

# PRIME MONTEREY PENINSULA RETAIL & RESTAURANT SPACE



## CITY CENTER AT SEASIDE REGIONAL SHOPPING CENTER

SWC of Fremont & Broadway  
Seaside, California



**AVAILABLE NOW!**

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# CITY CENTER REGIONAL SHOPPING CENTER

## SWC of Fremont & Broadway, Seaside, California

### FACT SHEET

#### LOCATION

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Southwest corner of Fremont and Broadway, Seaside, California. In the heart of the largest city on the Monterey Peninsula, The Orosco Group's newest retail project "City Center at Seaside" sits at 'Main & Main'.

#### AVAILABLE SPACES:

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SEE SITE PLAN

#### PRICING:

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RENT: Contact Broker

TRIPLE NETS: Contact Broker

#### POPULATION (2007):

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1 mile radius =	22,012
2 mile radius =	33,198
3 mile radius =	41,912

#### AVERAGE HOUSEHOLD INCOME (2007):

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1 mile radius =	\$61,204
2 mile radius =	\$64,125
3 mile radius =	\$68,149

#### DAYTIME POPULATION (2007):

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1 mile radius =	8,170
2 mile radius =	16,179
3 mile radius =	29,366

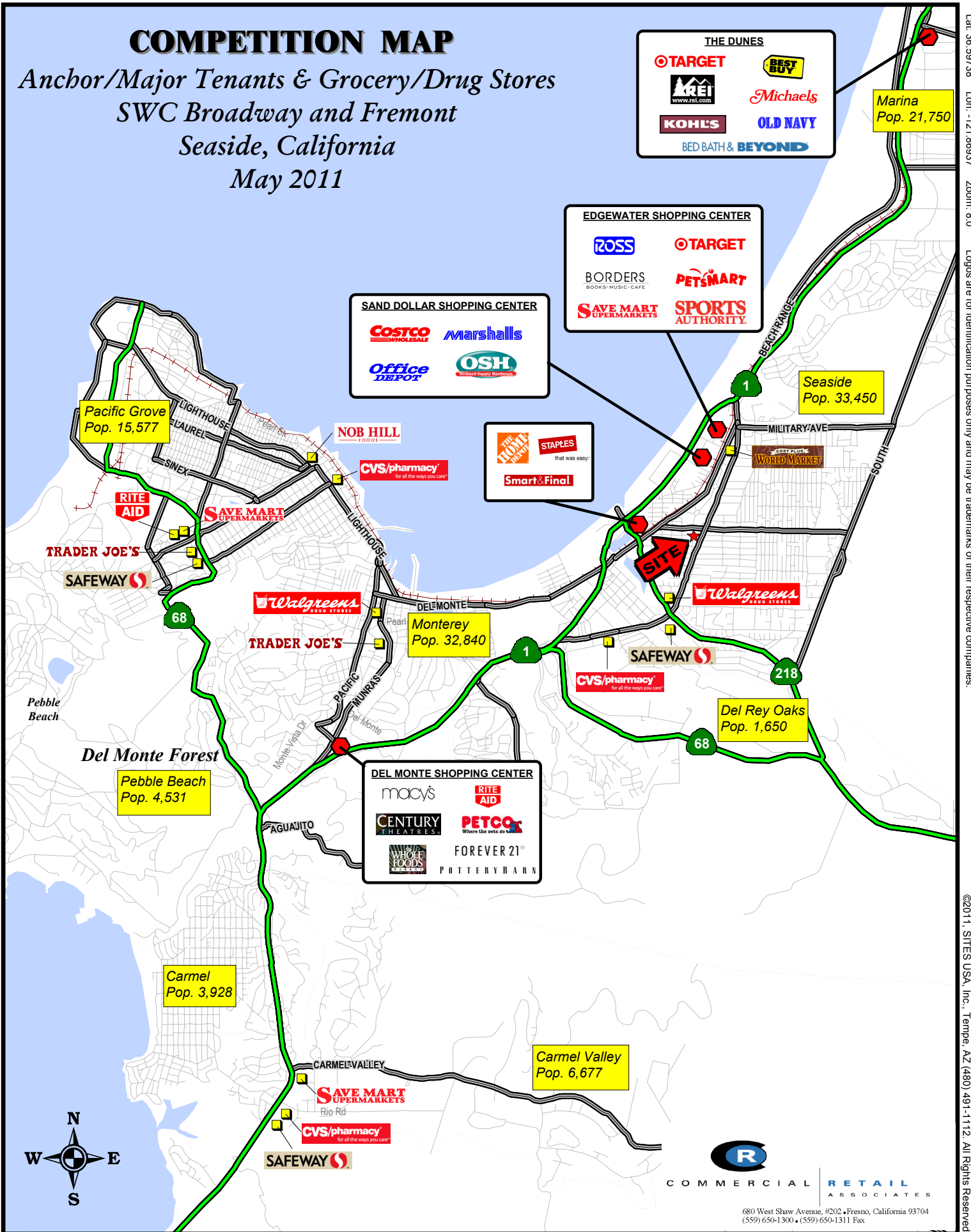
#### HIGHLIGHTS:

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- ◆ High-profile, central location with easy access to Highway 1 and regional shopping.
- ◆ Densely populated trade area with great daytime population.
- ◆ A unique ability to accommodate new restaurant tenants where lack of water resources prevent competing restaurants from locating elsewhere on the Monterey Peninsula.
- ◆ Commitment to first class architecture and landscaping design reminiscent of the Orosco Group's highly successful Stone Creek Village boutique shopping center on Highway 68 in the City of Del Rey Oaks.
- ◆ It is expected that the number of consumers found in the immediate vicinity of the center will increase substantially during the next decade as the Cities of Seaside and Marina continue to add housing at the former Fort Ord Military Facility.

# COMPETITION MAP

Anchor/Major Tenants & Grocery/Drug Stores  
 SWC Broadway and Fremont  
 Seaside, California  
 May 2011



Lat: 36.59738 Lon: -121.86937 Zoom: 8.0 Logos are for identification purposes only and may be trademarks of their respective companies. ©2011, SITES USA, Inc., Tempe, AZ (480) 491-1112. All Rights Reserved.

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**AVAILABLE**

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.609149/-121.845503



November 2010

RS1

<b>Broadway Avenue &amp; Fremont Blvd Seaside, California</b>		<b>1.00 mi radius</b>	<b>2.00 mi radius</b>	<b>3.00 mi radius</b>
<b>POPULATION</b>	2007 Estimated Population	22,012	33,198	41,912
	2012 Projected Population	21,378	32,284	40,911
	2000 Census Population	23,287	35,056	44,012
	1990 Census Population	20,609	33,240	45,558
	Historical Annual Growth 1990 to 2007	0.4%	-0.0%	-0.5%
	Projected Annual Growth 2007 to 2012	-0.6%	-0.6%	-0.5%
	2007 Median Age	31.3	33.3	34.0
<b>HOUSEHOLDS</b>	2007 Estimated Households	6,834	11,291	15,089
	2012 Projected Households	6,669	11,029	14,776
	2000 Census Households	7,155	11,806	15,714
	1990 Census Households	7,027	11,862	16,222
	Historical Annual Growth 1990 to 2007	-0.2%	-0.3%	-0.4%
Projected Annual Growth 2007 to 2012	-0.5%	-0.5%	-0.4%	
<b>POPULATION BY RACE</b>	2007 Estimated White	60.5%	65.0%	69.4%
	2007 Estimated Black or African American	5.9%	5.4%	4.5%
	2007 Estimated Asian & Pacific Islander	12.0%	11.5%	10.6%
	2007 Estimated American Indian & Native Alaskan	0.4%	0.3%	0.3%
	2007 Estimated Other Races	21.3%	17.9%	15.2%
	2007 Estimated Hispanic	47.2%	39.6%	34.8%
<b>INCOME</b>	2007 Estimated Average Household Income	\$ 61,204	\$ 64,125	\$ 68,149
	2007 Estimated Median Household Income	\$ 50,001	\$ 52,388	\$ 54,335
	2007 Estimated Per Capita Income	\$ 19,282	\$ 22,374	\$ 25,232
<b>EDUCATION (AGE 25+)</b>	2007 Elementary	17.6%	13.6%	11.3%
	2007 Some High School	12.1%	10.0%	8.6%
	2007 High School Graduate	28.1%	26.8%	24.0%
	2007 Some College	18.6%	19.7%	19.1%
	2007 Associates Degree Only	7.2%	8.4%	8.3%
	2007 Bachelors Degree Only	10.7%	13.9%	17.9%
	2007 Graduate Degree	5.7%	7.7%	10.8%
<b>BUSINESS</b>	Number of Businesses	920	1,638	3,075
	Total Number of Employees	8,170	16,179	29,366
	Employee Population per Business	8.9	9.9	9.6
	Residential Population per Business	23.9	20.3	13.6

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