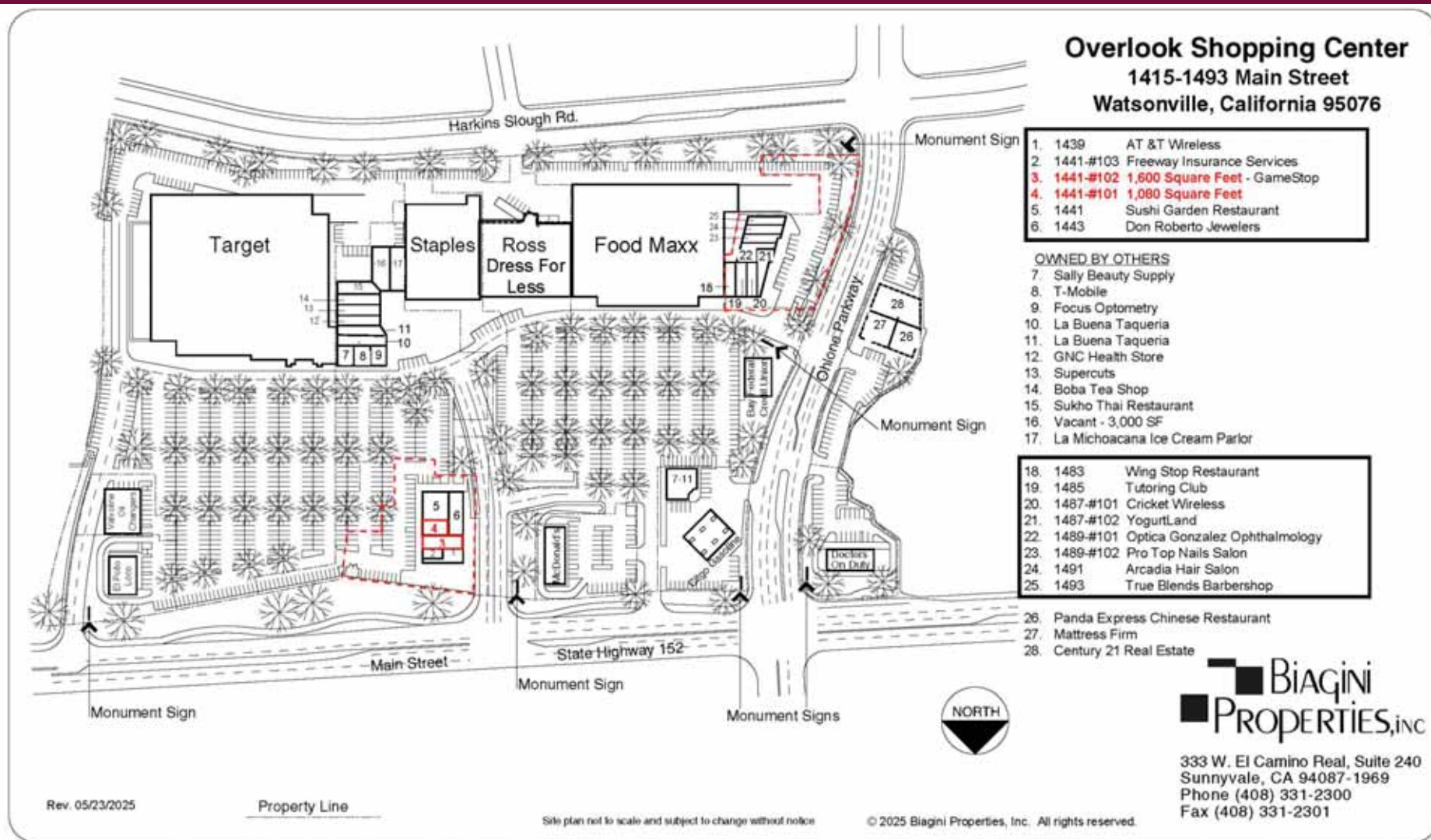
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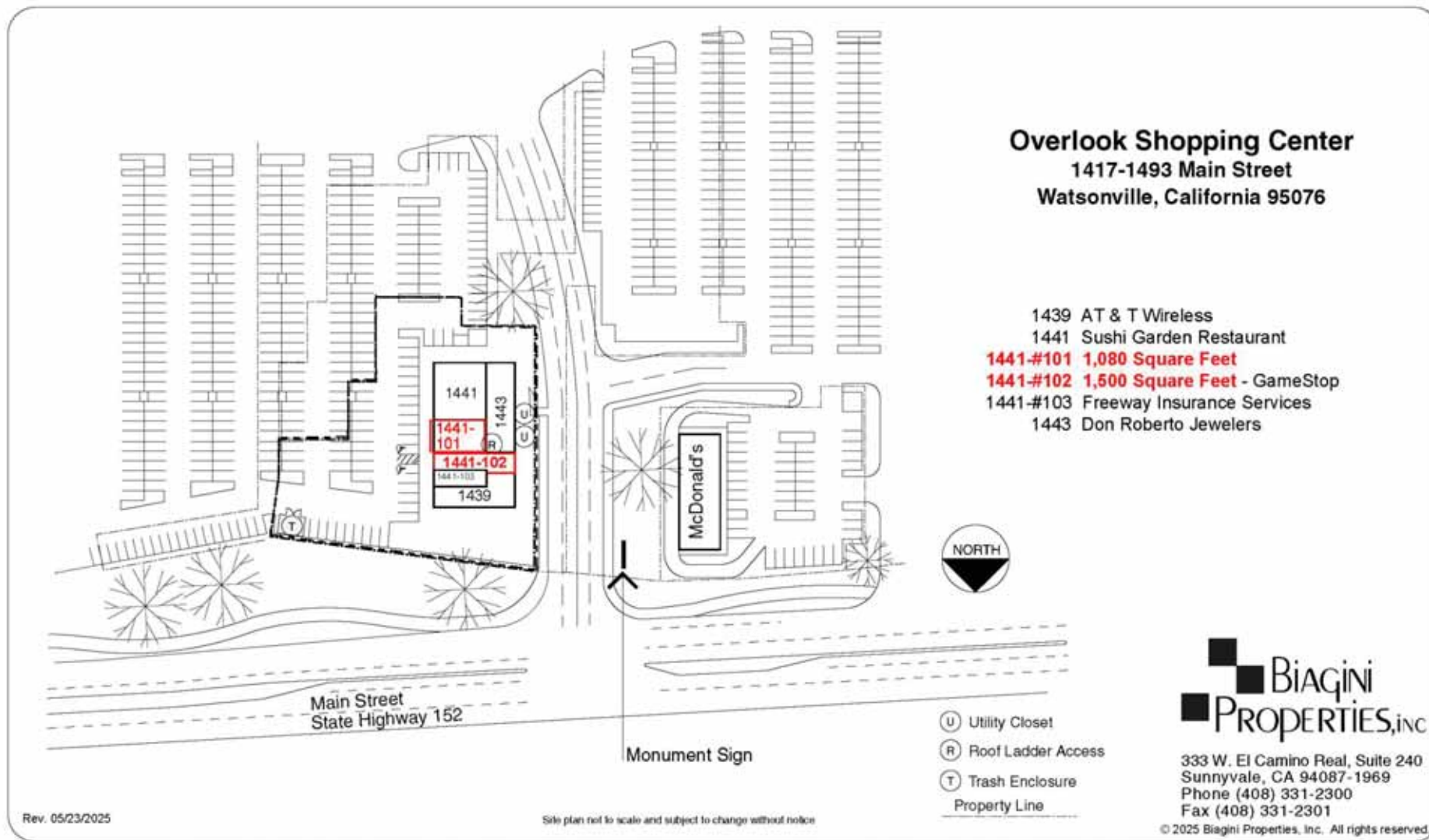
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