

AVAILABLE FOR LEASE
1301 BROADWAY STREET

THE FORUM AT BROADWAY

KING CITY, CA



Artistic Rendering For Illustrative Purposes Only



Rachael Orlando
Senior Vice President
t 559-447-6252
rachael@retailcalifornia.com
CA RE Lic. #01890236

Shane Sousa
Sales Associate
t 559-447-6221
shane@retailcalifornia.com
CA RE Lic. #02152527

Vincent Giorlando
Sales Associate
t 559-447-6225
vincent@retailcalifornia.com
CA RE Lic. #02225390

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave., #101, Fresno, CA 93711, t 559-432-6200
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

THE FORUM AT BROADWAY

KING CITY, CA

PROPERTY

INFORMATION

LOCATION DESCRIPTION

1301 Broadway Street is strategically located at the primary Highway 101 interchange serving King City, providing exceptional visibility and immediate access to one of the Central Coast's most heavily traveled transportation corridors. Widely recognized as the place to stop off Highway 101, the property benefits from exceptional exposure to both local residents and the significant volume of travelers moving between the Bay Area, Central Coast, and Southern California.

PROPERTY HIGHLIGHTS

Prime location with immediate access to US Highway 101 via the Broadway Street ramps. The property offers 11 adaptable units 1,600± SF - 3,200± SF; 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.

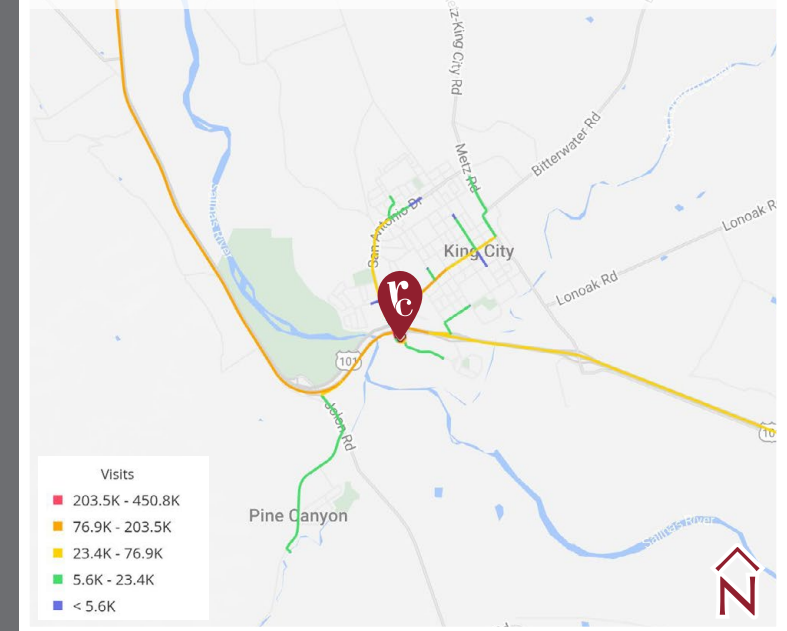
Lease Rate: Please contact agent for more information.

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	10,772	16,378	16,653
	2025 Estimate	10,415	15,785	16,062
	Growth 2025-2030	3.43%	3.76%	3.68%
	Growth 2020-2025	16.06%	13.74%	12.13%
	Growth 2010-2020	7.59%	15.52%	11.20%
HOUSEHOLD	2030 Projection	2,564	4,012	4,102
	2025 Estimate	2,499	3,894	3,985
	Growth 2025-2030	2.58%	3.04%	2.93%
	Growth 2020-2025	13.39%	12.60%	10.75%
	Growth 2010-2020	11.72%	16.72%	12.74%
	2025 Est. Average HH Income	\$87,868	\$93,895	\$95,113

Source: Claritas 2025

VISITOR JOURNEY - ROUTES

Source: Placer AI 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

30,624± ADT

Highway 101
(Northbound & Southbound)

