

Main Street Retail Center

975 - 999 - 1075 Main St, Watsonville CA 95076

Exclusive New Build Retail Opportunity



THE SPACE

Location	975 - 999 - 1075 Main St, Watsonville , CA, 95076
COUNTY	Santa Cruz
Cross Street	Auto Center Dr
Traffic Count	22,000



Suite	Tenant	Floor	Square Feet	Notes
975 - 1	Chipotle	1st	2800	With Drive thru
999 - 1	the Habit Burger Grill	1st	2400	
999 - 2	Jersey Mikes	1st	1226	
999 - 3	The Joint	1st	1164	
999 - 6	Spectrum	1st	2500	
1075 - 1	Starbucks	1st	2200	With Drive Thru
999 - 4	VACANT		1164	
999 - 5	VACANT		1164	
1075 2 - 5	VACANT		5400	Divisible space to approx. 1350+ each

PROPERTY FEATURES

GLA (SF)	20,000
LAND ACRES	3
YEAR BUILT	2023
ZONING TYPE	C
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	140
PARKING RATIO	143/1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

TENANT INFORMATION

MAJOR TENANT/S	Starbucks, Chipotle, the Habit Burger Grill, Spectrum, Jersey Mike's
LEASE TYPE	NNN







VICINITY MAP
NOT TO SCALE

SITE DATA

ZONING	
APN	018-261-14 018-261-29
EXIST. / PROPOSED USE	RETAIL / RESTAURANT
EXISTING ZONING CT (THOROUGHFARE COMMERCIAL)	
SITE AREA	
GROSS SITE AREA	(± 3.05 AC) ±132,858 SF
BUILDING DATA	
BUILDING AREA:	
BUILDING 1	±2,800 SF
BUILDING 2	±9,600 SF
BUILDING 3	±7,600 SF
TOTAL BUILDING AREA	±20,000 SF
PARKING DATA	
PARKING REQUIRED:	
RESTAURANT (18,000 SF)	153 STALLS (8.5/1000 SF)
RETAIL (2,000 SF)	5 STALLS
REQUIRED PARKING	158 STALLS
PARKING PROVIDED:	
STANDARD STALLS	142 STALLS
ADA STALLS	6 STALLS
DRIVE THRU QUEUING	15 CARS
TOTAL PARKING PROVIDED	163 STALLS
PARKING RATIO:	
	7.4 / 1000 SF (STALLS ONLY)
	8.15 / 1000 SF (STALLS & DRIVE THROUGH QUEUING)
REQUIRED SETBACKS	
FRONT	15'
SIDE	NONE
REAR	10'
DRIVE THRU LANE	20' FROM FACE OF CURB OF STREET FRONTAGE
SITE LAYOUT	
STANDARD STALL	9'x19'
COMPACT STALL	8'x16' (30% MAX.)
DRIVE AISLE WIDTH	24' (MIN.)
FIRE LANE	20' (MIN.)
LANDSCAPE	
LANDSCAPE & BIO RETENTION AREA	±31,150 SF or 23.4% GFA
NOTES:	
<ul style="list-style-type: none"> PARKING REDUCTION PER WMC SECTION 14-17.108(b) - 15% REDUCTION OF REQUIRED STALLS LANDSCAPING - 20% MIN. FINGER PLANTER EVERY 6 STALLS - REPLACED WITH DIAMOND PLANTER EVERY 3 STALLS CAR STACKING WILL BE COUNTED TO THE PROVIDED PARKING ONLY 1 MENU BOARD WILL BE PERMITTED 30SF MAX. 35' MAX. BLDG. HEIGHT 	



LEGEND:

