

# Prunedale Shopping Center



## PRUNEDALE SHOPPING CENTER & MEDICAL CENTER San Miguel Cyn. Rd & Moro Rd., Prunedale CA

Grocery Outlet • CVS Pharmacy • O'Reilly Auto parts  
Comerica Bank • Subway • Burger King • Shops  
Monterey County Library • Medical & Dental Office • Veterinary

**Est. Population: 28,144, Traffic Volume 25,400 per day**  
**Est. Avg. Household Income: \$86,423**  
**Est. Median Household Income: \$68,744**

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**Shaw Commercial**  
**3 Quail Run Cir., Suite 103, Salinas, CA 93907**

**Tim (Beau) Oxsen, Broker**  
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**FAX**

**[beau@shaw-development.com](mailto:beau@shaw-development.com)**  
**DRE #01871028**

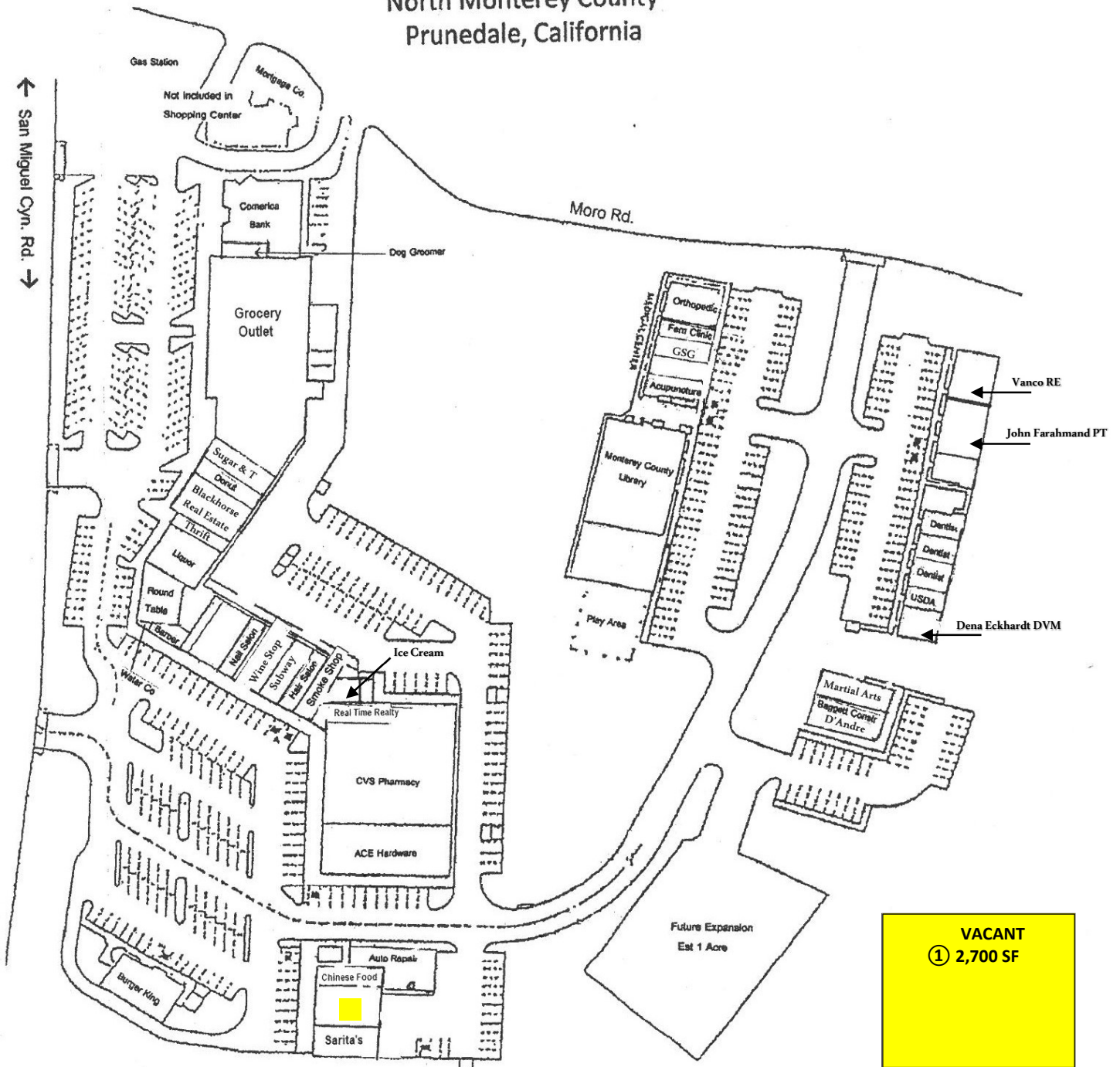
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# SITE PLAN