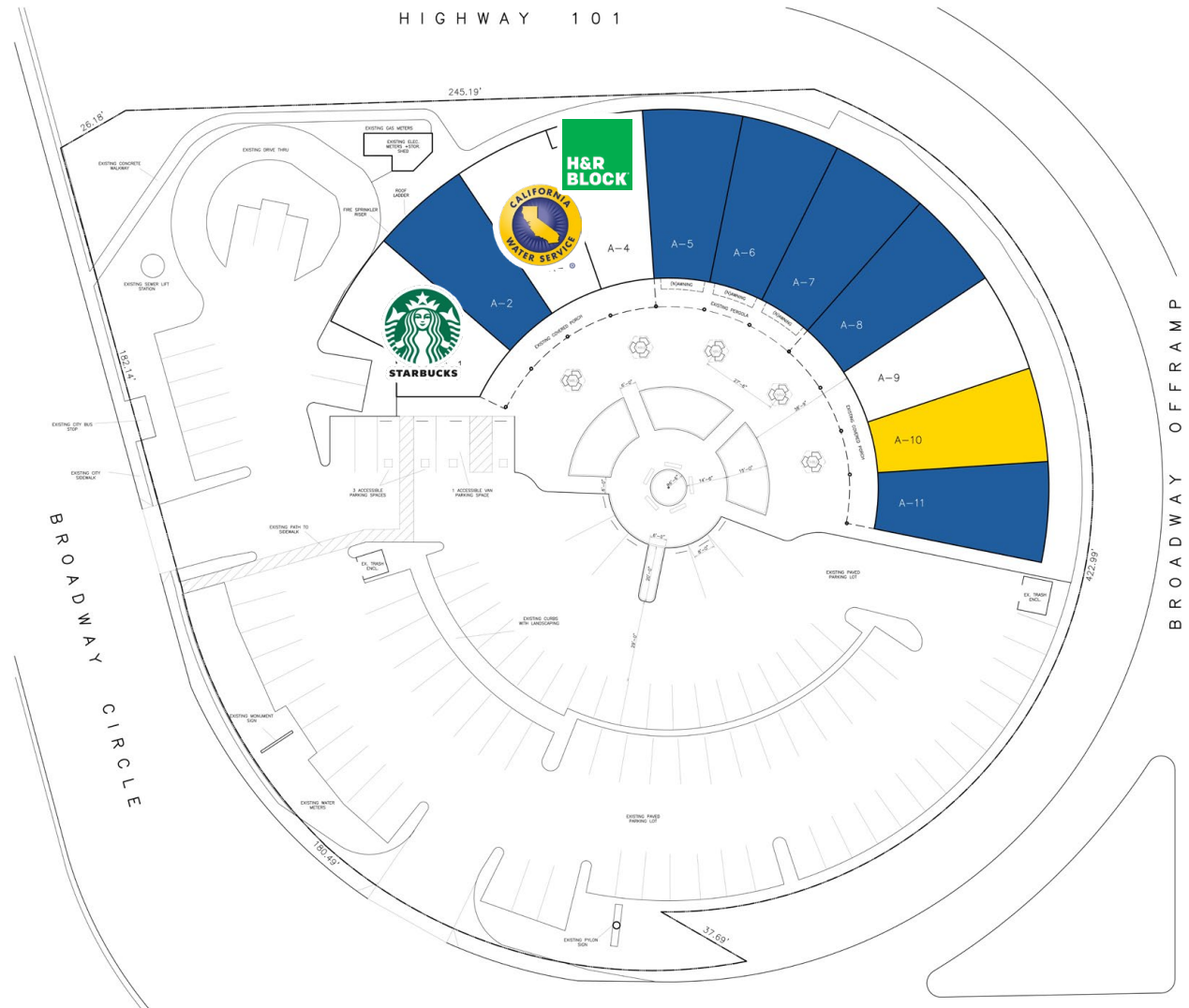
11,062± ADT

Broadway Street at Highway 101
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