- OPEN
- SIGNED LEASE
- LEASE NEGOTIATIONS
- LOI NEGOTIATIONS
- TENANT RESEARCH / MARKET ANALYSIS
- AVAILABLE

**975-1075 MAIN STREET
MERCH PLAN**

SWC MAIN ST. (HWY 152) & AUTO CENTER DR., WATSONVILLE, CA
UPDATED 10-19-23

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,043	60,928	76,150
2010 Population	28,189	65,636	80,839
2023 Population	29,134	65,798	81,297
2028 Population	29,064	65,292	80,631
2023 African American	176	364	441
2023 American Indian	803	1,738	2,087
2023 Asian	909	1,892	2,334
2023 Hispanic	24,550	54,460	64,391
2023 Other Race	15,440	34,727	41,073
2023 White	5,645	14,426	19,955
2023 Multiracial	6,132	12,591	15,332
2023-2028: Population: Growth Rate	-0.25 %	-0.75 %	-0.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	519	1,004	1,234
\$15,000-\$24,999	447	1,244	1,384
\$25,000-\$34,999	649	1,282	1,507
\$35,000-\$49,999	829	1,713	2,009
\$50,000-\$74,999	1,555	3,388	3,999
\$75,000-\$99,999	1,099	2,791	3,405
\$100,000-\$149,999	1,260	3,213	4,005
\$150,000-\$199,999	468	1,213	1,680
\$200,000 or greater	908	1,913	2,831
Median HH Income	\$72,026	\$76,657	\$80,171
Average HH Income	\$105,123	\$105,523	\$113,324

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,514	15,916	20,785
2010 Total Households	7,253	17,018	21,088
2023 Total Households	7,733	17,761	22,054
2028 Total Households	7,768	17,737	22,011
2023 Average Household Size	3.67	3.64	3.62
2000 Owner Occupied Housing	2,548	7,889	10,757
2000 Renter Occupied Housing	3,805	7,541	8,703
2023 Owner Occupied Housing	2,829	8,362	11,340
2023 Renter Occupied Housing	4,904	9,399	10,714
2023 Vacant Housing	266	557	1,464
2023 Total Housing	7,999	18,318	23,518
2028 Owner Occupied Housing	2,921	8,538	11,545
2028 Renter Occupied Housing	4,847	9,200	10,466
2028 Vacant Housing	289	657	1,585
2028 Total Housing	8,057	18,394	23,596
2023-2028: Households: Growth Rate	0.45 %	-0.15 %	-0.20 %



Source: esri

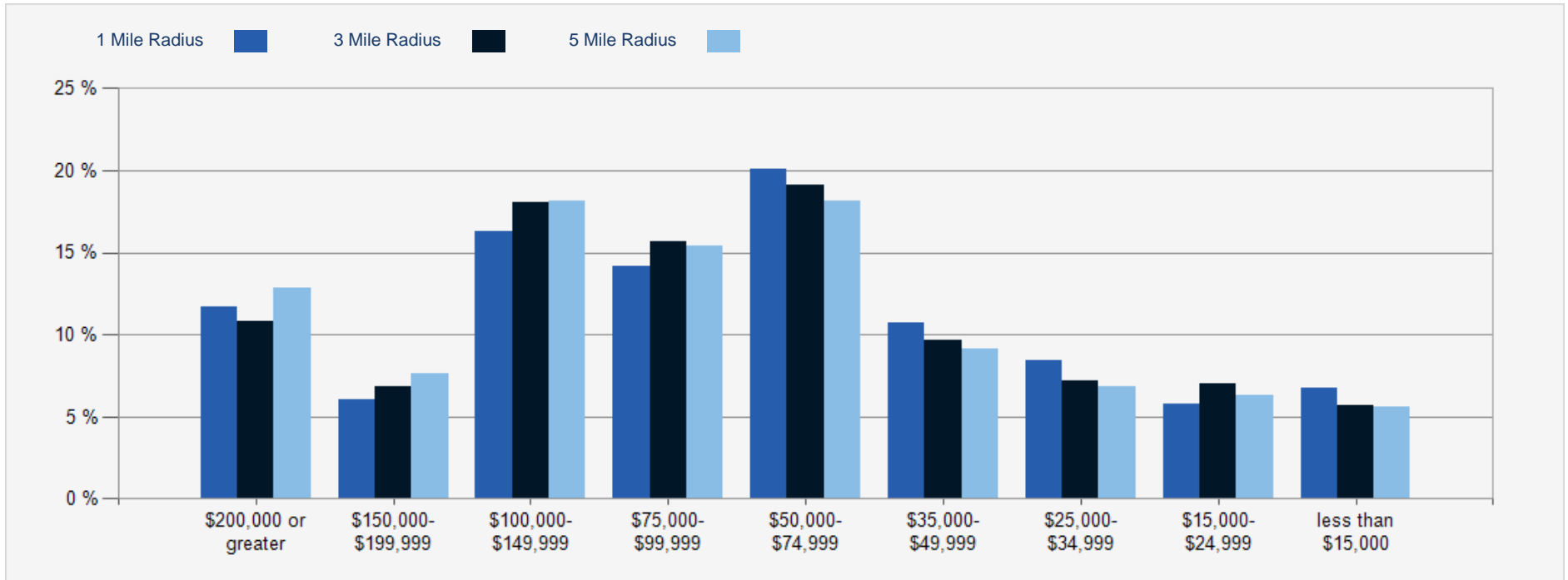
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,519	5,473	6,586
2023 Population Age 35-39	2,191	4,727	5,815
2023 Population Age 40-44	1,896	4,185	5,127
2023 Population Age 45-49	1,547	3,500	4,363
2023 Population Age 50-54	1,455	3,386	4,287
2023 Population Age 55-59	1,265	2,942	3,910
2023 Population Age 60-64	1,223	2,995	4,025
2023 Population Age 65-69	985	2,517	3,315
2023 Population Age 70-74	608	1,810	2,520
2023 Population Age 75-79	358	1,188	1,627
2023 Population Age 80-84	239	752	987
2023 Population Age 85+	308	796	1,001
2023 Population Age 18+	20,075	46,254	57,886
2023 Median Age	30	31	32