## Prunedale Shopping Center

### North Monterey County

### Prunedale, California



← South Hwy 101 North →





### PRUNEDALE SHOPPING CENTER TENANTS

A100 COMERICA BANK 5,175 SF  
 A105 WAGS TO RICHES 520 SF  
 A110 GROCERY OUTLET 17,048 SF

B100 SUGAR & T BOUTIQUE 1,170 SF  
 B110 PRUNEDALE DONUTS & BAKERY 1,170 SF  
 B120, B130 BLACKHORSE REAL ESTATE 2076 SF  
 B140 CHERYL'S THRIFTY TREASURES 1,188 SF  
 B150 TOM'S LIQUORS 2,464 SF  
 B160 ROUND TABLE PIZZA 1,960 SF  
 B170 PRUNEDALE BEAUTY & BARBER 550 SF  
 B180 MONTEREY WATER COMPANY N/A SF

C100 **Leased** 2,580 SF  
 C110 CREATIVE NAILS 720 SF  
 C120 101 WINE STOP 1,800 SF  
 C130 SUBWAY 1,200 SF  
 C140 BLISS 900 SF  
 C150 SMOKE SHOP 900 SF

D100 SMOOTHIE, ICE CREAM & JUICE BAR 1,147 SF  
 D115 REAL TIME REALTY 1,747 SF  
 D120 CVS PHARMACY 12,000 SF  
 D130 **O'Reilly Auto Parts** 6,000 SF

E100 RICHARD VALENTINE - ACUPUNCTURE 1,080  
 E110 Therapy 1,080 SF  
 E120 GSG PROTECTIVE SERVICES 540 SF  
 E130 CHERYL FERNANDEZ - FAMILY CLINIC 675 SF  
 E140-E150 DON WILLIAMS, MD 1,085 SF

F100 MONTEREY COUNTY LIBRARY 7,200 SF

### School and Day Care

G100 VANCO REALTY 1,400 SF  
**Medical** 2,650 SF G130 **Medical** 1,000  
 SFH100, H110, H120 ARIANA M. LALINDE-VASQUEZ, DDS 2,600 SF H130 U.S.D.A. 695 SF  
 H140 DENA ECKHARDT, DVM 1,200 SF

J100 DICK'S AUTOMOTIVE 2,902 SF  
 J110 JIM'S CHINESE FOOD 936 SF  
**J120 VACANT 2,700 SF**  
 J140, J150 SARITA'S RESTAURANT 1,720 SF

K100 HKM II - BURGER KING 2,570 SF

R150 BAGGETT CONSTRUCTION 2,400 SF  
 R200 D'ANDRE ATTORNEY 1,500 SF R212  
 MARTIAL ARTS INSTITUTE 1,500 SF

The accuracy of all information, regardless of source, and square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

