



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 closed due to merger with Sprint corporate consolidation.
- Excellent Signage, Visibility, and Parking.

Terms

- 1897 Main St: ±1,410 RSF
- Asking Rent: \$2.35 PSF + NNN (\$0.87±)
- Available March 17th, 2025

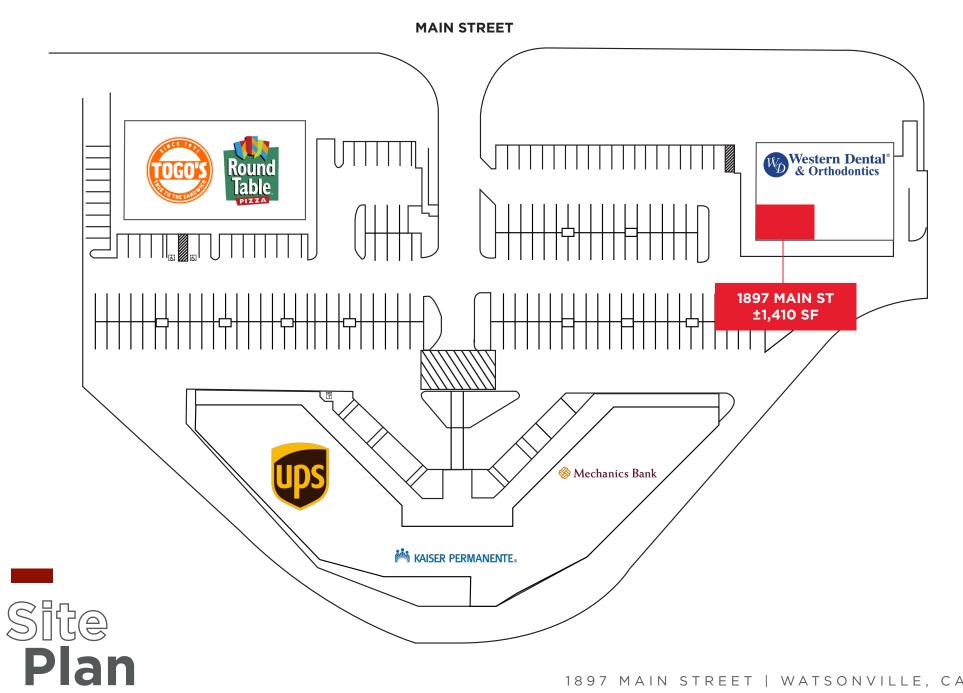




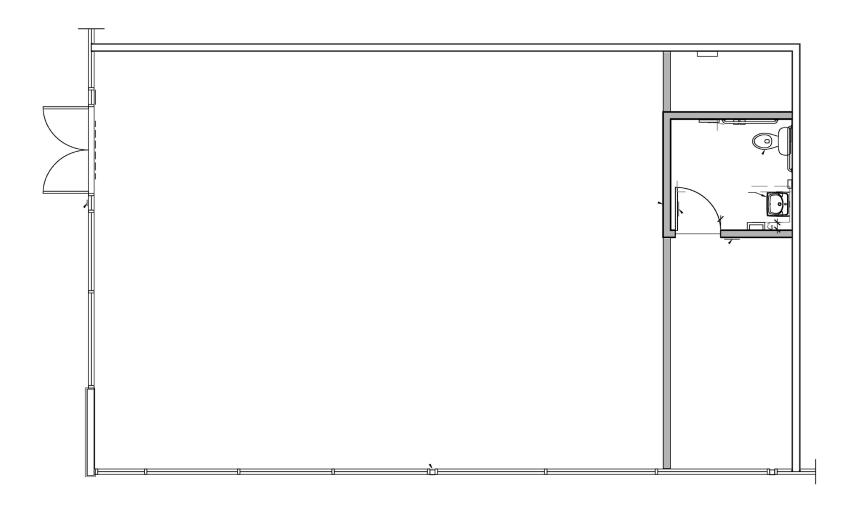








1897 MAIN STREET | WATSONVILLE, CA





CENSUS 2010 SUMMARY			
	1 Mile	3 Miles	5 Miles
Population	2,655	23,160	75,720
Households	760	6,220	20,726
Families	596	4,886	16,083
Ave. HH 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

CENSUS 2021 SUMMARY			
	1 Mile	3 Miles	5 Miles
Population	2,740	23,857	77,327
Households	789	6,382	21,040
Families	615	5,005	16,307
Ave. HH 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 HH Income	\$74,867	\$72,256	\$67,060
Ave. HH income	\$93,940	\$99,552	\$93,464

CENSUS 2026 SUMMARY			
	1 Mile	3 Miles	5 Miles
Population	2,766	24,020	77,592
Households	798	6,430	21,130
Families	622	5,044	16,383
Ave. HH 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 HH Income	\$88,221	\$82,666	\$78,661
Ave. HH income	\$108,264	\$113,290	\$106,830

TRENDS: 2021-2026 ANNUAL RATE			
	1 Mile	3 Miles	5 Miles
Population	0.19%	0.14%	0.07%
Households	0.23%	0.15%	0.09%
Families	0.23%	0.16%	0.09%
Owner HH	0.33%	0.27%	0.28%
Median HH Income	3.34%	2.73%	3.24%



SHOPPING CENTER 1897 MAIN STREET WATSONVILLE, CA

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