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,687	\$73,026	\$75,548
Average Household Income 25-34	\$93,886	\$96,080	\$100,082
Median Household Income 35-44	\$79,571	\$86,275	\$91,431
Average Household Income 35-44	\$115,825	\$119,843	\$127,990
Median Household Income 45-54	\$89,232	\$91,838	\$96,025
Average Household Income 45-54	\$127,111	\$125,508	\$133,169
Median Household Income 55-64	\$75,144	\$80,255	\$86,166
Average Household Income 55-64	\$110,920	\$112,239	\$123,749
Median Household Income 65-74	\$55,793	\$64,455	\$70,347
Average Household Income 65-74	\$87,071	\$92,359	\$101,626
Average Household Income 75+	\$74,952	\$70,448	\$78,359

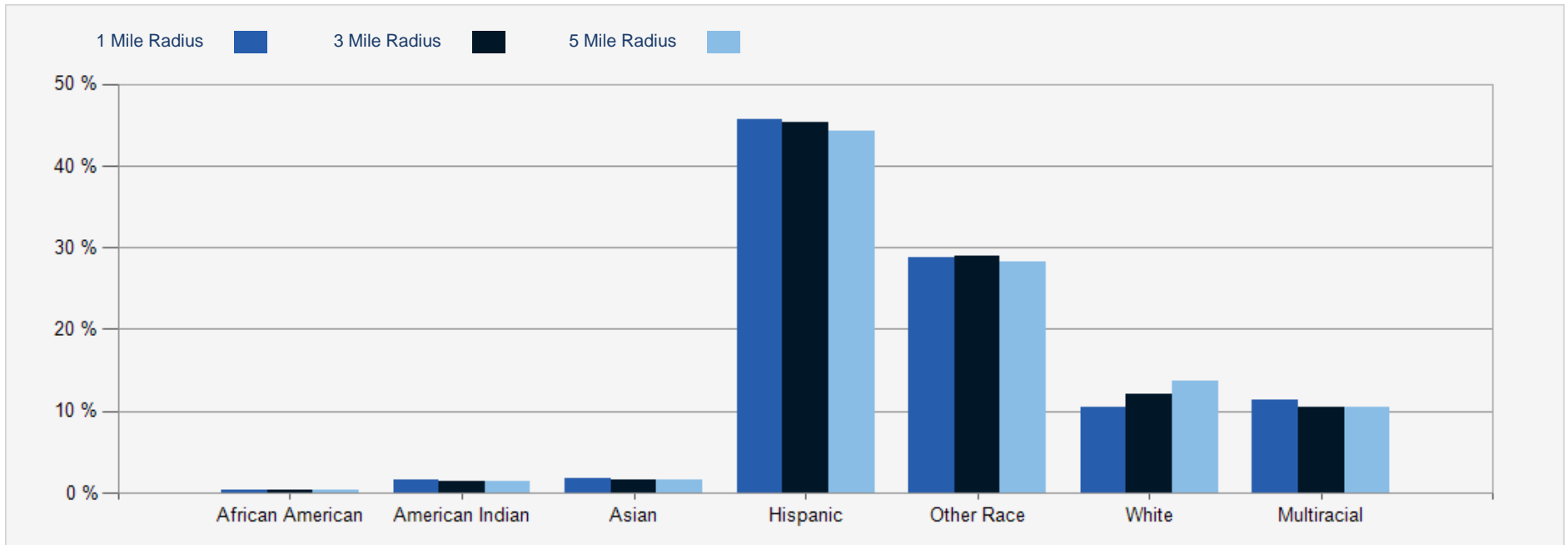
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,400	4,931	5,874
2028 Population Age 35-39	2,351	5,106	6,244
2028 Population Age 40-44	2,006	4,398	5,511
2028 Population Age 45-49	1,746	3,974	4,922
2028 Population Age 50-54	1,390	3,213	4,059
2028 Population Age 55-59	1,284	3,109	4,029
2028 Population Age 60-64	1,080	2,600	3,442
2028 Population Age 65-69	1,007	2,527	3,360
2028 Population Age 70-74	762	2,107	2,819
2028 Population Age 75-79	471	1,460	2,007
2028 Population Age 80-84	299	935	1,287
2028 Population Age 85+	318	867	1,108
2028 Population Age 18+	20,178	46,242	57,855
2028 Median Age	31	33	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,848	\$81,729	\$84,072
Average Household Income 25-34	\$110,063	\$111,188	\$115,628
Median Household Income 35-44	\$91,627	\$97,980	\$103,979
Average Household Income 35-44	\$135,846	\$138,276	\$147,648
Median Household Income 45-54	\$97,877	\$101,197	\$105,048
Average Household Income 45-54	\$141,483	\$141,626	\$150,270
Median Household Income 55-64	\$83,289	\$88,489	\$96,128
Average Household Income 55-64	\$126,638	\$128,413	\$141,105
Median Household Income 65-74	\$66,770	\$76,986	\$81,905
Average Household Income 65-74	\$104,328	\$109,719	\$120,292
Average Household Income 75+	\$87,617	\$84,790	\$95,550

