

# For Lease

**±1,600 SF Ground Floor Office/Retail Space**

10 Alexander Street, Watsonville, CA 95076



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	±13,000 SF
<b>AVAILABLE SF:</b>	±1,600 SF
<b>LOT SIZE:</b>	0.19 Acres
<b>YEAR BUILT:</b>	1925
<b>RENOVATED:</b>	2026

## PROPERTY HIGHLIGHTS

- Immediate occupancy available
- Recently updated with new paint, flooring, and modern lighting
- Private in-suite restroom
- Dedicated storage area
- Open, flexible floor plan with abundant natural light

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	659	2,851	6,742
<b>TOTAL POPULATION</b>	2,248	11,192	25,237
<b>AVERAGE HH INCOME</b>	\$77,512	\$86,043	\$95,774



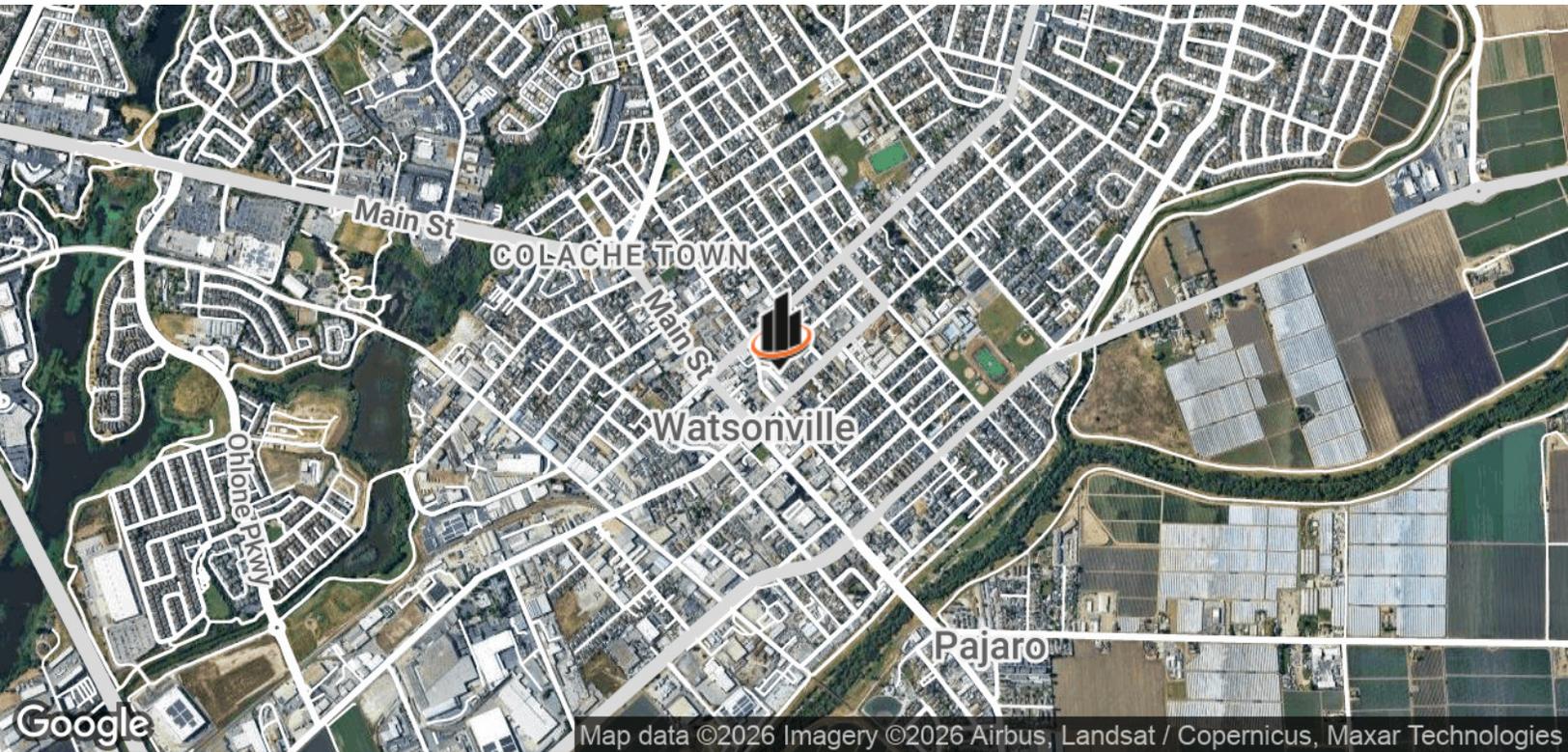
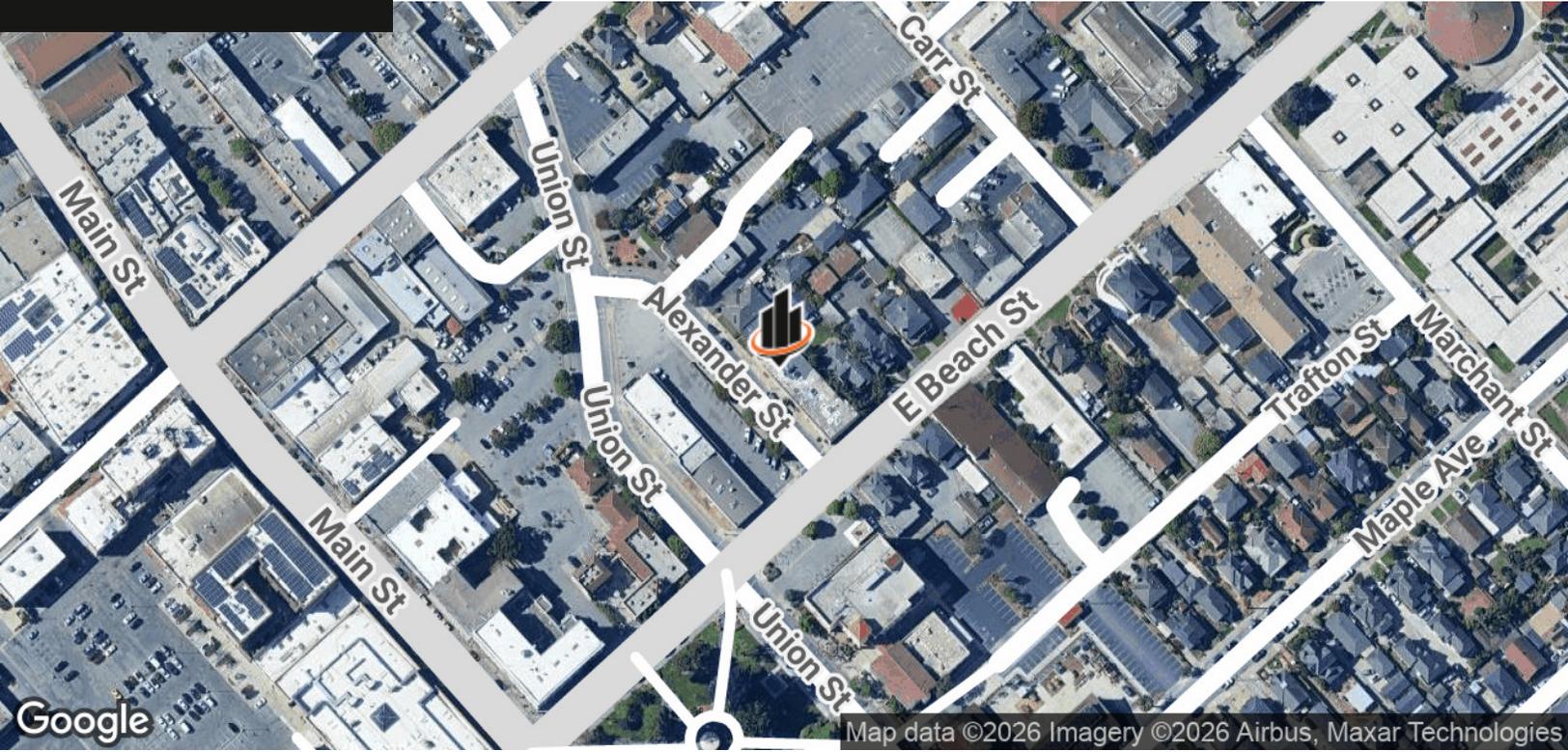
**Jose Lechuga, CCIM**  
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CalDRE #02095520



