

PRUNETREE CENTER



FOR LEASE

*Safeway & CVS Anchored with Co-Tenants Including
Starbucks, McDonald's, Auto Zone & Taco Bell*

VIERRA CANYON RD & HWY 101, PRUNEDALE, CA 93907

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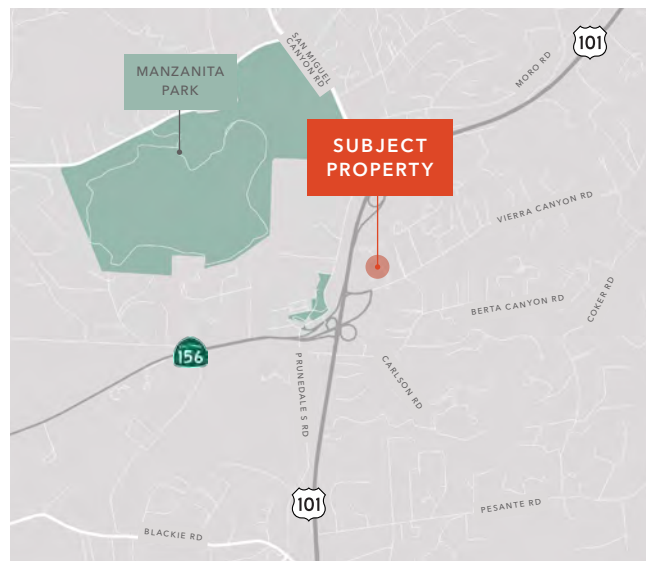
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PROPERTY HIGHLIGHTS

Plans for parking lot and landscaping renovation

Office space available

Visibility from Hwy 101

Easy access to Hwy 101 and SR 156

TRAFFIC COUNTS

2023 Annual Daily Traffic Count

VIERRA CANYON RD & HWY 101 64,865

VIERRA CANYON RD & HWY 156 30,568

ANCHORED TENANTS

SAFeway

TACO BELL

Starbucks

McDonald's

Auto Zone

CVS pharmacy

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TENANTS

Bldg	Tenant	SF	Bldg	Tenant	SF
ANCH 1	Safeway	35,722	B7	Mountain Mike's	2,818
ANCH 2	CVS Pharmacy	31,472	201	Office (Leased)	2,417
A1	Master Cleaners	1,226	202	Office (Leased)	584
A2-3	Wells Fargo	1,425	203	Office (Leased)	520
A4	Anytime Fitness	3,343	204	Office (Leased)	610
A5	Available	1,279	205	Office (Leased)	1,217
A6	Sunshine Donuts	1,206	206	Office (Leased)	889
A7	Country Jeweler	1,290	207	DeSilva Gates Const. LLC	889
A8	The Income Statement	1,026	208	Available (Office)	1,078
A9	Foot Spa	1,026	209	Available (Office)	680
A10	Il Capriccio di Alexa's	1,290	210	Available (Office)	930
A11	Available	1,072	PAD 4A	AutoZone	3,381
A12	Available	1,340	PAD 4B & 4C	Commercial Kitchen	2,431
A13	Ichiban Sushi	2,814	PAD 4D	Norma's	3,000
A14	Prunedale Vision Center	3,032	PAD 1	McDonald's	4,313
A15	Ay Caramba Mexican Restaurant	2,077	PAD 2	Starbucks	2,500
B1	J.V. Liquor & Deli	2,668	PAD 3	Taco Bell	2,420
B1A & B2	Central Coast Dental Care	2,044	Total		131,601
B3	Gina's Hair Salon	1,009			
B4	Panda Garden	2,127			
B5	Nails Art	1,005			
B6	Available	1,439			

Data Source: ©2023, Sites USA



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DEMOGRAPHICS

SUMMARY

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	1,960	13,624	37,160
ESTIMATED HOUSEHOLDS	647	4,511	11,414
AVERAGE HOUSEHOLD SIZE	3.0	3.0	3.2
OWNER OCCUPIED UNITS	477	3,536	7,492
RENTER OCCUPIED UNITS	170	975	3,922
AVERAGE AGE	40.7	40.3	36.5

DAYTIME EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	142	404	788
TOTAL EMPLOYEES	618	2,109	7,739
EMPLOYEE POPULATION/ BUSINESS	4.4	5.2	9.8

CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL ANNUAL HH EXPENDITURE	\$59.85 M	\$399.4 M	\$944.27 M
MONTHLY HH EXPENDITURE	\$7,712	\$7,379	\$6,894

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HOUSEHOLDS BY INCOME

	1 Mile	3 Miles	5 Miles
<\$25,000	43	336	977
\$25,000 - \$50,000	65	471	2,993
\$50,000 - \$75,000	119	714	2,002
\$75,000 - \$100,000	134	684	1,641
\$100,000 - \$125,000	66	487	1,395
\$125,000 - \$150,000	42	410	852
\$150,000 - \$200,000	31	398	1,086
\$200,000 +	142	1,011	1,818
Median HH Income	\$91,761	\$104,789	\$93,796
Average HH Income	\$151,698	\$138,942	\$126,318

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