



Overlook I Shopping Center

1439-1443 Main Street
Watsonville, CA 95076



For Additional information, contact Exclusive Agent:

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Vice President

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Biagini Properties, Inc.

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Sunnyvale, CA 94087

www.biaginiproperties.com

Rev. July 17, 2024



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Great location at Main entrance off of Ohlone Parkway and signalized Intersection on Highway 152 (Main Street). Shop space in a 270,000 SF power center with over 38 tenants on 25 acres. Primary shopping destination in Watsonville with high visibility and foot traffic in a busy intersection with high traffic counts at Main Street and Ohlone Parkway.

Location Description

Welcome to the vibrant neighborhood Power Center in Watsonville. A prime location for Retail/Street Retail tenants. Nestled in the heart of the city, the area offers a diverse mix of shopping, dining, and entertainment options, making it an ideal destination for businesses seeking high foot traffic. Nearby, the historic downtown district, the Pajaro Valley Historical Association, and the Green Valley Cinema provide a range of activities for locals and visitors alike. With a strong sense of community and a bustling atmosphere, this location presents a prime opportunity for retail businesses to thrive and become an integral part of the lively Watsonville scene.



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Offering Summary

Lease Rate:	\$3.95 SF/month
Estimated NNN Charges	\$1.42 SF/month - 2024
Number Of Units:	14
Available SF:	1,080 SF
Lot Size:	42,253 Acres
Building Size:	11,467 SF

All Spaces Are:

- Fire Sprinklered & 100% HVAC
- 100% Drop T-Bar Ceiling with 2' x 4' Drop-in Fluorescent Lights
- Separately Metered For: Water, HVAC, Electrical (200 Amp; 3 PH; 4 W; 120/208V)

Property Highlights

- Primary Shopping Destination in Watsonville
- 270,000 SF Power Center with Over 38 Tenants on 25 Acres
- Signalized Intersection on Hwy 152 (Main Street) and Ohlone Parkway
- High Visibility and Foot Traffic
- Major Anchor Tenants (Target, Ross Dress For Less, FoodMaxx)
- Freestanding Retail Pad Location Fronts Hwy 152
- Abundant Parking - 1,315 Parking Stalls (5/1,000)
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,080 SF	Lease Rate:	\$3.95 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 1441-#101 Main Street	Available	1,080 SF	NNN	\$3.95 SF/month	± 19' W x 57' D. Formerly Repair All Electronics. 100% Drop t-bar ceiling with 2' x 4' drop-in fluorescent lights, 10' Above Finish Floor, separate HVAC, separate electrical, 1 ADA restroom, slat walls, upgraded laminate flooring throughout, storage room. Available Now.