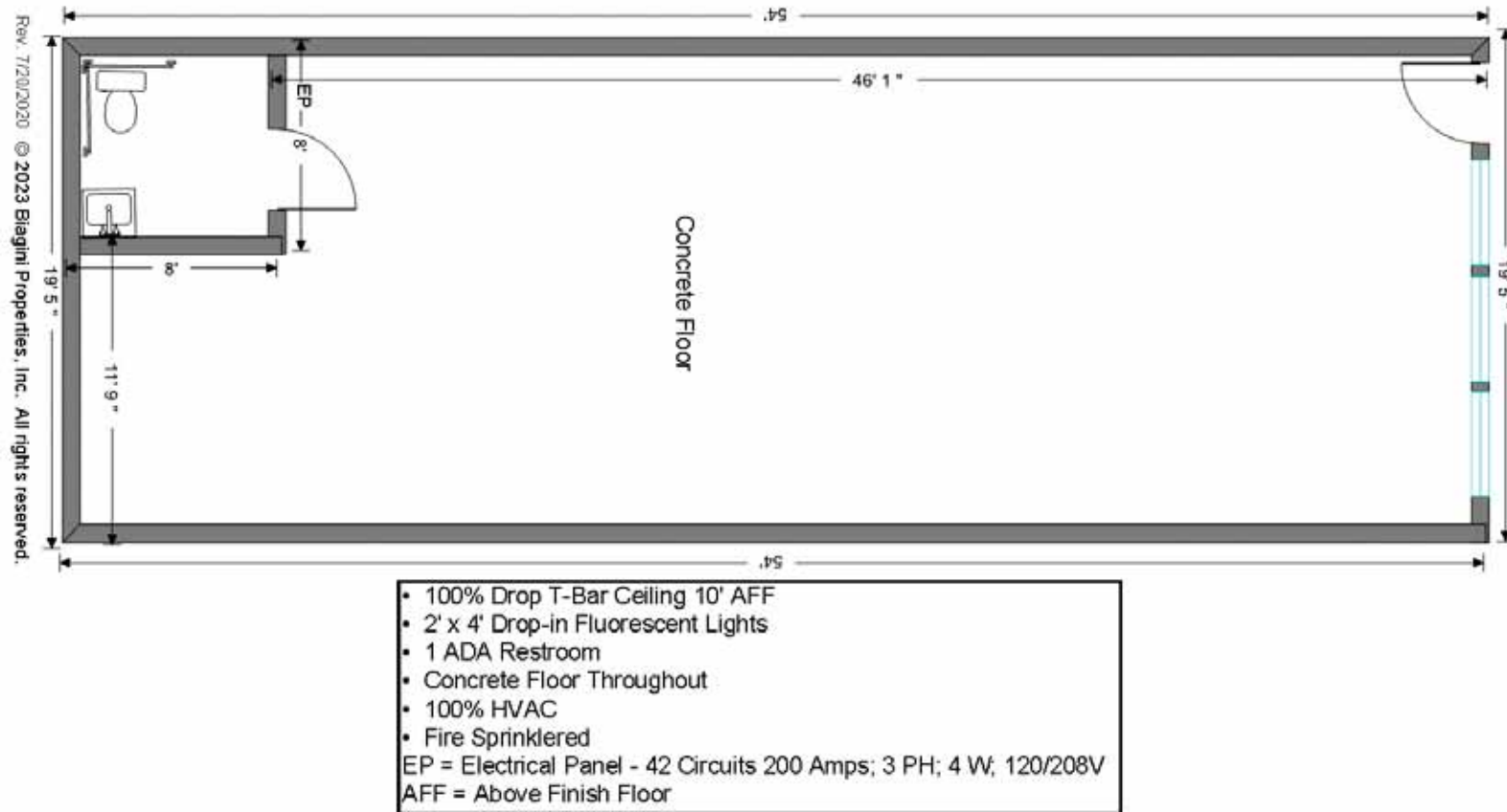
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1441-101 Main Street (Highway 152) • Watsonville, CA 95076
± 1,080 Square Feet (± 19' 5" W x 54' D)



