

FOR LEASE

Pajaro Hills Shopping Center  
Watsonville, CA 95076



## 1079 & 1095 Green Valley Road

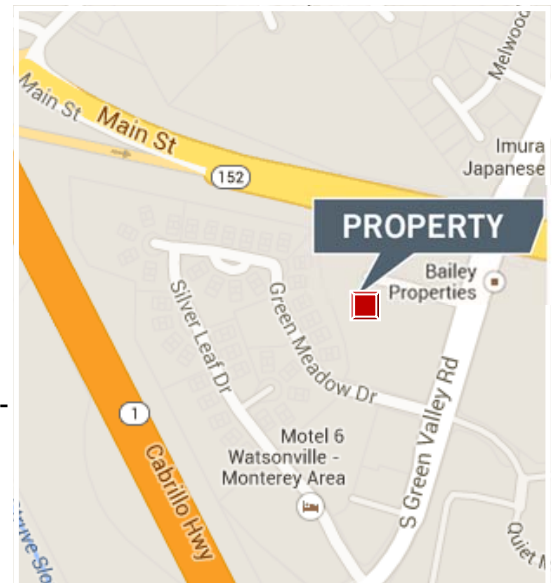
### Property Highlights

- Located at Busy Intersection—Green Valley Road & Main Street
- Retail Hub consisting of Five Centers - Serves South Santa Cruz County, North Monterey County and West San Benito County
- Target Nearby
- Tenants at Pajaro Hills Shopping Center include: Wells Fargo, Verizon Wireless, Big 5, Jack in the Box, Dollar Tree, Baskin Robbins, Firestone Tires, Subway and Animal Hospital of Watsonville

### Terms

- 1079 Green Valley Road - ±6,559 RSF
- 1095 Green Valley Road - ±1,716 RSF
- \$1.95 PSF per, NNN (NNN's estimated at \$0.77 PSF)

**AVAILABLE NOW!**



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**AERIAL | SITE**



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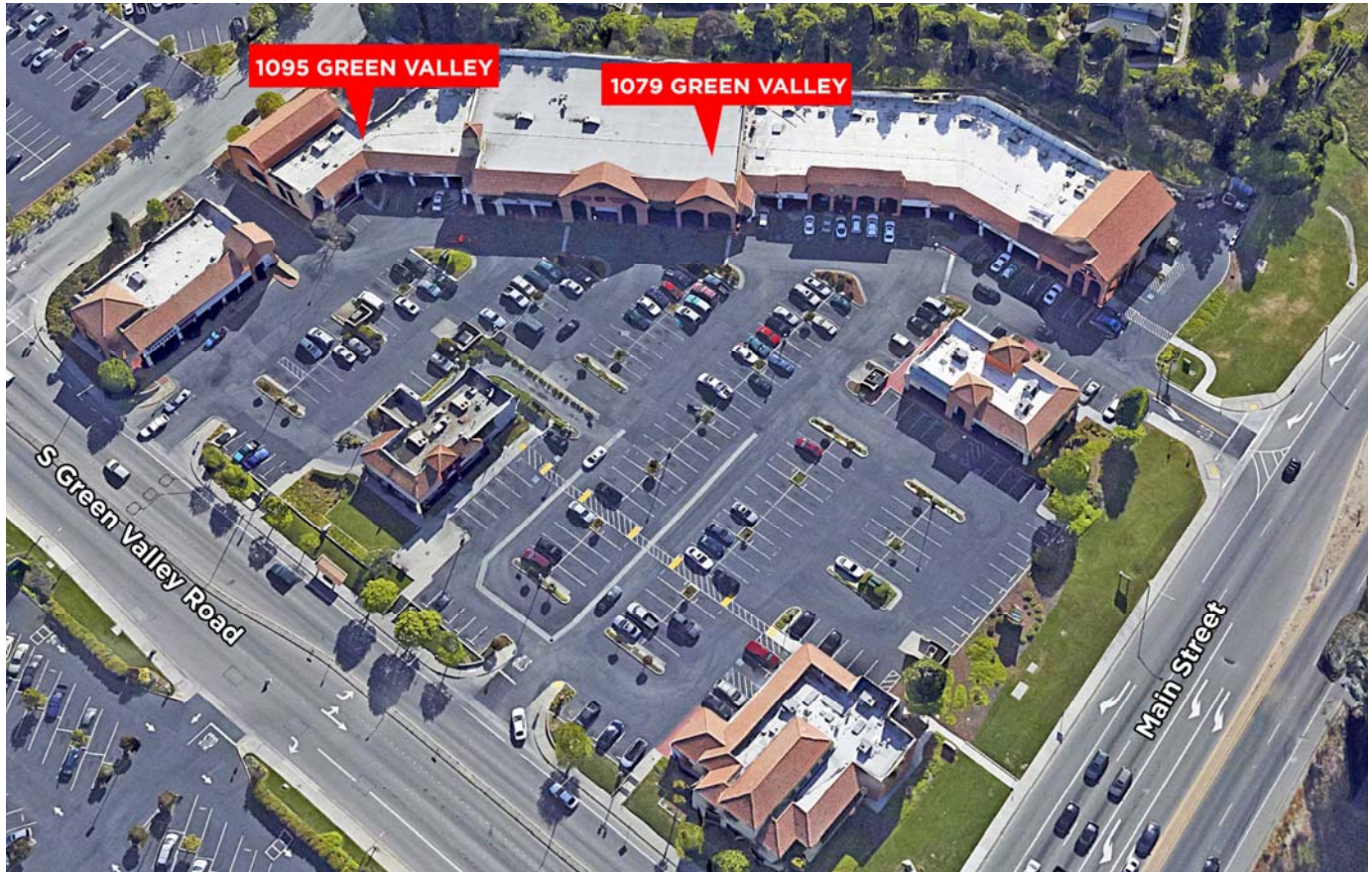
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Demographics



Demographic and Income Comparison Profile

1095 Green Valley Rd, Watsonville, California, 95076  
Rings: 1, 3, 5 mile radii

Prepared by Cushman & Wakefield  
Latitude: 36.97501  
Longitude: -121.77674

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	3,008	21,826	75,404
Households	909	5,945	20,646
Families	693	4,642	16,024
Average Household Size	3.25	3.64	3.61
Owner Occupied Housing Units	672	3,800	10,942
Renter Occupied Housing Units	237	2,145	9,704
Median Age	38.7	33.1	31.1
<b>2015 Summary</b>			
Population	3,143	22,739	77,783
Households	951	6,175	21,242
Families	725	4,828	16,507
Average Household Size	3.24	3.64	3.62
Owner Occupied Housing Units	685	3,806	10,836
Renter Occupied Housing Units	266	2,369	10,406
Median Age	38.5	33.2	31.6
Median Household Income	\$70,760	\$58,708	\$53,220
Average Household Income	\$105,401	\$82,711	\$72,793
<b>2020 Summary</b>			
Population	3,270	23,598	80,249
Households	994	6,422	21,973
Families	757	5,027	17,093
Average Household Size	3.23	3.64	3.61
Owner Occupied Housing Units	712	3,939	11,167
Renter Occupied Housing Units	282	2,483	10,806
Median Age	39.4	35.1	33.0
Median Household Income	\$83,174	\$70,017	\$61,858
Average Household Income	\$118,706	\$93,085	\$82,614
<b>Trends: 2015-2020 Annual Rate</b>			
Population	0.80%	0.74%	0.63%
Households	0.89%	0.79%	0.68%
Families	0.87%	0.81%	0.70%
Owner Households	0.78%	0.69%	0.60%
Median Household Income	3.29%	3.59%	3.05%

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