

±9,343 SF Jr. Anchor For Lease

Edgewater Shopping Center in Sand City, California



Location:

2080 California Avenue
California Avenue and Highway 1 in Sand City, California

Availability:

± 9,343 Square Feet

Drive Time:	5 min	10 min	15 min
2019 Population	26,576	77,851	118,369
2019 Avg HH Income	\$83,667	\$90,680	\$102,292

Traffic Counts:

Highway 1 @ Fremont Blvd	±65,426 ADT
Fremont Blvd:	±17,901 ADT
	±83,327 ADT

The Edgewater Shopping Center is located in Sand City, CA along the beautiful Monterey Bay coastline with approximately ±2,000 feet of frontage along Highway 1, which gives excellent visibility and convenient access to travelers and commuters.

The Edgewater Shopping Center is also adjacent to the Sand Dollar Shopping Center which is anchored by Costco, combined with the impressive retail line up offered at Edgewater creating a powerful retail synergy unmatched in the Monterey Bay area.



COMMERCIAL | RETAIL ASSOCIATES

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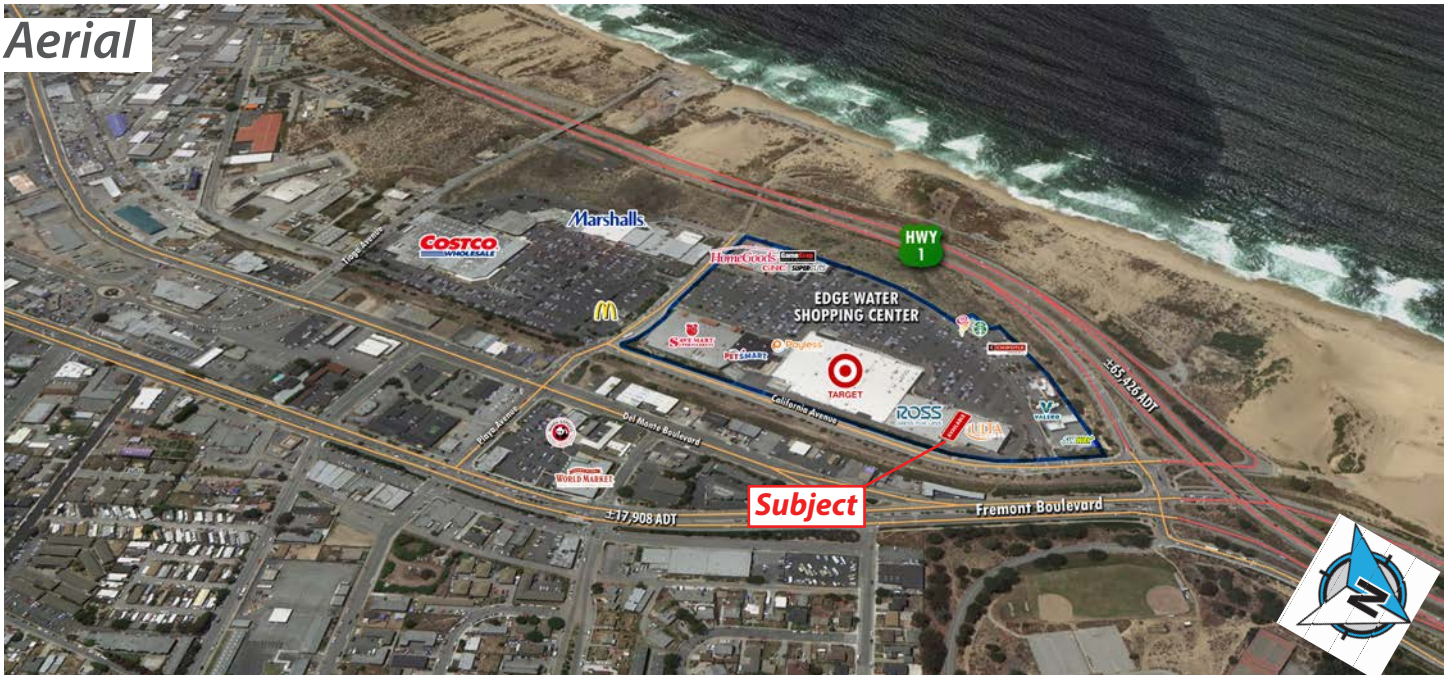