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1441-101 Main Street



1441-101 Main Street - Interior



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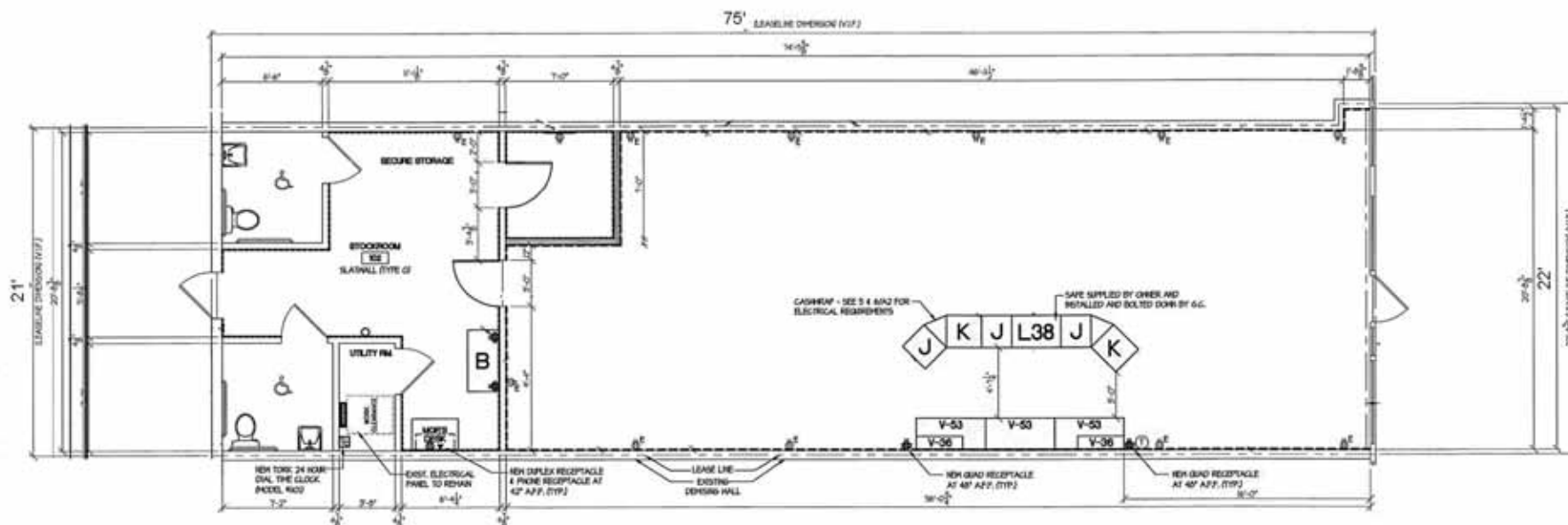
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1441-#102 Main Street | Watsonville, CA 95076
 ± 1,600 Square Feet (± 21' W x 75' D)



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- Open Area
- Cash Wrap Counter
- 100% Drop T-Bar Ceiling
- 2' x 4' Drop-in Fluorescent Lights, 10' Above Finish Floor (AFF)
- 2 ADA Restrooms
- Stock Room
- Storage Room
- Utility Room
- Separate HVAC
- Separate Electrical
- Rear Door



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