

Hansen Towne Center

407 Main Street, Watsonville, CA

-  37,750 Square Feet (Divisible to 20,000 SF)
-  Suite 101 - ±1,065 Square Feet
Suite 102 - ±812 Square Feet
-  Downtown Watsonville
-  Over 300 parking spaces on site
-  Pylon Sign
-  Co-tenants - CVS, Ace Hardware, Auto Zone, Navigator School, and Togo's



DEMOGRAPHICS

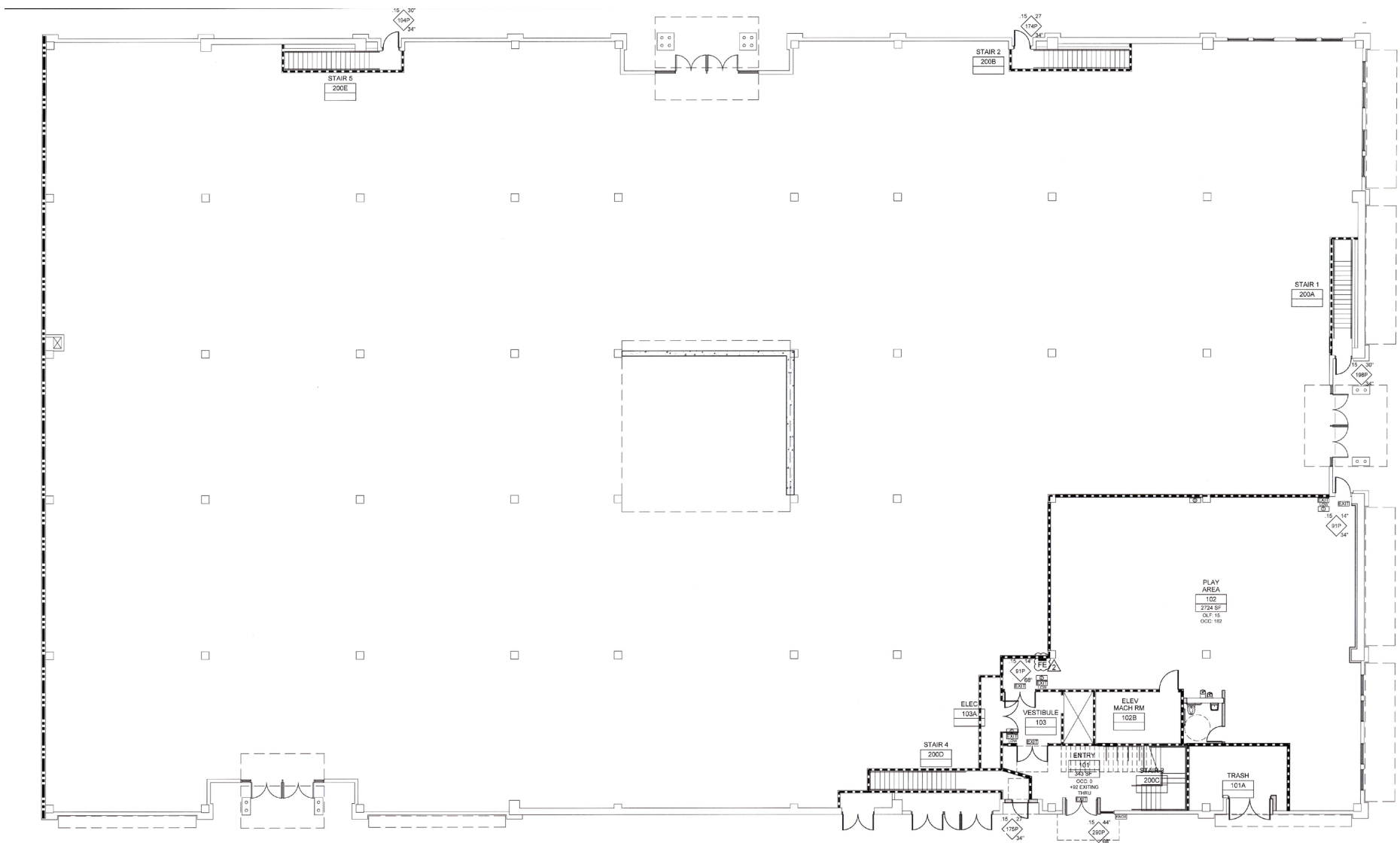
	1 MILE	3 MILES	5 MILES
Population	25,948	65,021	81,980
Average HH Income	\$94,032	\$104,371	\$112,294
Daytime Population	11,463	26,847	30,337

TRAFFIC COUNTS

Main Street	25,650 ADT
West Beach Street	17,750 ADT
East Lake Avenue	24,000 ADT
West Riverside Drive	24,400 ADT

Source: 2022 Esri.







Site Aerial





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