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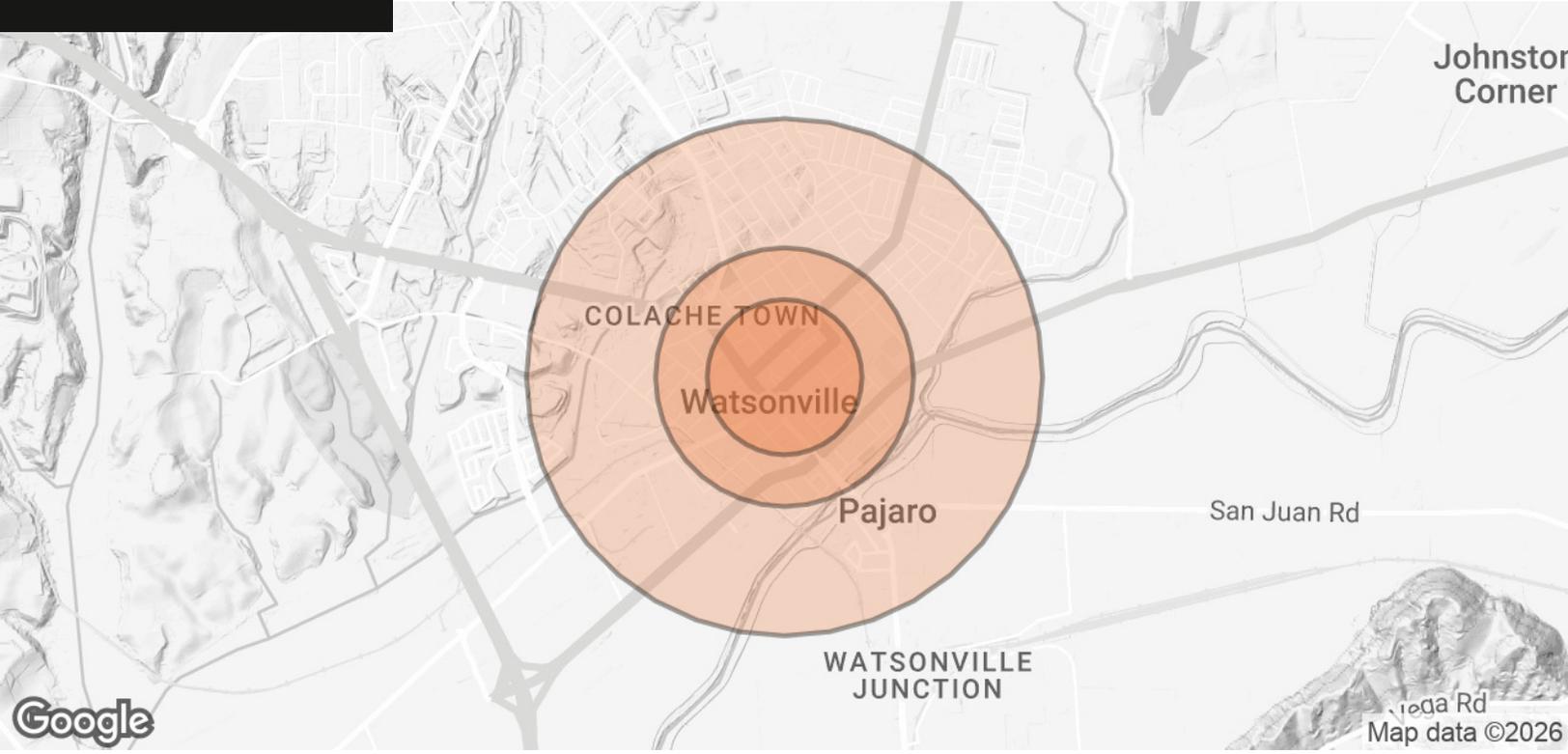
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,248	11,192	25,237
<b>AVERAGE AGE</b>	35	34	36
<b>AVERAGE AGE (MALE)</b>	35	34	35
<b>AVERAGE AGE (FEMALE)</b>	34	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	659	2,851	6,742
<b># OF PERSONS PER HH</b>	3.4	3.9	3.7
<b>AVERAGE HH INCOME</b>	\$77,512	\$86,043	\$95,774
<b>AVERAGE HOUSE VALUE</b>	\$622,805	\$654,655	\$704,917

*Demographics data derived from AlphaMap*



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