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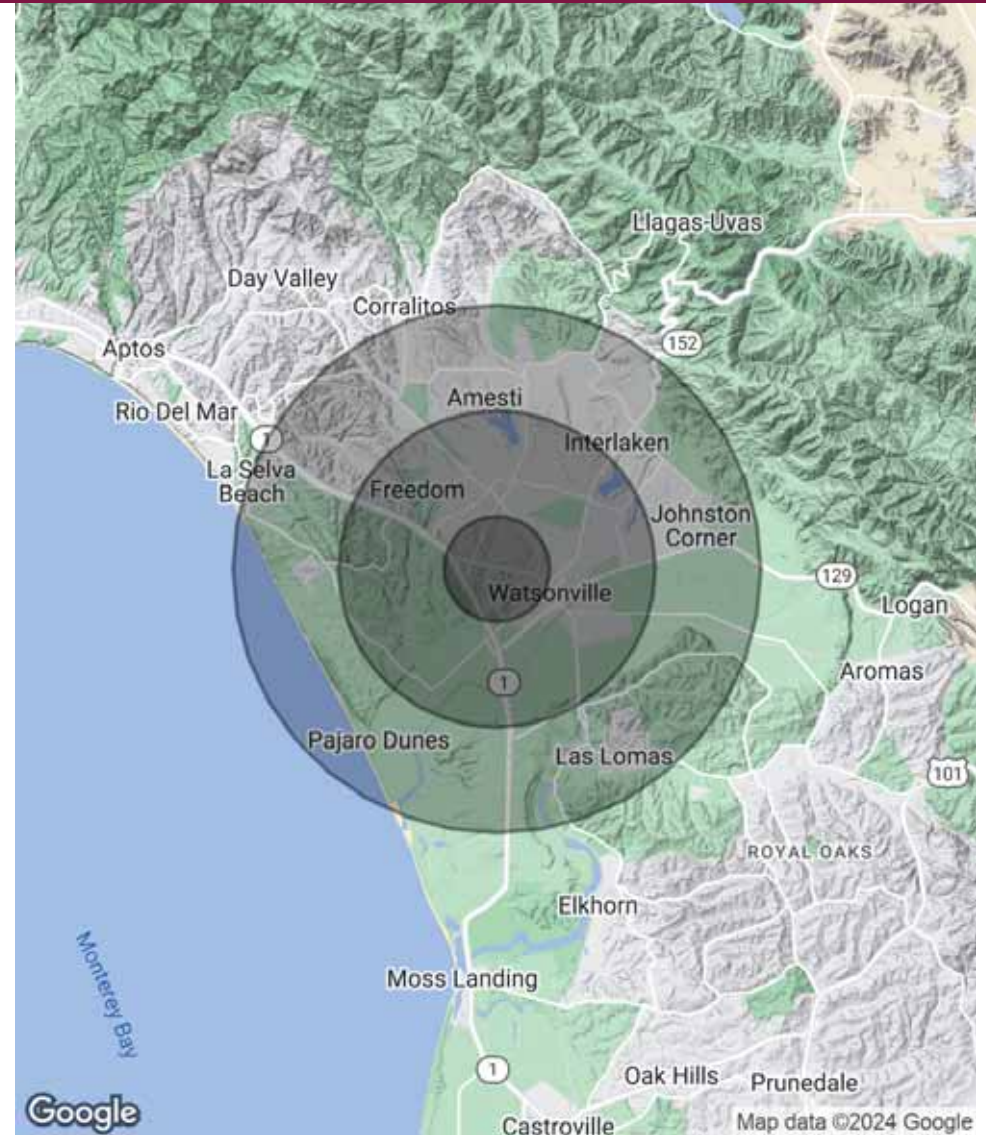
Population	1 Mile	3 Miles	5 Miles
Total Population	23,964	66,378	83,159
Average Age	31.7	33.1	33.7
Average Age (Male)	31.2	32.3	33.0
Average Age (Female)	32.1	33.2	34.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,665	18,898	24,137
# of Persons per HH	3.6	3.5	3.4
Average HH Income	\$80,804	\$80,551	\$85,500
Average House Value	\$461,995	\$470,030	\$514,802

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Ohlone Parkway at Main Street	14,400
Main Street at Auto Center Drive	27,868
Main Street at State Route 152	29,900
State Route 1 at Harkins Slough Road	48,000