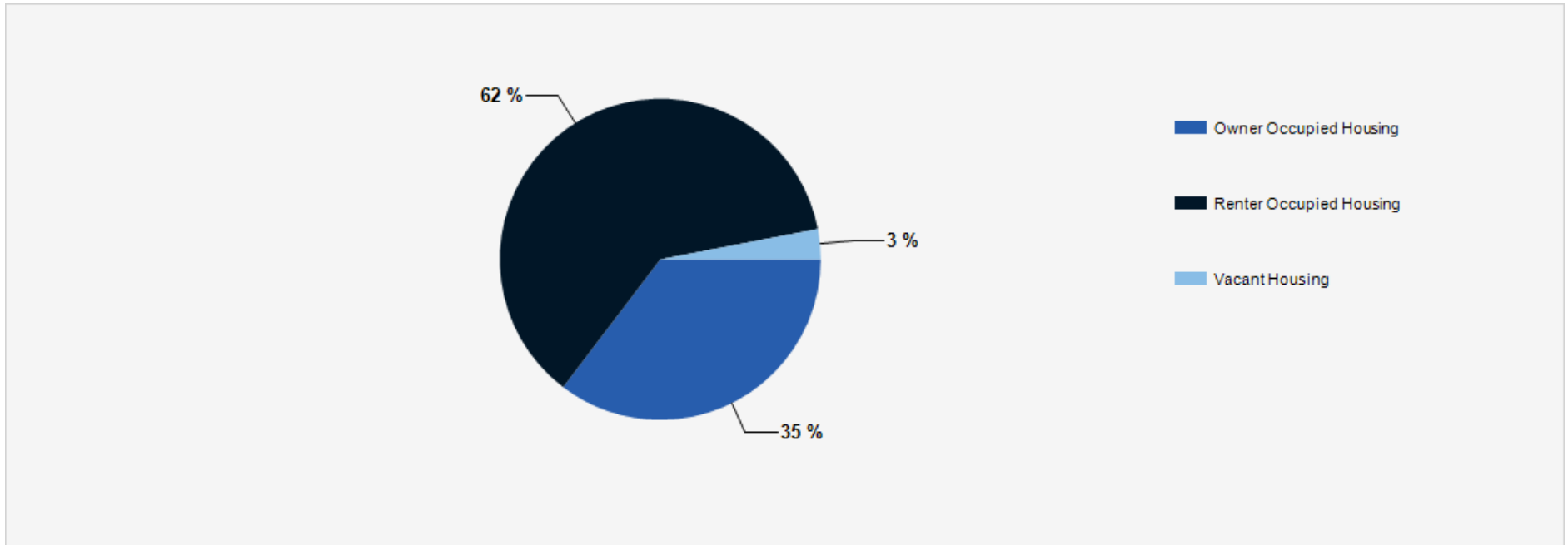
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

