

WATSONVILLE CROSSROADS SHOPPING CENTER



1897 Main Street, Watsonville, CA

For Lease

**WHAT'S
NEXT
IN RETAIL**



PROPERTY HIGHLIGHTS

- Watsonville Crossroads Shopping Center tenants include Kaiser Permanente, Mechanics Bank, UPS Store, Togos, Round Table Pizza, and Western Dental.
- One of five centers located on Main Street/Green Valley Rd. This is the shopping destination for south Santa Cruz County, North Monterey County, and Eastern San Benito County.
- Others in this five center shopping hub include: Target, CVS, Big 5, Firestone, Comerica Bank, Harbor Freight Tools, Nob Hill Foods, and many more.
- T-Mobile closing October 31, 2021 due to merger with Sprint - corporate consolidation
- Excellent Signage, Visibility, And Parking

TERMS

- 1897 Main Street - ±1,410 RSF - \$2.25 PSF + NNN (\$0.75±)

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CUSHMANWAKEFIELD.COM

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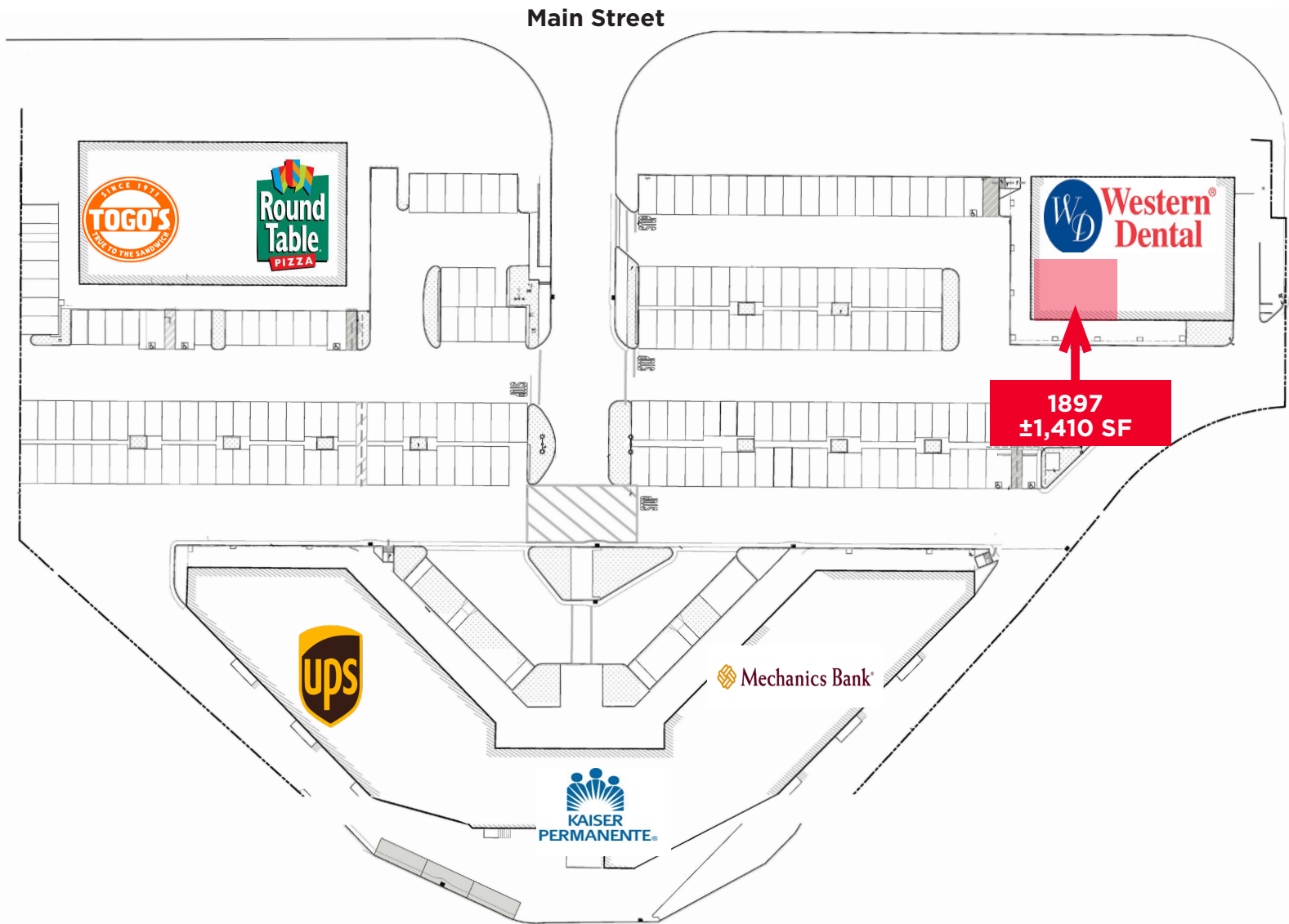
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Site Plan