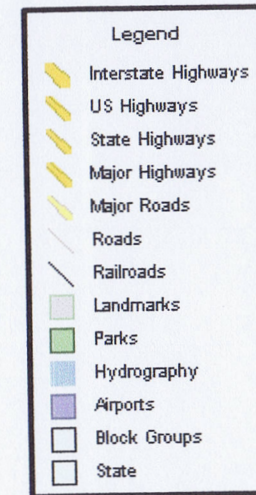
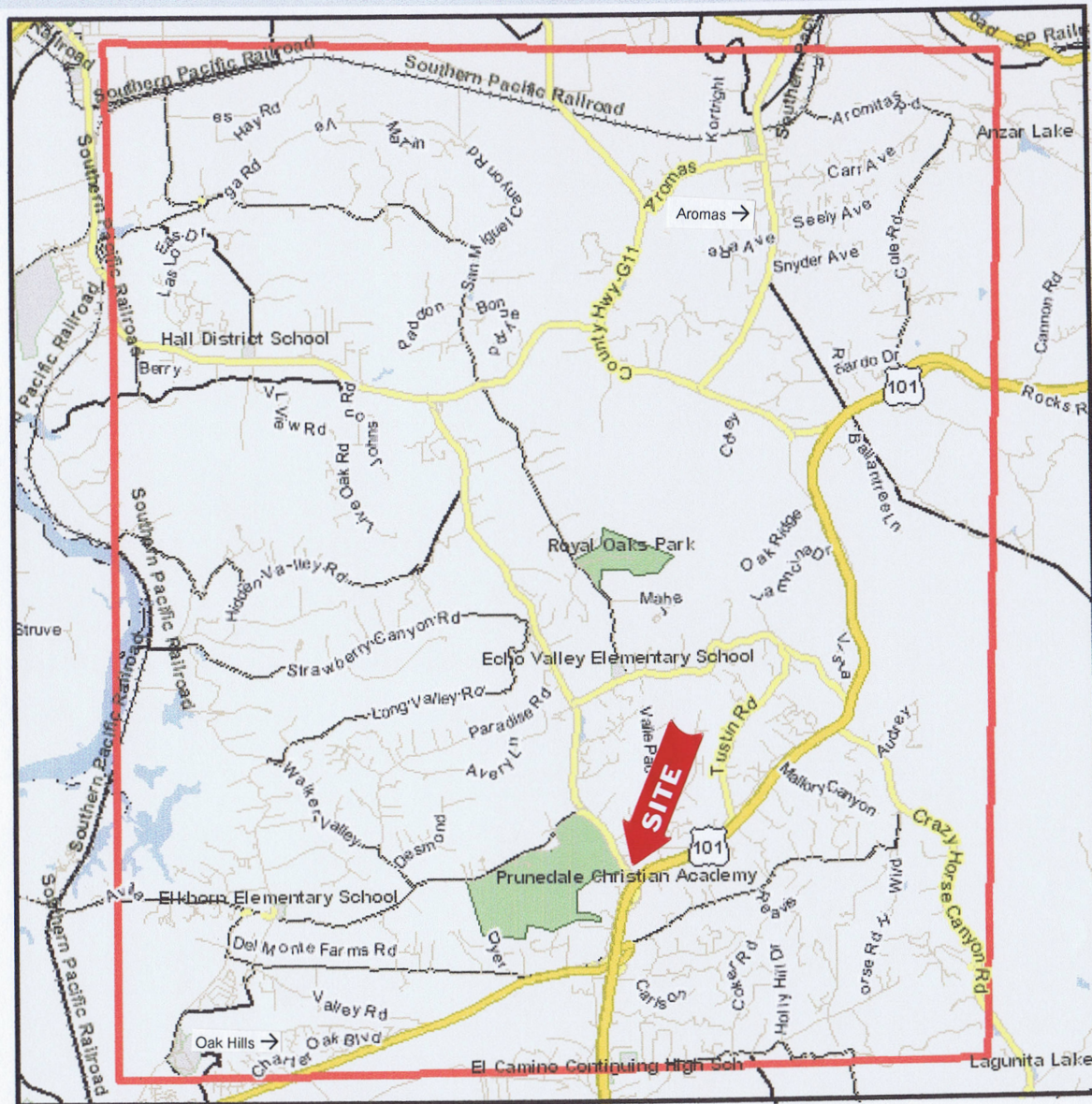


# Area Map

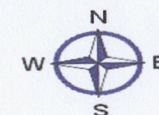
Trade Area Prunedale, CA

Trade Area,

Polygon - See Appendix for Points



0 miles 0.93 1.86





## Demographic Summary Report

### Prunedale Shopping Center

7901-8093 San Miguel Canyon Rd, Salinas, CA 93907

Building Type: **General Retail**

Year Built: **1975**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	2,895		14,403		30,024	
2018 Estimate	2,817		14,031		29,230	
2010 Census	2,645		13,245		27,513	
Growth 2018 - 2023	2.77%		2.65%		2.72%	
Growth 2010 - 2018	6.50%		5.93%		6.24%	
2018 Population by Hispanic Origin	1,159		6,014		15,464	
2018 Population	2,817		14,031		29,230	
White	2,439	86.58%	12,158	86.65%	25,322	86.63%
Black	42	1.49%	202	1.44%	466	1.59%
Am. Indian & Alaskan	60	2.13%	284	2.02%	763	2.61%
Asian	142	5.04%	693	4.94%	1,345	4.60%
Hawaiian & Pacific Island	11	0.39%	67	0.48%	121	0.41%
Other	124	4.40%	626	4.46%	1,214	4.15%
U.S. Armed Forces	0		1		1	
Households						
2023 Projection	973		4,732		9,408	
2018 Estimate	951		4,628		9,190	
2010 Census	912		4,465		8,814	
Growth 2018 - 2023	2.31%		2.25%		2.37%	
Growth 2010 - 2018	4.28%		3.65%		4.27%	
Owner Occupied	733	77.08%	3,569	77.12%	6,570	71.49%
Renter Occupied	218	22.92%	1,059	22.88%	2,620	28.51%
2018 Households by HH Income	952		4,628		9,191	
Income: <\$25,000	80	8.40%	447	9.66%	1,114	12.12%
Income: \$25,000 - \$50,000	135	14.18%	718	15.51%	1,612	17.54%
Income: \$50,000 - \$75,000	220	23.11%	1,078	23.29%	2,127	23.14%
Income: \$75,000 - \$100,000	170	17.86%	688	14.87%	1,341	14.59%
Income: \$100,000 - \$125,000	169	17.75%	658	14.22%	1,035	11.26%
Income: \$125,000 - \$150,000	57	5.99%	307	6.63%	629	6.84%
Income: \$150,000 - \$200,000	40	4.20%	408	8.82%	780	8.49%
Income: \$200,000+	81	8.51%	324	7.00%	553	6.02%
2018 Avg Household Income	\$98,200		\$96,555		\$91,124	
2018 Med Household Income	\$81,029		\$77,580		\$71,426	

