

FOR LEASE

PAJARO HILLS SHOPPING CENTER

Watsonville, CA 95076



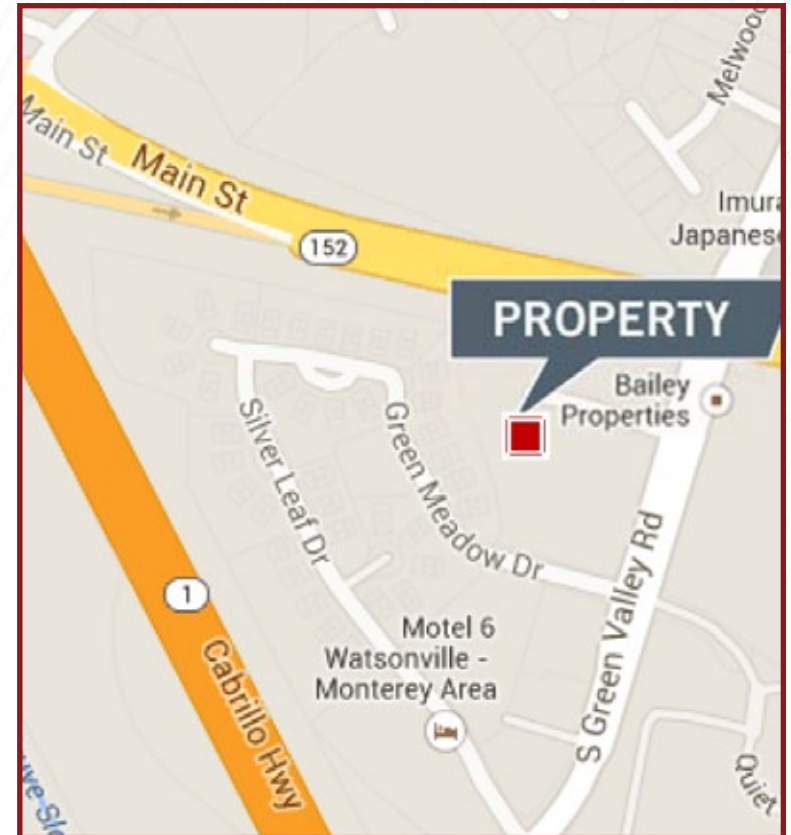
1095 GREEN VALLEY ROAD

PROPERTY HIGHLIGHTS

- Located at Busy Intersection—Green Valley Road & Main Street
- Retail Hub consisting of Five Centers - Serves South Santa Cruz County, North Monterey County and West San Benito County
- Target Nearby
- Tenants at Pajaro Hills Shopping Center include: Wells Fargo, Verizon Wireless, Big 5, Jack in the Box, Dollar Tree, Baskin Robbins, Firestone Tires, Subway and Animal Hospital of Watsonville

TERMS

±1,716 RSF - \$2.50 PSF + NNN (\$0.95)



SITE PLAN



AERIAL | SITE



AERIAL



WATSONVILLE RETAIL AERIAL



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	14,843	64,480	82,268
Households	3,881	16,763	21,950
Families	3,210	13,176	17,145
Average Household Size	3.79	3.80	3.70
Owner Occupied Housing Units	2,189	7,755	11,277
Renter Occupied Housing Units	1,692	9,009	10,673
Median Age	29.1	29.3	30.4
Census 2020 Summary			
Population	15,486	65,872	83,580
Households	4,056	17,684	23,018
Average Household Size	3.78	3.65	3.57
2024 Summary			
Population	15,172	64,230	81,604
Households	4,001	17,436	22,694
Families	3,222	13,216	17,108
Average Household Size	3.76	3.61	3.53
Owner Occupied Housing Units	2,191	7,717	11,327
Renter Occupied Housing Units	1,810	9,719	11,367
Median Age	33.6	34.9	36.1
Median Household Income	\$88,976	\$80,598	\$87,025
Average Household Income	\$121,704	\$106,948	\$117,118
2029 Summary			
Population	14,957	63,250	80,418
Households	3,988	17,358	22,594
Families	3,212	13,160	17,037
Average Household Size	3.72	3.57	3.50
Owner Occupied Housing Units	2,228	7,851	11,500
Renter Occupied Housing Units	1,760	9,507	11,095
Median Age	34.2	35.1	36.4
Median Household Income	\$103,971	\$96,214	\$103,470
Average Household Income	\$146,795	\$128,715	\$139,930
Trends: 2023-2028 Annual Rate			
Population	-0.29%	-0.31%	-0.29%
Households	-0.07%	-0.09%	-0.09%
Families	-0.06%	-0.08%	-0.08%
Owner Households	0.34%	0.34%	0.30%
Median Household Income	3.16%	3.61%	3.52%

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