

PRIME WATSONVILLE RETAIL SPACE AVAILABLE



WATSONVILLE SQUARE

NEC of Highway 152 & Green Valley Rd.
Watsonville, California



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WATSONVILLE SQUARE SHOPPING CENTER

NEC of Highway 152 & Green Valley Road, Watsonville, California

FACT SHEET

LOCATION:

Northeast corner of Highway 152 and Green Valley Road, Watsonville, California. Located in the heart of regional shopping in Watsonville.

AVAILABLE SPACES:

SEE SITE PLAN

PRICING:

RENT: Contact Broker

TRIPLE NETS: Contact Broker

POPULATION (2011):

2 mile radius =	47,326
3 mile radius =	61,156
5 mile radius =	78,339

AVERAGE HOUSEHOLD INCOME (2011):

2 mile radius =	\$68,281
3 mile radius =	\$68,677
5 mile radius =	\$72,552

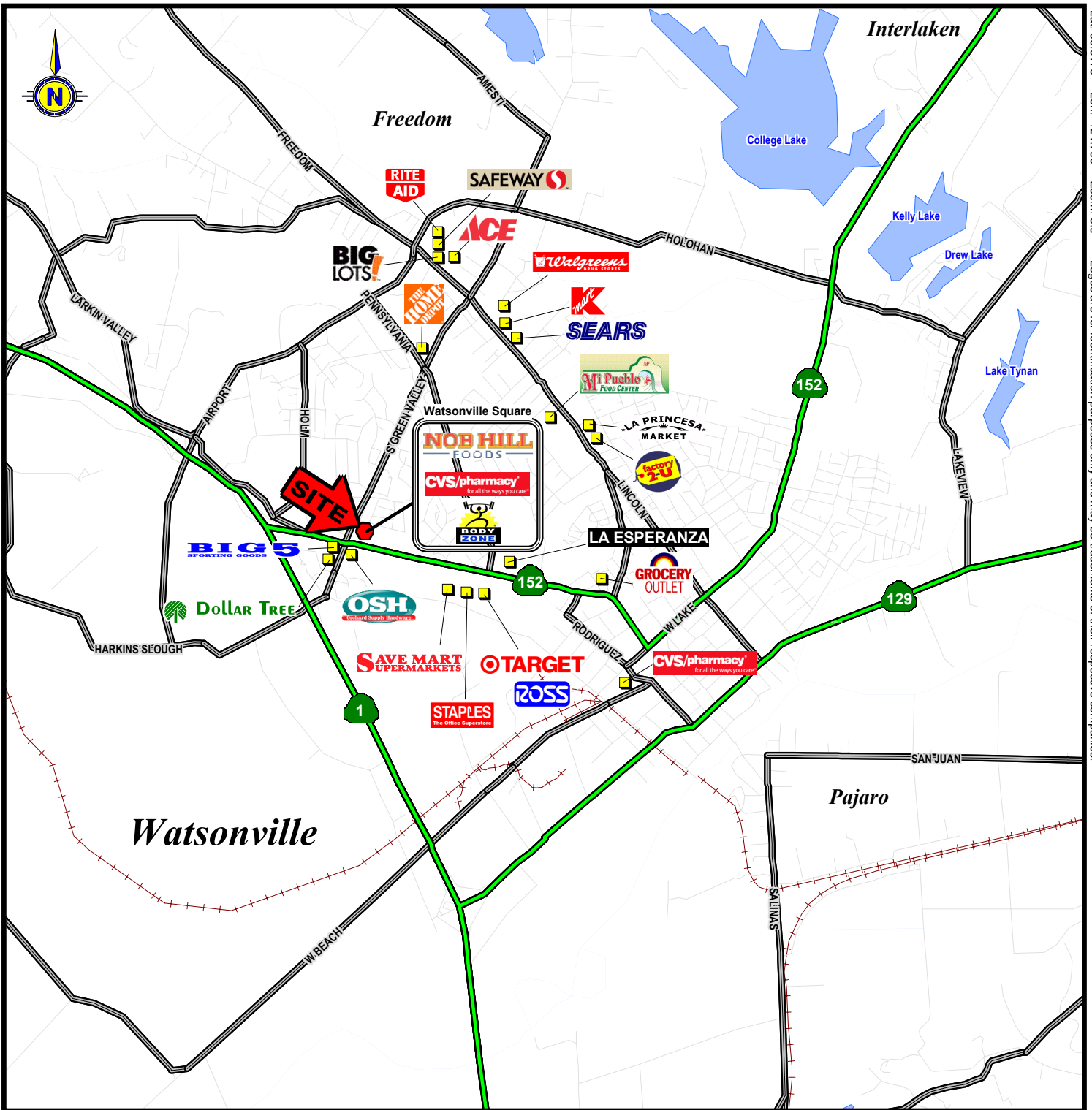
TRAFFIC COUNTS:

Highway 152 :	32,000 ADT (2005)
S. Green Valley :	20,062 ADT (2007)

HIGHLIGHTS:

- ◆ High-profile, central location with easy access to Highway 1 and regional shopping.
- ◆ Densely populated trade area with great daytime population.
- ◆ Food and Drug anchored center with good ingress and egress.
- ◆ Excellent merchants and good parking has made Watsonville Square a successful shopping center for over 20 years.





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COMPETITION MAP

Anchor/Major Tenants & Grocery/Drug Stores

Watsonville, California

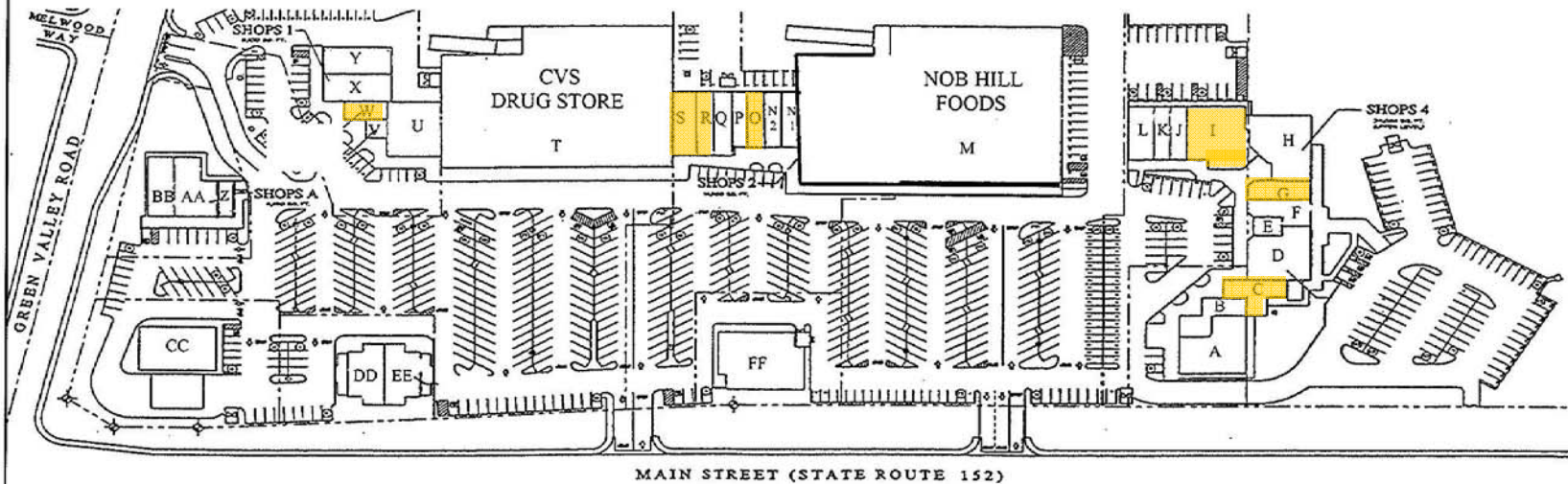
August 2011

COMMERCIAL RETAIL ASSOCIATES

680 West Shaw Avenue, #202 • Fresno, California 93704
 (559) 650-1300 • (559) 650-1311 Fax

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THIS MAP CANNOT BE DUPLICATED WITHOUT THE EXPRESS WRITTEN CONSENT OF COMMERCIAL RETAIL ASSOCIATES, INC.

