



FOR LEASE

800 – 880 Broadway Ave
Seaside, CA 93955

±1,701 SF & ±1,721 SF prime end-caps

±2,000 SF prominent in-line

HIGH QUALITY construction and design

NEWER center

ASKING RENT \$33.00 NNN

JON STANSBURY
408.588.2340
jon.stansbury@kidder.com
LIC N° 01125699

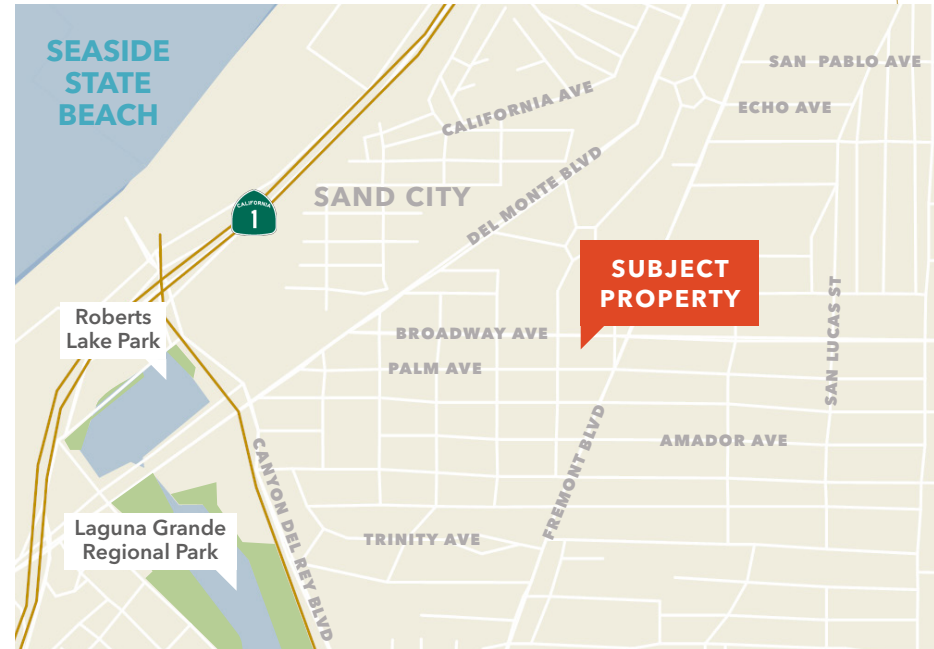
**Kidder
Mathews**



FOR LEASE

800 – 880 Broadway Ave

SEASIDE, CA 93955



DEMOGRAPHICS (2019)

	1-Mile	3-Miles	5-Miles
Population	24,839	52,340	94,668
Average Household Income	\$72,471	\$82,777	\$100,063
Daytime Population	8,942	35,999	56,008

TRAFFIC COUNTS

Broadway Ave @ Fremont Blvd	13,050 ADT
North on Del Monte Ave	28,779 ADT

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Site Plan

■ AVAILABLE



STRONG co-tenants

GREAT access and parking

RESTAURANT USES allowed; water available

FRONTAGE 150' on Broadway Ave /
52' on Fremont Blvd

PROMENADE and outdoor dining

SIGNALIZED intersection

YEAR BUILT 2007

ASKING RENT \$33.00 NNN

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SEASIDE, CA 93955

DEMOGRAPHICS (2019)

Population	1-Mile	3-Miles	5-Miles
Projected Population (2024)	25,393	53,626	97,472
Estimated Population (2019)	24,839	52,340	94,668
Census Population (2010)	23,369	48,599	85,223
Population Growth (2019 – 2024)	2.23%	2.46%	2.96%
Population Growth (2010 – 2019)	6.29%	7.70%	11.08%
Households			
Projected Households (2024)	8,078	20,127	37,929
Estimated Households (2019)	7,913	19,608	36,834
Census Households (2010)	7,500	17,992	33,138
Households Growth (2019 – 2024)	2.09%	2.65%	2.97%
Households Growth (2010 – 2019)	5.51%	8.98%	11.15%
Average Household Income	\$72,471	\$82,777	\$100,063
Median Household Income	\$57,710	\$63,795	\$74,888
Median Home Value	\$442,331	\$515,527	\$751,394

DATA FOR ALL BUSINESSES IN AREA (2019)

Daytime Employment	1-Mile	3-Miles	5-Miles
Total Businesses	25,393	53,626	97,472
Total Employees	24,839	52,340	94,668
Employee/Business Population Ratio	9	8	9
Consumer Spending			
Total Consumer Spending (2024)	\$228,669	\$578,105	\$1,216,384
Total Consumer Spending (2019)	\$203,986	\$514,619	\$1,078,274

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