## Demographic Detail Report

Prunedale Shopping Center						
7901-8093 San Miguel Canyon Rd, Salinas, CA 93907						
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Hawaiian & Pacific Island	11	0.39%	67	0.48%	121	0.41%
Other	124	4.40%	626	4.46%	1,214	4.15%
Population by Hispanic Origin	2,817		14,031		29,230	
Non-Hispanic Origin	1,657	58.82%	8,016	57.13%	13,765	47.09%
Hispanic Origin	1,160	41.18%	6,014	42.86%	15,465	52.91%
2018 Median Age, Male	40.50		39.80		36.20	
2018 Average Age, Male	39.70		39.50		37.30	
2018 Median Age, Female	42.90		42.60		38.50	
2018 Average Age, Female	40.90		40.90		38.80	
2018 Population by Occupation Classification	2,259		11,240		22,856	
Civilian Employed	1,281	56.71%	6,440	57.30%	13,260	58.02%
Civilian Unemployed	121	5.36%	571	5.08%	1,072	4.69%
Civilian Non-Labor Force	857	37.94%	4,228	37.62%	8,523	37.29%
Armed Forces	0	0.00%	1	0.01%	1	0.00%
Households by Marital Status						
Married	589		2,914		5,574	
Married No Children	375		1,849		3,248	
Married w/Children	214		1,065		2,326	
2018 Population by Education	2,038		10,080		20,128	
Some High School, No Diploma	295	14.47%	1,741	17.27%	4,747	23.58%
High School Grad (Incl Equivalency)	442	21.69%	2,382	23.63%	4,812	23.91%
Some College, No Degree	726	35.62%	3,451	34.24%	6,271	31.16%
Associate Degree	105	5.15%	480	4.76%	938	4.66%
Bachelor Degree	311	15.26%	1,315	13.05%	2,184	10.85%
Advanced Degree	159	7.80%	711	7.05%	1,176	5.84%

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2018 Avg Household Income	\$98,200		\$96,555	
2018 Med Household Income	\$81,029		\$77,580	
2018 Occupied Housing	951		4,628	
Owner Occupied	733	77.08%	3,569	77.12%
Renter Occupied	218	22.92%	1,059	22.88%
2010 Housing Units	907		4,406	
1 Unit	897	98.90%	4,288	97.32%
2 - 4 Units	9	0.99%	87	1.97%
5 - 19 Units	1	0.11%	31	0.70%
20+ Units	0	0.00%	0	0.00%
2018 Housing Value	732		3,569	
<\$100,000	7	0.96%	33	0.92%
\$100,000 - \$200,000	2	0.27%	7	0.20%
\$200,000 - \$300,000	12	1.64%	72	2.02%
\$300,000 - \$400,000	206	28.14%	918	25.72%
\$400,000 - \$500,000	180	24.59%	754	21.13%
\$500,000 - \$1,000,000	322	43.99%	1,758	49.26%
\$1,000,000+	3	0.41%	27	0.76%
2018 Median Home Value	\$477,221		\$500,142	
2018 Housing Units by Yr Built	980		4,783	
Built 2010+	22	2.24%	125	2.61%
Built 2000 - 2010	59	6.02%	209	4.37%
Built 1990 - 1999	97	9.90%	531	11.10%
Built 1980 - 1989	200	20.41%	877	18.34%
Built 1970 - 1979	245	25.00%	1,355	28.33%
Built 1960 - 1969	180	18.37%	783	16.37%
Built 1950 - 1959	88	8.98%	427	8.93%
Built <1949	89	9.08%	476	9.95%
2018 Median Year Built	1974		1974	
			1975	