WATSONVILLE SQUARE SHOPPING CENTER



- | | | |
|--|---|--|
| A. 1820-WV Community Hospital-3,310 sf | K. 1892-Top Donuts-900 sf | V. 1978-Americana Real Estate-400 sf |
| B. 1830-Bagel Café-1,520 sf | L. 1896-Shalom Cleaners-1,500 sf | W. 1982-VACANT-800 sf |
| C. 1838-VACANT-1,600 sf | M. 1912-Nob Hill Foods-39,144 sf | X. 1984-Hugo's Pizza-2,000 sf |
| D. 1846-H&R Block-3,242 sf | N1.1938-Discount Cigarettes-900 sf | Y. 1986-Check Into Cash-1,900 sf |
| E. 1810-Body Zone (Entire lower level)-11,600 sf | N2.1942-Tammy's Spa & Nails-900 sf | Z. 1994A-State Farm Insurance-600 sf |
| F. 1858-Stuart Sakuma, OD-1,442 sf | O. 1946-VACANT-900 sf | AA. 1994C-Imura Japanese Restaurant-2,225 sf |
| G. 1862-VACANT-1,185 sf | P. 1950-Haircut 5-900 sf | BB. 1994D-Gregory Ocampo, DDS-1,625 sf |
| H. 1866-Golden China Restaurant-3,900 sf | Q. 1954-Water Doc of Watsonville-1,400 sf | CC. 1998-Comerica Bank-5,341 sf |
| I. 1878-VACANT-3,925 sf | R. 1958-VACANT-1,400 sf | DD. 1992-The Back Doctor-2,100 sf |
| J. 1888-Andrea's Beauty Salon-900 sf | S. 1962-VACANT-1,400 sf | EE. 1990-Cork 'N Bottles Liquors-2,100 sf |
| | T. 1966- CVS Drug Store-31,329 sf | FF. 1934-Cilantro's Restaurant-5,000 sf |
| | U. 1970-Payless Shoe Source-3,001 sf | |

**Main Street (State Route 152) and Green Valley Road
Watsonville, CA 95076**

May 25, 2011

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

Calculated using Proportional Block Groups

Prepared For

Commercial Retail Associates, Inc.

Lat/Lon: 36.91857/-121.78378



September 2011

RS1

Green Valley Road & Highway 152 Watsonville, California		2.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2010 Estimated Population	47,326	61,156	78,339
	2015 Projected Population	50,284	65,038	83,111
	2000 Census Population	44,059	57,191	74,167
	1990 Census Population	34,559	46,521	62,163
	Historical Annual Growth 1990 to 2010	1.8%	1.6%	1.3%
	Projected Annual Growth 2010 to 2015	1.2%	1.3%	1.2%
	2010 Median Age	27.0	29.3	30.2
HOUSEHOLDS	2010 Estimated Households	12,094	16,555	21,265
	2015 Projected Households	12,333	16,955	21,702
	2000 Census Households	10,940	14,893	19,453
	1990 Census Households	9,862	13,785	18,161
	Historical Annual Growth 1990 to 2010	1.1%	1.0%	0.9%
Projected Annual Growth 2010 to 2015	0.4%	0.5%	0.4%	
POPULATION BY RACE	2010 Estimated White	40.3%	43.6%	48.2%
	2010 Estimated Black or African American	1.2%	1.3%	1.2%
	2010 Estimated Asian & Pacific Islander	3.9%	4.3%	4.5%
	2010 Estimated American Indian & Native Alaskan	1.8%	1.8%	1.6%
	2010 Estimated Other Races	52.7%	49.0%	44.5%
	2010 Estimated Hispanic	80.0%	75.8%	71.6%
INCOME	2010 Estimated Average Household Income	\$ 68,281	\$ 68,677	\$ 72,552
	2010 Estimated Median Household Income	\$ 46,695	\$ 47,487	\$ 52,341
	2010 Estimated Per Capita Income	\$ 18,185	\$ 19,336	\$ 20,757
EDUCATION (AGE 25+)	2010 Elementary	29.5%	28.1%	26.4%
	2010 Some High School	11.0%	10.5%	10.1%
	2010 High School Graduate	21.4%	21.4%	20.8%
	2010 Some College	15.9%	16.6%	16.8%
	2010 Associates Degree Only	5.2%	5.4%	5.9%
	2010 Bachelors Degree Only	10.9%	11.2%	12.3%
	2010 Graduate Degree	6.0%	6.8%	7.7%
BUSINESS	Number of Businesses	1,864	2,222	2,633
	Total Number of Employees	19,117	22,932	26,784
	Employee Population per Business	10.3	10.3	10.2
	Residential Population per Business	25.4	27.5	29.8

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