PLAN

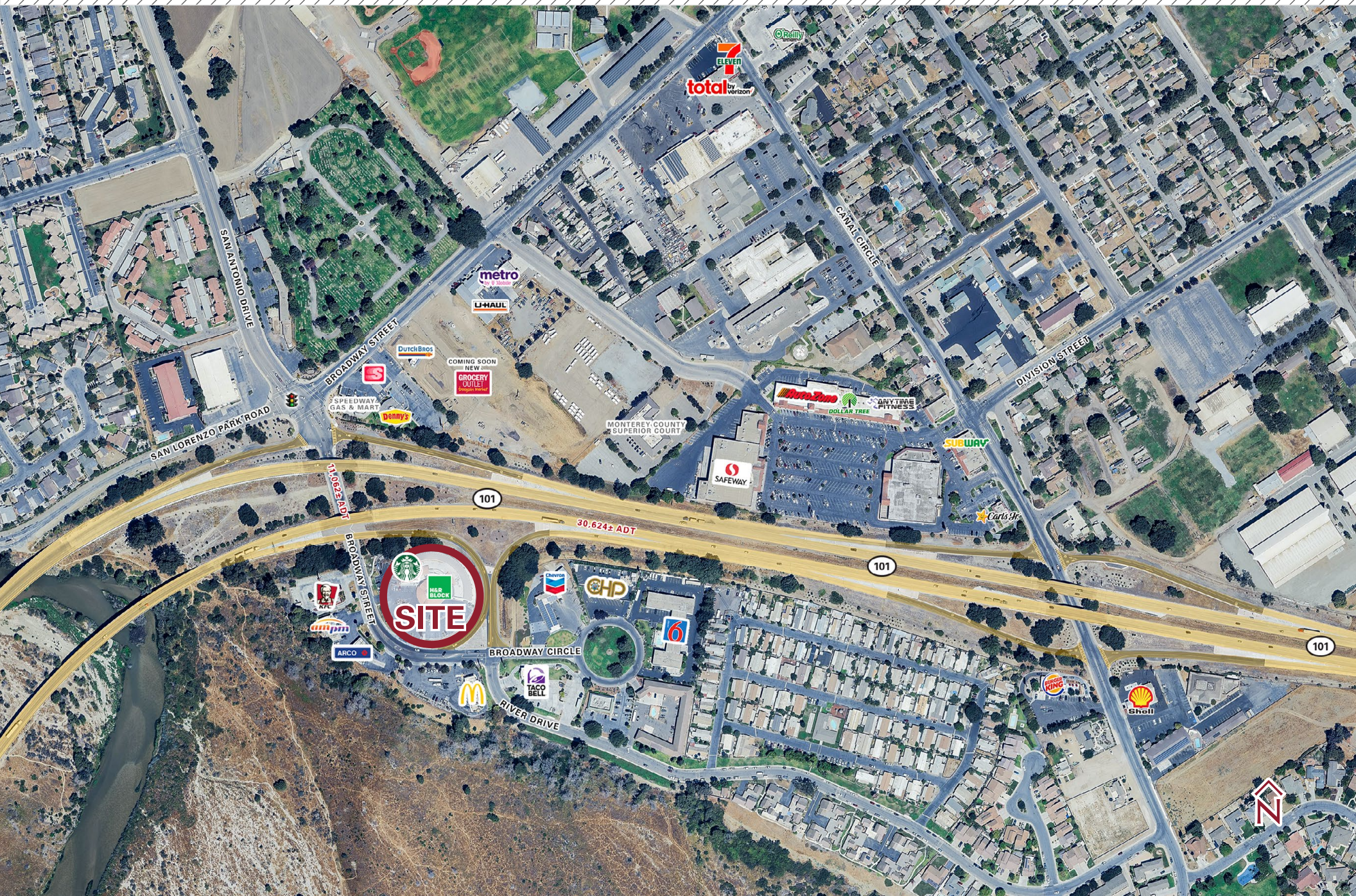
ADDRESS	TENANT	SF
A-1	Starbucks	1,927±
A-2	AVAILABLE	1,650±
A-3	Cal Water	1,787±
A-4	Leased	1,542±
A-5	AVAILABLE	1,650±
A-6	AVAILABLE	1,650±
A-7	AVAILABLE	1,650±
A-8	AVAILABLE	1,674±
A-9	Pan Comido	1,674±
A-10	(At LOI Phase)	2,047±
A-11	AVAILABLE	1,669±



