







A photograph of the Hansen Towne Center building. The building has a modern design with a mix of tan, brown, and grey tones. A large glass entrance is centered, with a curved canopy above it. The number '407' is visible above the glass doors. Two young trees are planted in front of the building. The sky is clear and blue.

# Hansen Towne Center

407 Main Street, Watsonville, San Jose



-  37,750 Square Feet (Divisible to 20,000 SF)
-  Suite 101 - ±1,065 Square Feet  
Suite 102 - ±812 Square Feet
-  Downtown Watsonville
-  Over 300 parking spaces on site
-  Pylon Sign
-  Co-tenants - CVS, Ace Hardware, Auto Zone, Navigator School, and Togo's



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	25,948	65,021	81,980
Average HH Income	\$94,032	\$104,371	\$112,294
Daytime Population	11,463	26,847	30,337

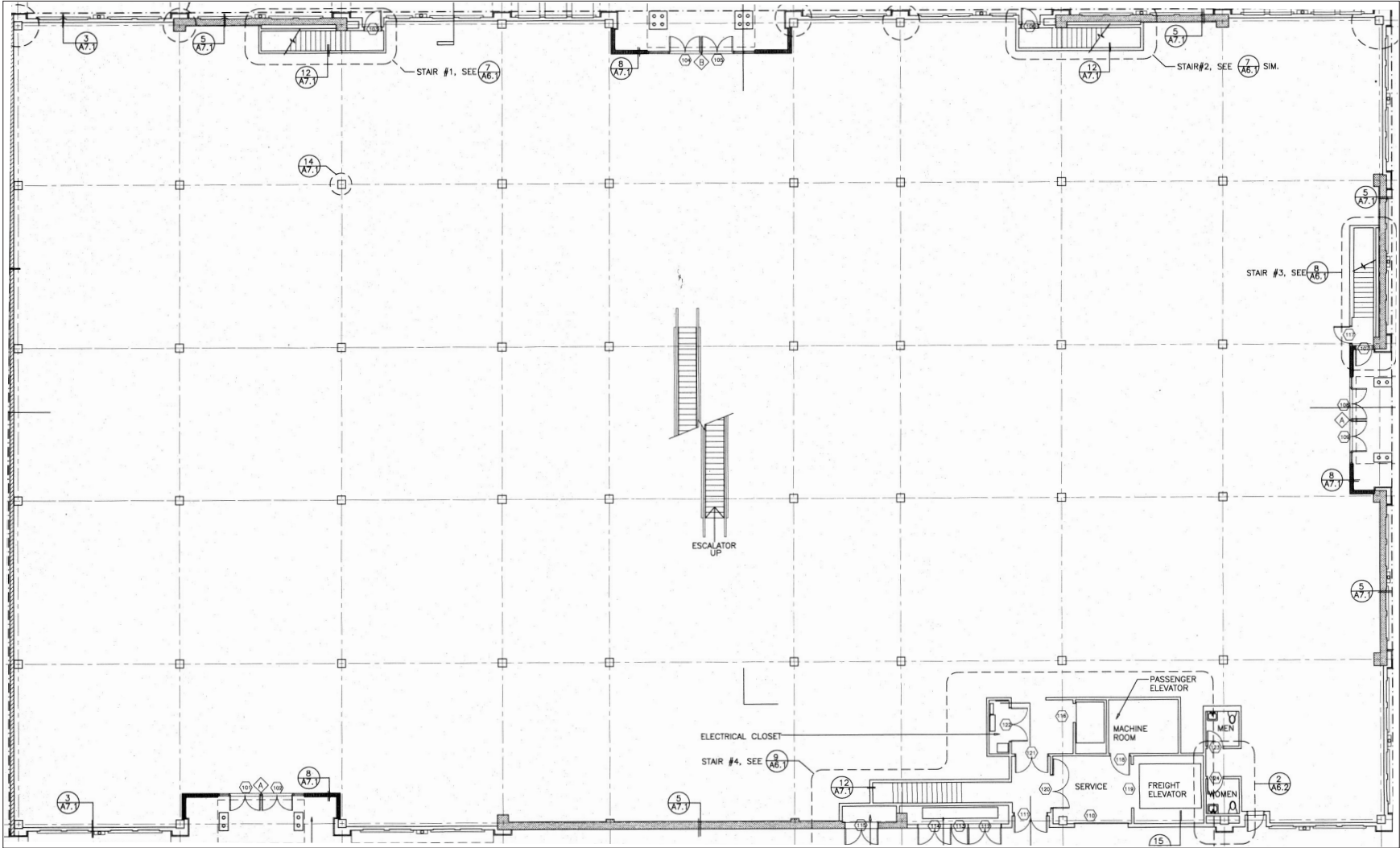
## TRAFFIC COUNTS

Main Street	25,650 ADT
West Beach Street	17,750 ADT
East Lake Avenue	24,000 ADT
West Riverside Drive	24,400 ADT

Source: 2022 Esri.



