



Join Starbucks! First tenant at new building #3 - 2,300 SF leased - 2,727± SF available in same building! Will demise to 1,200± SF.



NEW RETAIL FOR LEASE - PAJARO DUNES CENTER

1715 W BEACH STREET
WATSONVILLE, CA



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1 Lower Ragsdale Drive
Building 1, Suite 100
Monterey, CA 93940



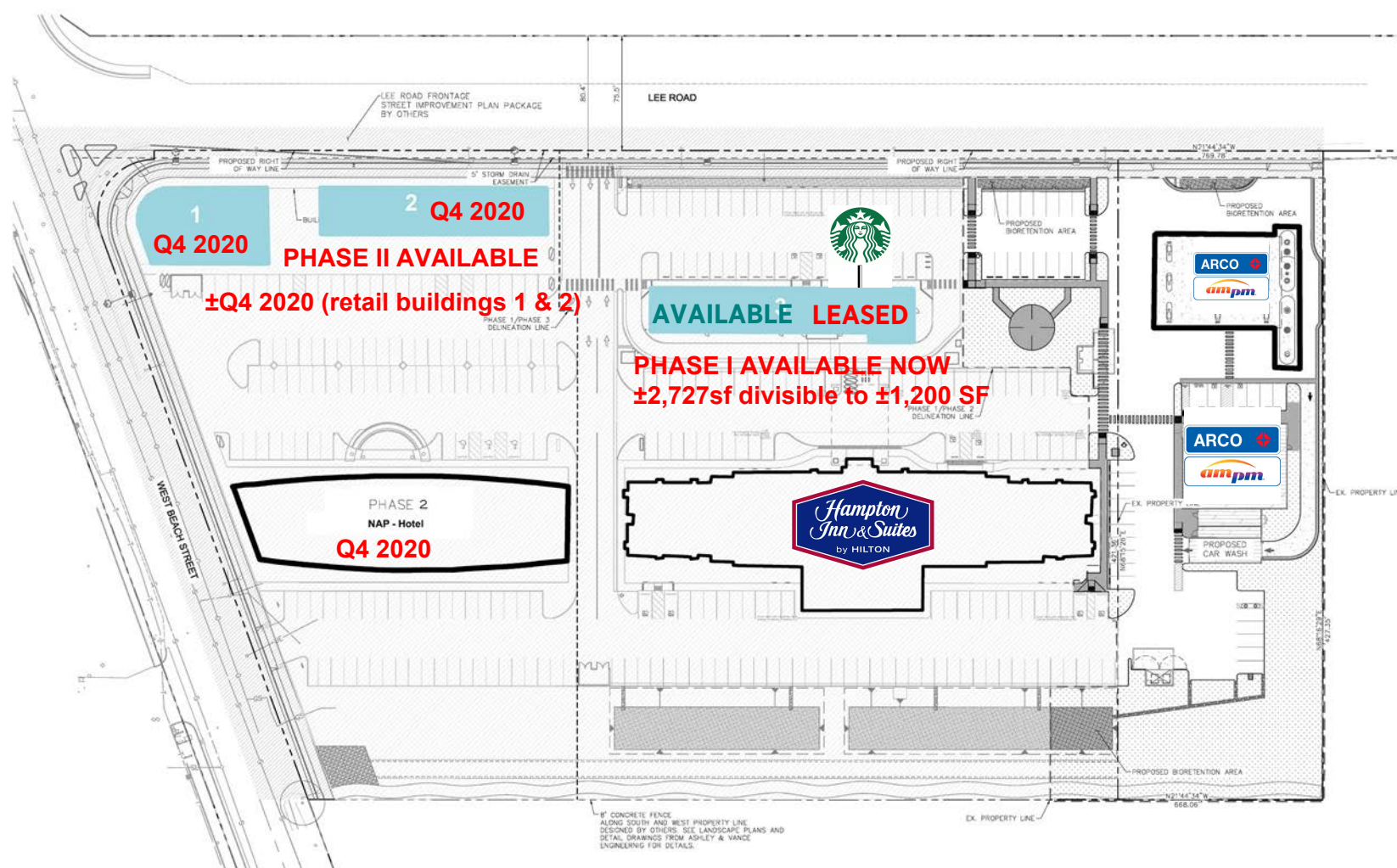
FOR LEASE - PAJARO DUNES CENTER

1715 W BEACH STREET / WATSONVILLE, CA

Property Highlights - Pajaro Dunes Center

- Total of 11,520 SF Available - Divisible to $\pm 1,350$ SF
- 3 Retail Buildings
- Phase I Construction Underway - Phase II Construction Starts Q1 2020
- Phase I - 112 Room 72,000 SF \pm Hampton Inn & Suites
- Phase II - 74 \pm Room Hotel Q1 2020 (TBD)
- Served by Freeway Interchange / Hwy 1
- Warm Shell Delivery / TI Allowance Available
- Ample Parking
- Convenient, Visible Location
- Starbucks has leased 2,300 SF drive thru in Building #3