THE FORUM AT BROADWAY

KING CITY, CA

AERIAL
MAP



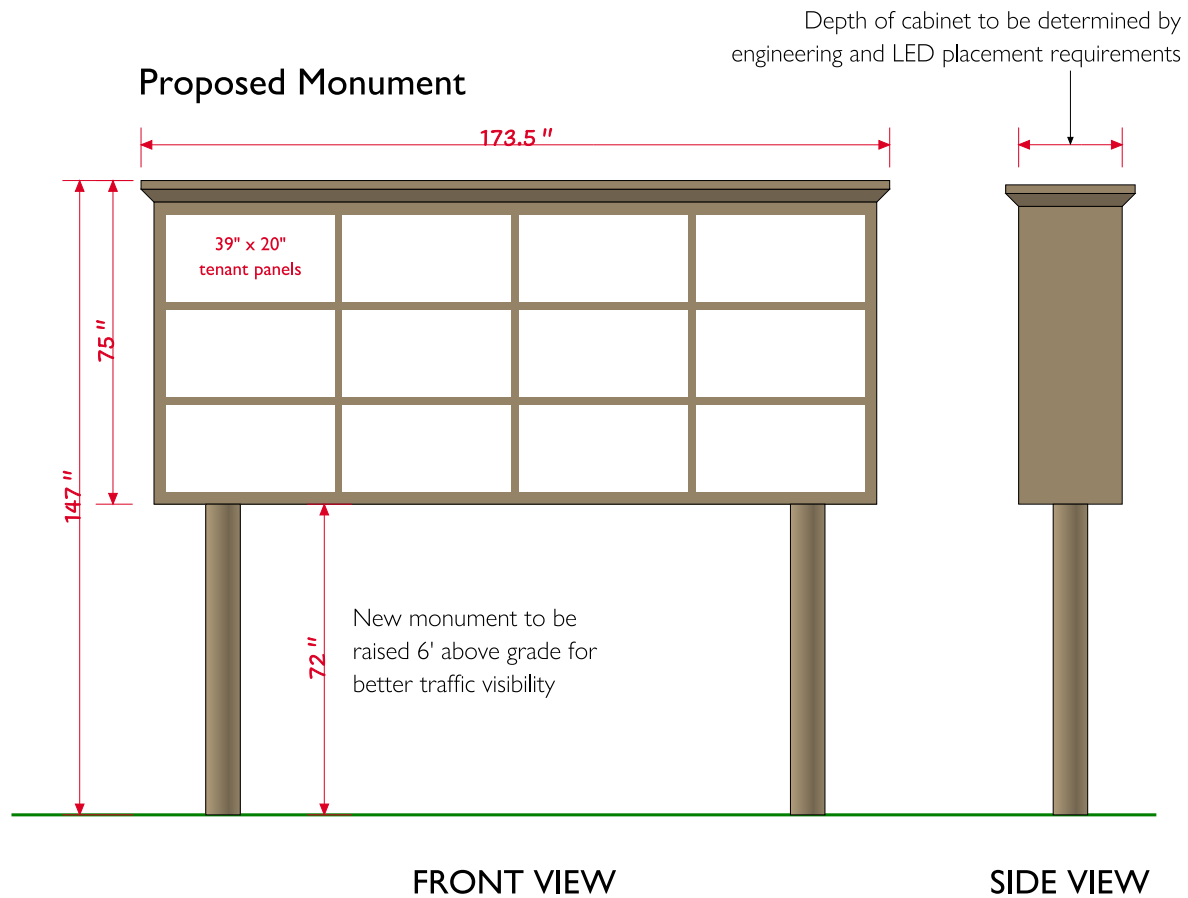
THE FORUM AT BROADWAY

KING CITY, CA

MONUMENT & PYLON SIGNAGE



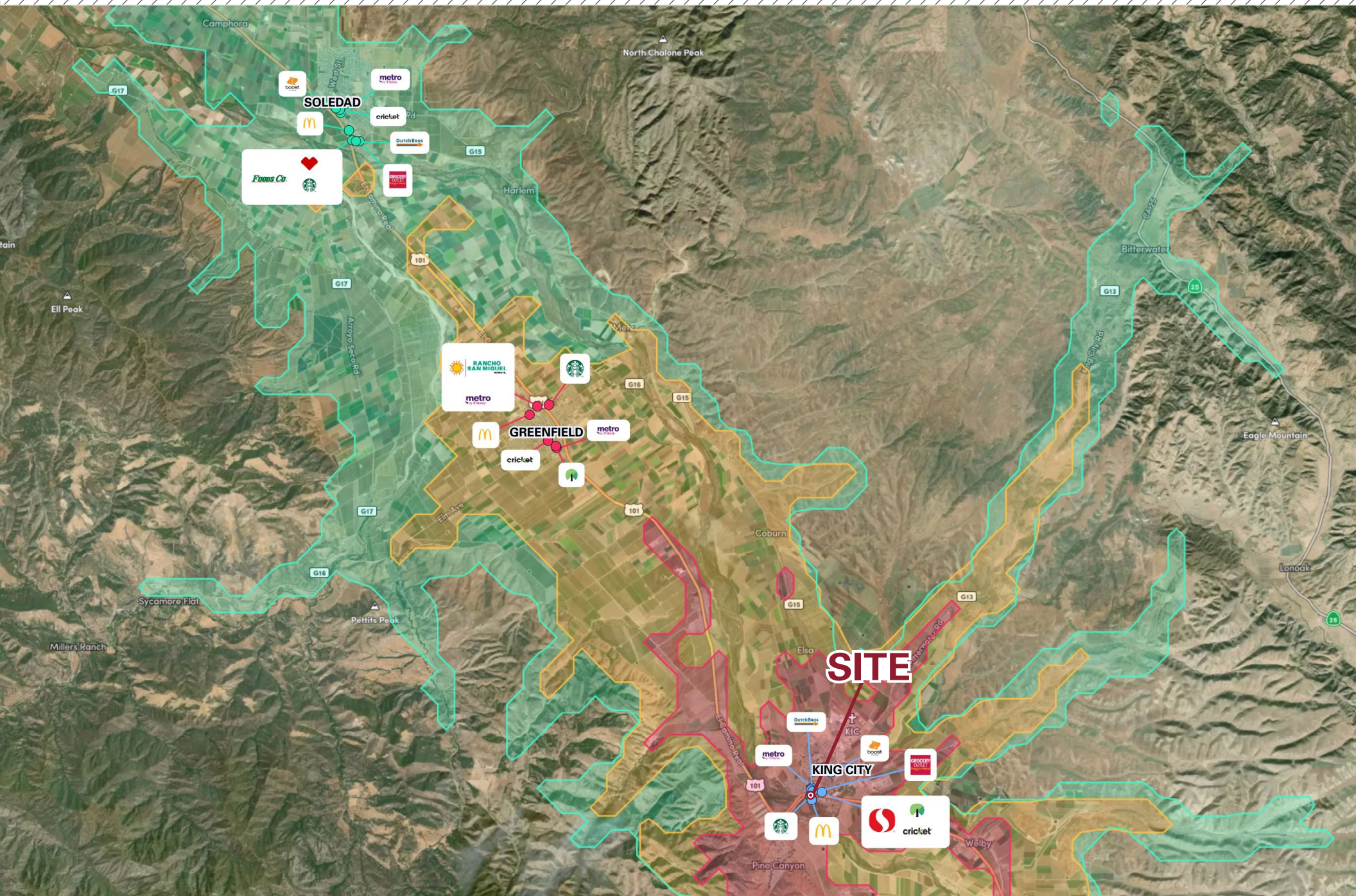
Proposed Monument



THE FORUM AT BROADWAY

KING CITY, CA

10-15-20 MINUTE DRIVE TIME
COMPETITION MAP



AVAILABLE FOR LEASE
1301 BROADWAY STREET

THE FORUM AT BROADWAY

KING CITY, CA

For information, please contact:

Rachael Orlando

Senior Vice President

t 559-447-6252

rachael@retailcalifornia.com

CA RE Lic. #01890236

Shane Sousa

Sales Associate

t 559-447-6221

shane@retailcalifornia.com

CA RE Lic. #02152527

Vincent Giorlando

Sales Associate

t 559-447-6225

vincent@retailcalifornia.com

CA RE Lic. #02225390



Independently Owned and Operated

Corporate License #00020875

retailcalifornia.com

FRESNO OFFICE

7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.