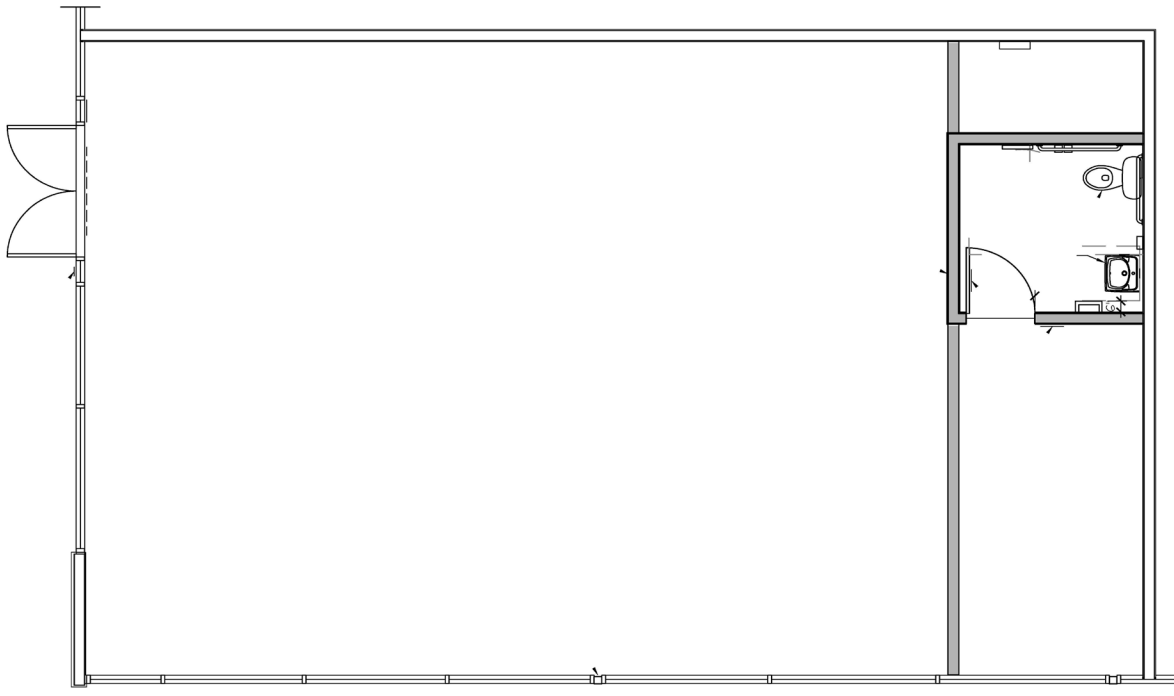
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Floor Plan



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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,655	23,160	75,720
Households	760	6,220	20,726
Families	596	4,886	16,083
Average Household Size	3.47	3.69	3.61
Owner Occupied Housing Units	567	3,908	10,970
Renter Occupied Housing Units	193	2,312	9,756
Median Age	36.2	32.6	31.1
2021 Summary			
Population	2,740	23,857	77,327
Households	789	6,382	21,040
Families	615	5,005	16,307
Average Household Size	3.45	3.70	3.62
Owner Occupied Housing Units	596	4,070	11,400
Renter Occupied Housing Units	192	2,312	9,640
Median Age	37.7	34.3	32.7
Median Household Income	\$74,867	\$72,256	\$67,060
Average Household Income	\$93,940	\$99,552	\$93,464
2026 Summary			
Population	2,766	24,020	77,592
Households	798	6,430	21,130
Families	622	5,044	16,383
Average Household Size	3.44	3.69	3.62
Owner Occupied Housing Units	606	4,126	11,559
Renter Occupied Housing Units	192	2,304	9,571
Median Age	39.2	36.2	34.1
Median Household Income	\$88,221	\$82,666	\$78,661
Average Household Income	\$108,264	\$113,290	\$106,830
Trends: 2021-2026 Annual Rate			
Population	0.19%	0.14%	0.07%
Households	0.23%	0.15%	0.09%
Families	0.23%	0.16%	0.09%
Owner Households	0.33%	0.27%	0.28%
Median Household Income	3.34%	2.73%	3.24%

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