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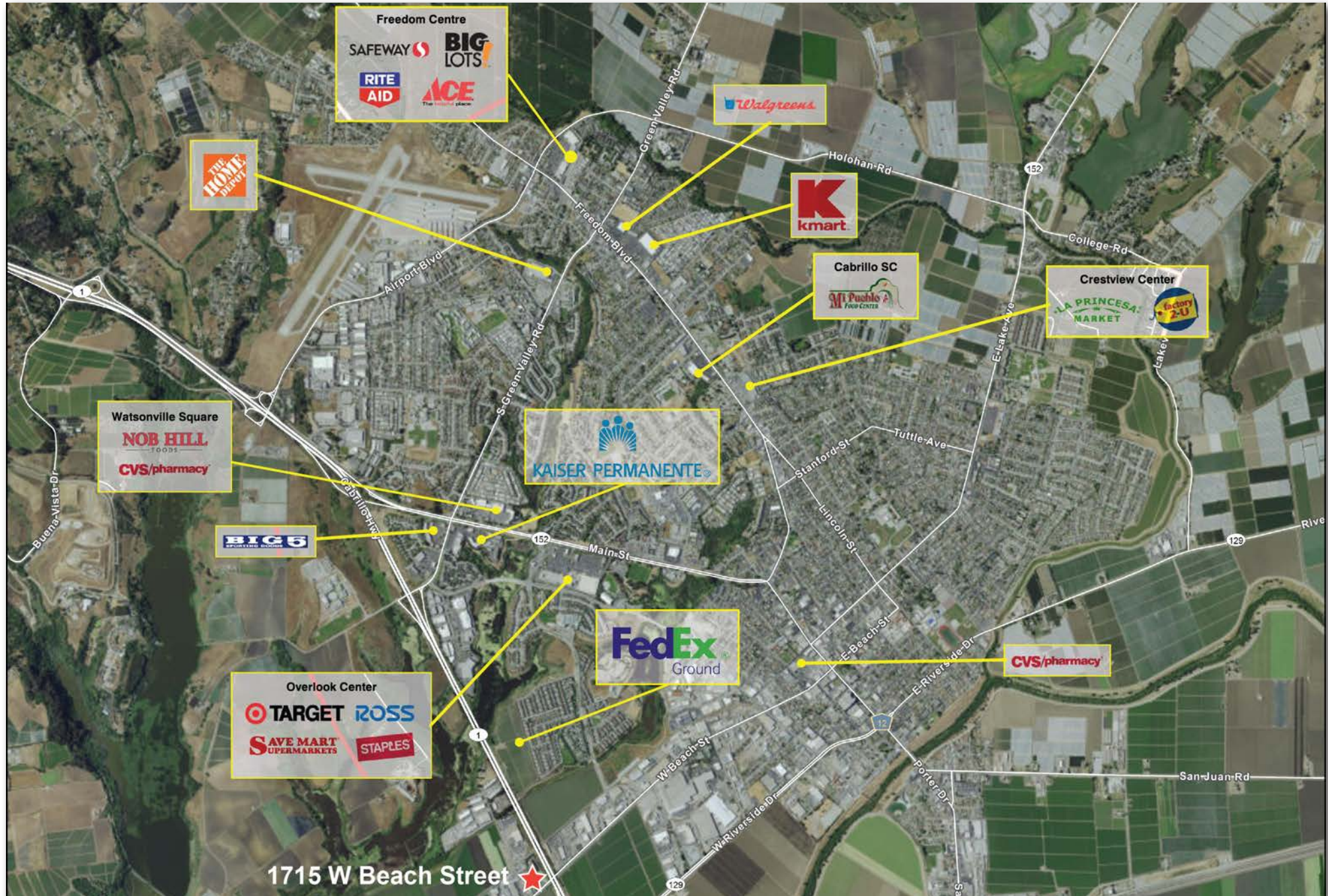
Demographics

| Population | | | |
|--|---------------|----------------|----------------|
| 2000 Population | 379 | 54,067 | 73,753 |
| 2010 Population | 2,234 | 57,754 | 78,820 |
| 2018 Population | 2,421 | 60,728 | 83,535 |
| 2023 Population | 2,526 | 62,531 | 86,104 |
| 2000-2010 Annual Rate | 19.41% | 0.66% | 0.67% |
| 2010-2015 Annual Rate | 0.98% | 0.61% | 0.71% |
| 2015-2020 Annual Rate | 0.85% | 0.59% | 0.61% |
| 2018 Male Population | 49.9% | 50.3% | 50.6% |
| 2018 Female Population | 50.1% | 49.7% | 49.4% |
| 2018 Median Age | 29.3 | 30.0 | 30.9 |
| Households | | | |
| 2000 Households | 88 | 13,629 | 18,726 |
| 2010 Households | 549 | 15,066 | 20,443 |
| 2018 Total Households | 589 | 15,589 | 21,316 |
| 2023 Total Households | 612 | 15,976 | 21,878 |
| 2000-2010 Annual Rate | 20.09% | 1.01% | 0.88% |
| 2010-2015 Annual Rate | 0.86% | 0.41% | 0.51% |
| 2015-2020 Annual Rate | 0.77% | 0.49% | 0.52% |
| 2018 Average Household Size | 4.11 | 3.84 | 3.86 |
| Median Household Income | | | |
| 2018 Median Household Income | \$92,060 | \$50,440 | \$53,826 |
| 2023 Median Household Income | \$108,294 | \$57,498 | \$62,743 |
| 2015-2020 Annual Rate | 3.30% | 2.65% | 3.11% |
| Average Household Income | | | |
| 2018 Average Household Income | \$108,745 | \$66,567 | \$72,783 |
| 2023 Average Household Income | \$133,217 | \$78,451 | \$86,276 |
| 2015-2020 Annual Rate | 4.14% | 3.34% | 3.46% |
| Median Home Value | | | |
| 2018 | \$485,547 | \$455,909 | \$485,213 |
| 2023 | \$642,677 | \$518,925 | \$561,521 |
| Data for all businesses in area | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 89 | 1,972 | 2,272 |
| Total Employees: | 1,715 | 25,999 | 28,769 |
| Total Residential Population: | 2,421 | 60,728 | 83,535 |
| Employee/Residential Population Ratio: | 0.71:1 | 0.43:1 | 0.34:1 |

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Retail Aerial



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Aerial

