



FOR LEASE

Prunetree Center

VIERRA CANYON RD & HWY 101, PRUNEDALE, CA 93907



Safeway & CVS Anchored; Co-Tenants Include Starbucks, McDonald's, AutoZone, Taco Bell

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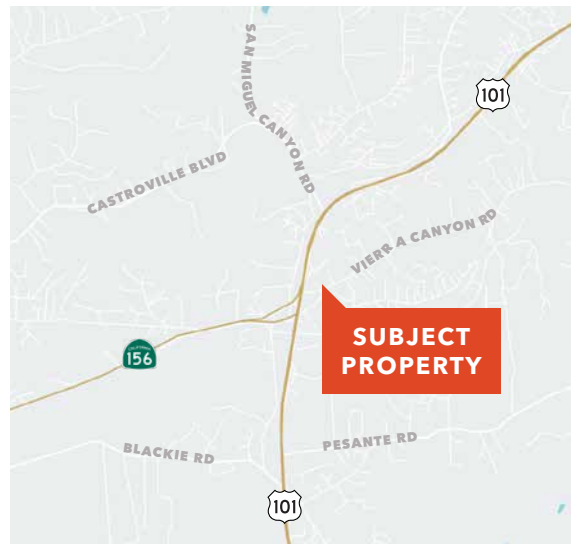
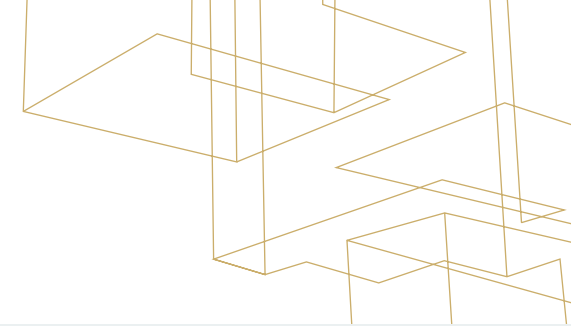
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PLANS for parking lot and landscaping renovation

OFFICE SPACE available

VISIBILITY from Hwy 101 with easy access

DEMOGRAPHICS

2022	1-Mile	3-Miles	5-Miles
Population	2,528	10,838	31,242
Daytime Population	1,996	6,561	17,022
Avg HH Income	\$178,244	\$135,058	\$113,479

TRAFFIC COUNTS

2019		
Vierra Canyon Rd & Hwy 101		84,000 ADT
Vierra Canyon Rd & Hwy 156		25,550 ADT

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Site Plan



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	Available (Office)	584
A2-3	Wells Fargo	1,425	203	Office (Leased)	520
A4	Anytime Fitness	3,343	204	Available (Office)	610
A5	Available	1,279	205	Available (Office)	1,217
A6	Sunshine Donuts	1,206	206	Available (Office)	889
A7	Country Jeweler	1,290	207	Available (Office)	881
A8	The Income Statement	1,026	208	Available (Office)	2,688
A9	Foot Spa	1,026	PAD 4A	AutoZone	3,381
A10	Il Capriccio di Alexa's	1,290	PAD 4B & 4C	Commercial Kitchen	2,431
A11	Healthy Shakes	1,072	PAD 4D	Norma's	3,000
A12	Verizon Wireless	1,340	PAD 1	McDonald's	4,313
A13	Ichiban Sushi	2,814	PAD 2	Starbucks	2,500
A14	Prunedale Vision Center	3,032	PAD 3	Taco Bell	2,420
A15	Ay Caramba Mexican Restaurant	2,077			
B1	J.V. Liquor & Deli	2,668			
B1A & B2	Central Coast Dental Care	2,044			
B3	Gina's Hair Salon	1,009			
B4	Panda Garden	2,127			
B5	Nails Art	1,005			
B6	Available	1,439			
			TOTAL		131,601

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DEMOGRAPHICS (2022)

Summary	1-Mile	3-Miles	5-Miles
Estimated Population	2,528	10,838	31,242
Estimated Households	837	3,533	9,722
Average Household Size	3.0	3.0	3.2
Owner Occupied Units	660	2,848	6,836
Renter Occupied Units	177	686	2,886
Average Age	41.6	40.2	36.4
Daytime Employment			
Total Businesses	153	357	623
Total Employees	821	2,030	5,428
Employee/Business Population Ratio	5.4	5.7	8.7
Consumer Spending			
Total Consumer Spending (2029)	21,515	147,303	302,687
Total Consumer Spending (2024)	23,128	158,606	326,535

Households by Income	1-Mile	3-Miles	5-Miles
<\$25,000	53	347	635
\$25,000 - \$50,000	81	406	1,586
\$50,000 - \$75,000	157	584	1,718
\$75,000 - \$100,000	178	668	1,741
\$100,000 - \$125,000	90	339	1,109
\$125,000 - \$150,000	77	289	897
\$150,000 - \$200,000	43	277	767
\$200,000+	157	625	1,269
Median HH Income	\$92,781	\$91,671	\$90,941
Average HH Income	\$178,244	\$135,058	\$113,479

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