



# PRUNETREE CENTER



FOR LEASE

Safeway & CVS Anchored with Co-Tenants Including Starbucks, McDonald's, Auto Zone & Taco Bell

VIERRA CANYON RD & HWY 101, PRUNEDALE, CA 93907

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LIC N° 01125699

#### LETTY BUGARIN

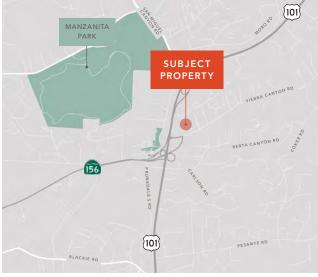
Atlas Premier Properties 831.999.8877

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LIC N° 01978668







#### **PROPERTY HIGHLIGHTS**

Plans for parking lot and landscaping renovation

Office space available

Visibility from Hwy 101

Easy access to Hwy 101 and SR 156

#### **TRAFFIC COUNTS**

2023 Annual Daily Traffic Count

VIERRA CANYON RD & HWY 101 64,865

VIERRA CANYON RD & HWY 156 30,568

#### **ANCHORED TENANTS**













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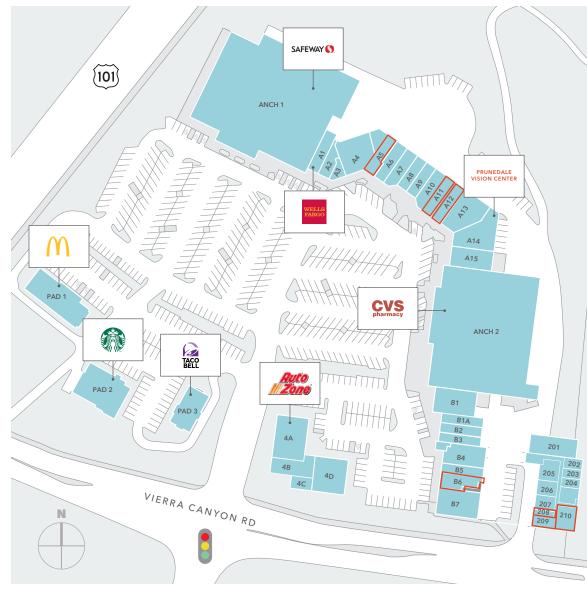


### PRUNETREE CENTER

#### **TENANTS**

Bldg	Tenant	SF
ANCH 1	Safeway	35,722
ANCH 2	CVS Pharmacy	31,472
A1	Master Cleaners	1,226
A2-3	Wells Fargo	1,425
A4	Anytime Fitness	3,343
A5	Available	1,279
A6	Sunshine Donuts	1,206
A7	Country Jeweler	1,290
A8	The Income Statement	1,026
A9	Foot Spa	1,026
A10	Il Capriccio di Alexa's	1,290
A11	Available	1,072
A12	Available	1,340
A13	Ichiban Sushi	2,814
A14	Prunedale Vision Center	3,032
A15	Ay Caramba Mexican	2,077
	Restaurant	
B1	J.V. Liquor & Deli	2,668
		2,668
	J.V. Liquor & Deli	2,668
B1A & B2	J.V. Liquor & Deli Central Coast Dental Care	2,668
B1A & B2	J.V. Liquor & Deli Central Coast Dental Care Gina's Hair Salon	2,668 2,044 1,009

Bldg	Tenant	SF
В7	Mountain Mike's	2,818
201	Office (Leased)	2,417
202	Office (Leased)	584
203	Office (Leased)	520
204	Office (Leased)	610
205	Office (Leased)	1,217
206	Office (Leased)	889
207	DeSilva Gates Const. LLC	889
208	Available (Office)	1,078
	,	_
209	Available (Office)	680
209		680 930
	Available (Office)	
210	Available (Office)  Available (Office)	930
210 PAD 4A PAD 4B	Available (Office) Available (Office) AutoZone	<b>930</b> 3,381
210 PAD 4A PAD 4B & 4C	Available (Office) Available (Office) AutoZone Commercial Kitchen	<b>930</b> 3,381 2,431
210 PAD 4A PAD 4B & 4C PAD 4D	Available (Office) Available (Office) AutoZone Commercial Kitchen Norma's	<b>930</b> 3,381 2,431 3,000
210 PAD 4A PAD 4B & 4C PAD 4D PAD 1	Available (Office) Available (Office) AutoZone Commercial Kitchen Norma's McDonald's	930 3,381 2,431 3,000 4,313
PAD 4A PAD 4B & 4C PAD 4D PAD 1 PAD 2	Available (Office) Available (Office) AutoZone Commercial Kitchen Norma's McDonald's Starbucks	930 3,381 2,431 3,000 4,313 2,500



Data Source: ©2023, Sites USA

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# **DEMOGRAPHICS**

#### **SUMMARY**

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	1,960	13,624	37,160
ESTIMATED HOUSEHOLDS	647	4,511	11,414
AVERAGE HOUSEHOLD SIZE	3.0	3.0	3.2
OWNER OCCUPIED UNITS	477	3,536	7,492
RENTER OCCUPIED UNITS	170	975	3,922
AVERAGE AGE	40.7	40.3	36.5

#### **DAYTIME EMPLOYMENT**

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	142	404	788
TOTAL EMPLOYEES	618	2,109	7,739
EMPLOYEE POPULATION/ BUSINESS	4.4	5.2	9.8

#### **CONSUMER SPENDING**

	1 Mile	3 Miles	5 Miles
TOTAL ANNUAL HH EXPENDITURE	\$59.85 M	\$399.4 M	\$944.27 M
MONTHLY HH EXPENDITURE	\$7,712	\$7,379	\$6,894

Data Source: ©2023, Sites USA

#### **HOUSEHOLDS BY INCOME**

	1 Mile	3 Miles	5 Miles
<\$25,000	43	336	977
\$25,000 - \$50,000	65	471	2,993
\$50,000 - \$75,000	119	714	2,002
\$75,000 - \$100,000	134	684	1,641
\$100,000 - \$125,000	66	487	1,395
\$125,000 - \$150,000	42	410	852
\$150,000 - \$200,000	31	398	1,086
\$200,000 +	142	1,011	1,818
Median HH Income	\$91,761	\$104,789	\$93,796
Average HH Income	\$151,698	\$138,942	\$126,318

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