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Overlook Shopping Center

1415-1493 Main Street

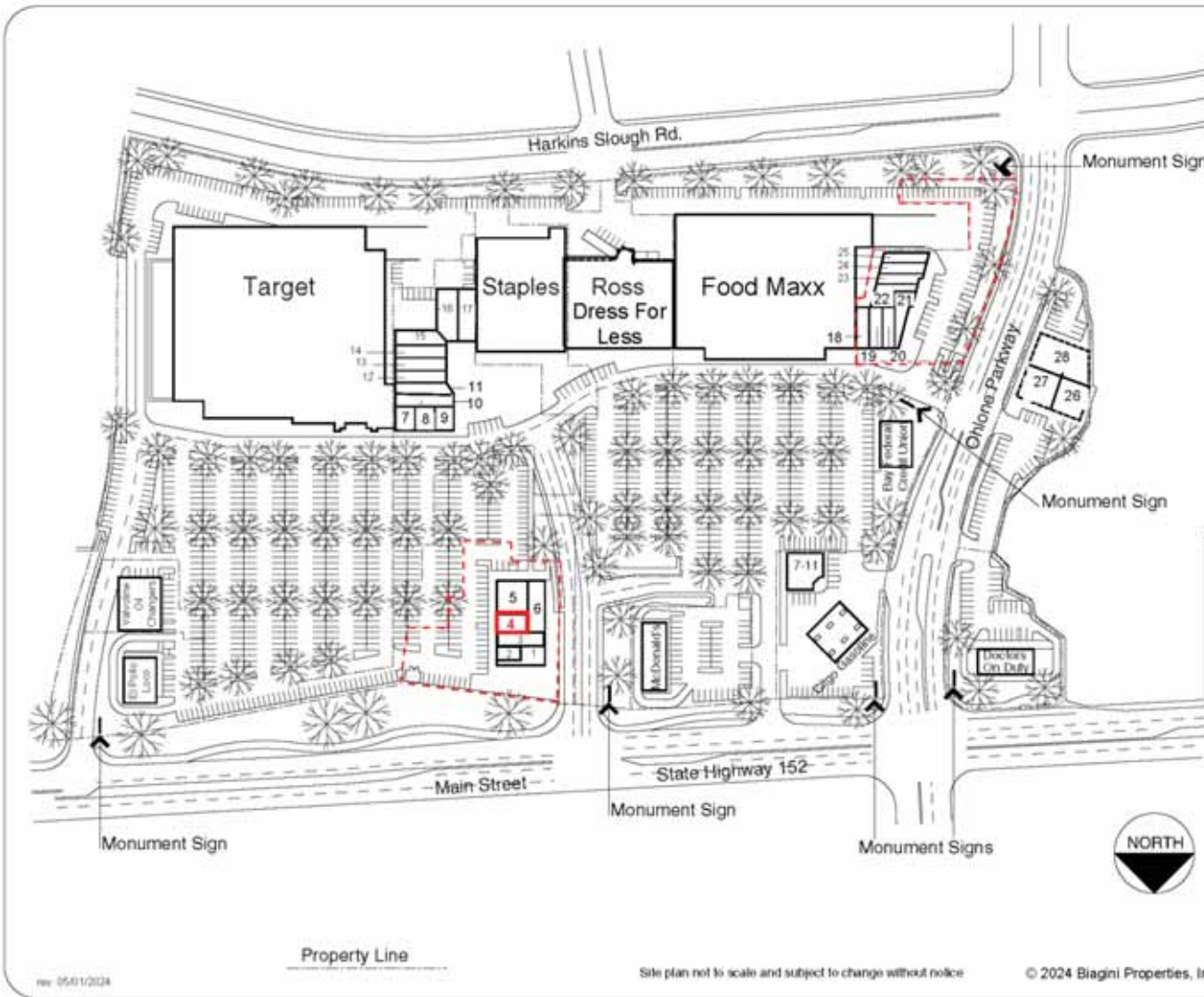
Watsonville, California 95076

- 1. 1439 AT & T Wireless
- 2. 1441-#103 Freeway Insurance Services
- 3. 1441-#102 GameStop
- 4. **1441-#101 1,080 Square Feet**
- 5. 1441 Sushi Garden Restaurant
- 6. 1443 Don Roberto Jewelers

- OWNED BY OTHERS**
- 7. Sally Beauty Supply
 - 8. T-Mobile
 - 9. Starbucks Coffee
 - 10. La Buena Taqueria
 - 11. La Buena Taqueria
 - 12. GNC Health Store
 - 13. Supercuts
 - 14. Boost Mobile Phones
 - 15. Sukho Thai Restaurant
 - 16. Illusions Smoke Shop
 - 17. La Michoacana Ice Cream Parlor

- 18. 1483 Wing Stop Restaurant
- 19. 1485 Tutoring Club
- 20. 1487-#101 Cricket Wireless
- 21. 1487-#102 YogurtLand
- 22. 1489-#101 Optica Gonzalez Ophthalmology
- 23. 1489-#102 Pro Top Nails Salon
- 24. 1491 Arcadia Hair Salon
- 25. 1493 True Blends Barbershop