● AVAILABLE









# Site Aerial



Radcliff  
Elementary  
School

Goodwill

PLAZA  
VIGIL

Community  
Shopping Center

ENXISION  
FITNESS & NUTRITION

Auto  
Zone

ACE  
Hardware

TOGO'S

407

CVS  
pharmacy

Watsonville  
City Plaza

Greyhound  
Bus Station

W LAKE AVE 5,429 ADT

W BEACH ST 17,750 ADT

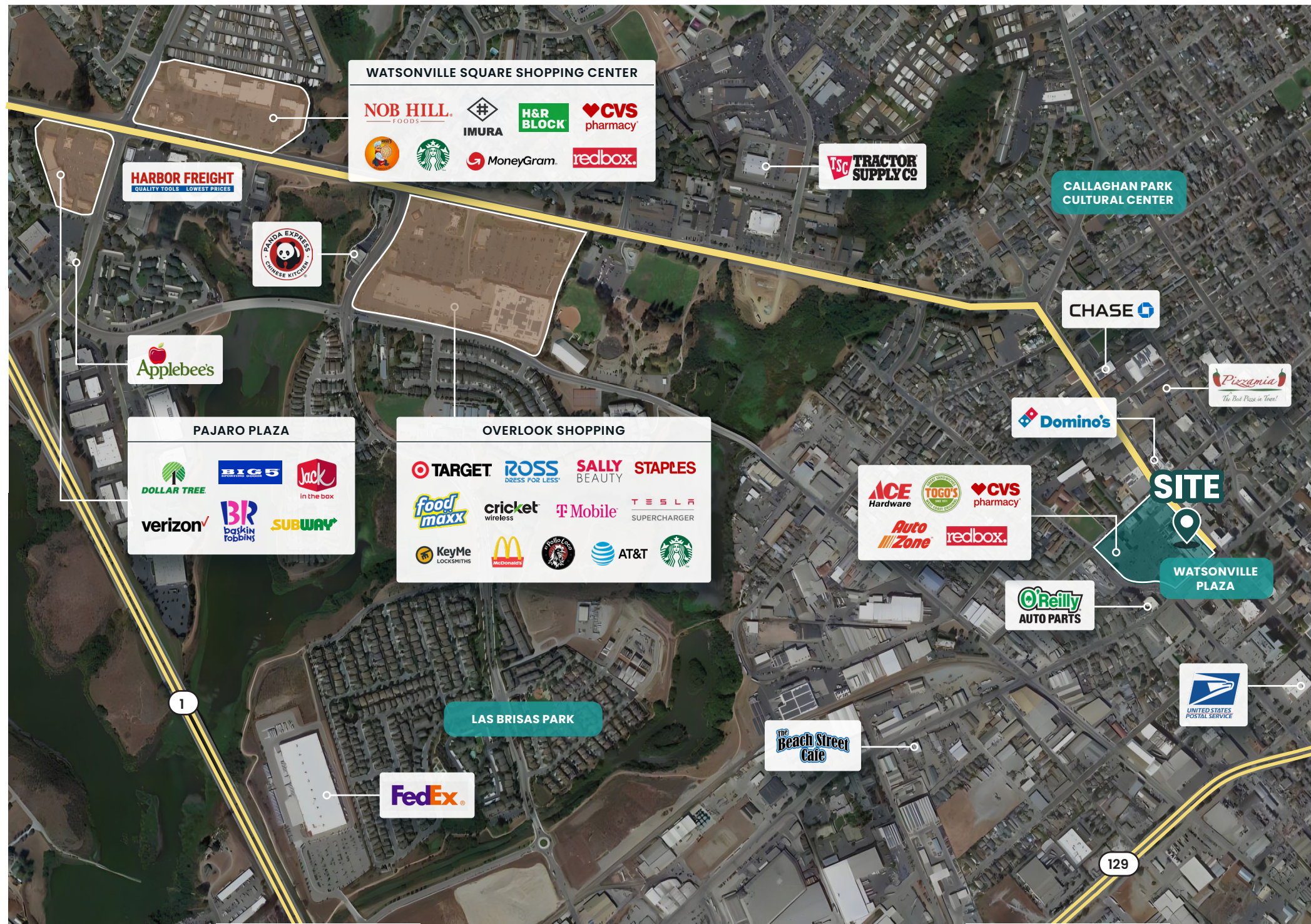
Via del  
Mar

O'Reilly  
AUTO PARTS

RODRIGUEZ ST 6,993 ADT

MAIN ST 25,650 ADT





**WATSONVILLE SQUARE SHOPPING CENTER**

**NOB HILL FOODS**  **H&R BLOCK** 

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**PANDA EXPRESS**  
CHINESE KITCHEN

**TSC TRACTOR SUPPLY CO.**

**CALLAGHAN PARK CULTURAL CENTER**

**Applebee's**

**CHASE**

**Pizzanias**  
The Best Pizza in Town!

**PAJARO PLAZA**

**OVERLOOK SHOPPING**

**Domino's**

**SITE**

**WATSONVILLE PLAZA**

**O'Reilly AUTO PARTS**

**UNITED STATES POSTAL SERVICE**

**LAS BRISAS PARK**

**The Beach Street Cafe**

**FedEx**



# Hansen Towne Center

407 Main Street, Watsonville, CA

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