- 26. Panda Express Chinese Restaurant
- 27. Mattress Firm
- 28. Century 21 Real Estate



333 W. El Camino Real, Suite 240
 Sunnyvale, CA 94087-1969
 Phone (408) 331-2300
 Fax (408) 331-2301

OVERLOOK I & II SHOPPING CENTER



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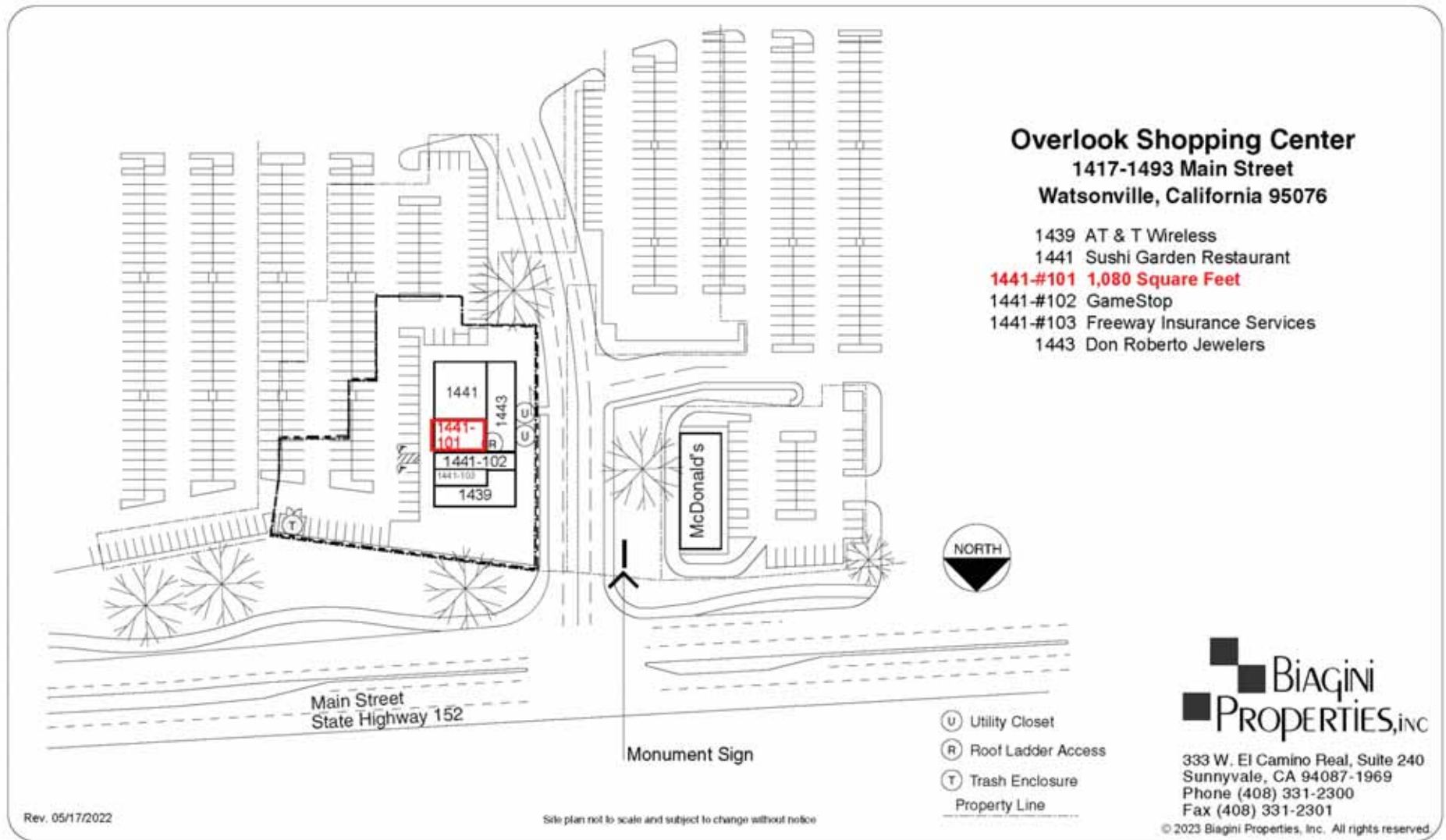
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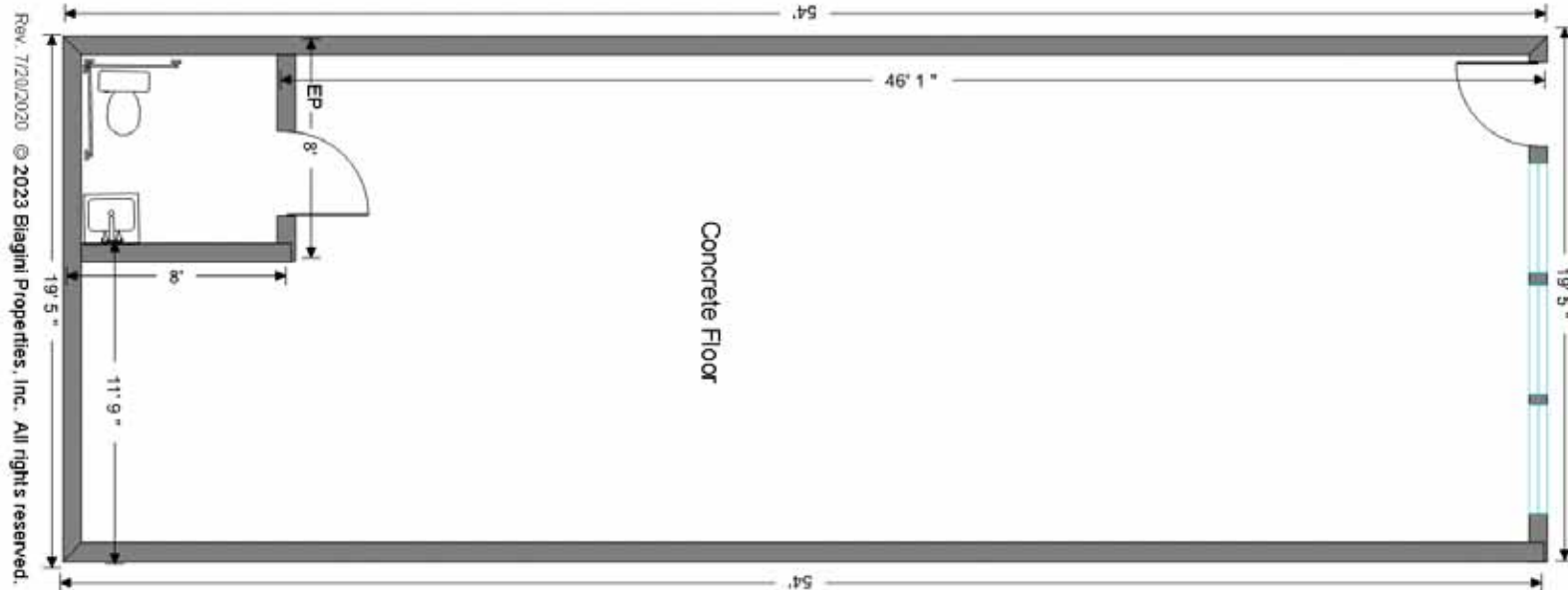
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1441-101 Main Street (Highway 152) • Watsonville, CA 95076
± 1,080 Square Feet (± 19' 5" W x 54' D)



- 100% Drop T-Bar Ceiling 10' AFF
 - 2' x 4' Drop-in Fluorescent Lights
 - 1 ADA Restroom
 - Concrete Floor Throughout
 - 100% HVAC
 - Fire Sprinklered
- EP = Electrical Panel - 42 Circuits 200 Amps; 3 PH; 4 W; 120/208V
AFF = Above Finish Floor



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1441-101 Main Street



1441-101 Main Street - Interior



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