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Aerial



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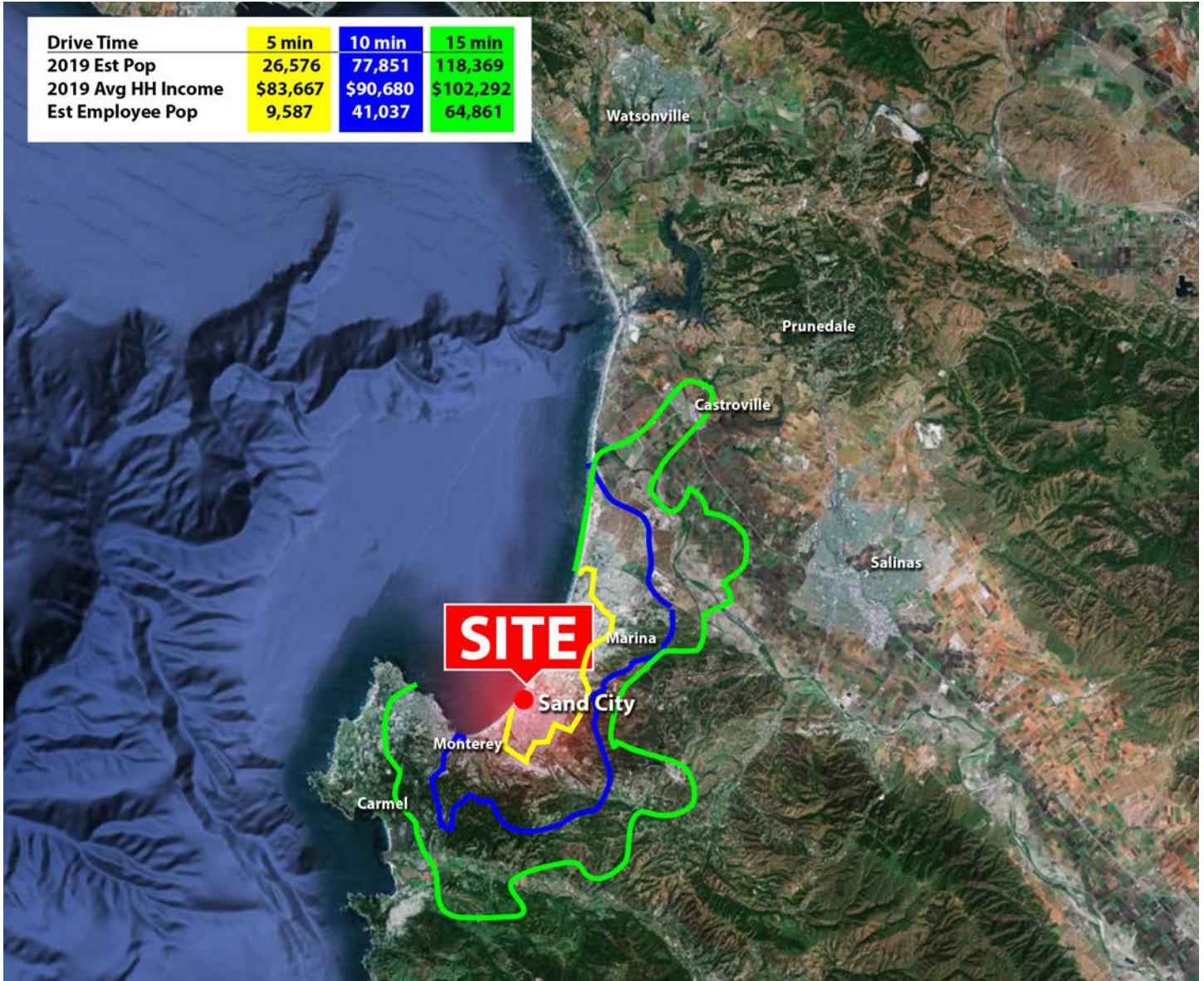


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Trade Area Demographic Study

Drive Time	5 min	10 min	15 min
2019 Est Pop	26,576	77,851	118,369
2019 Avg HH Income	\$83,667	\$90,680	\$102,292
Est Employee Pop	9,587	41,037	64,861



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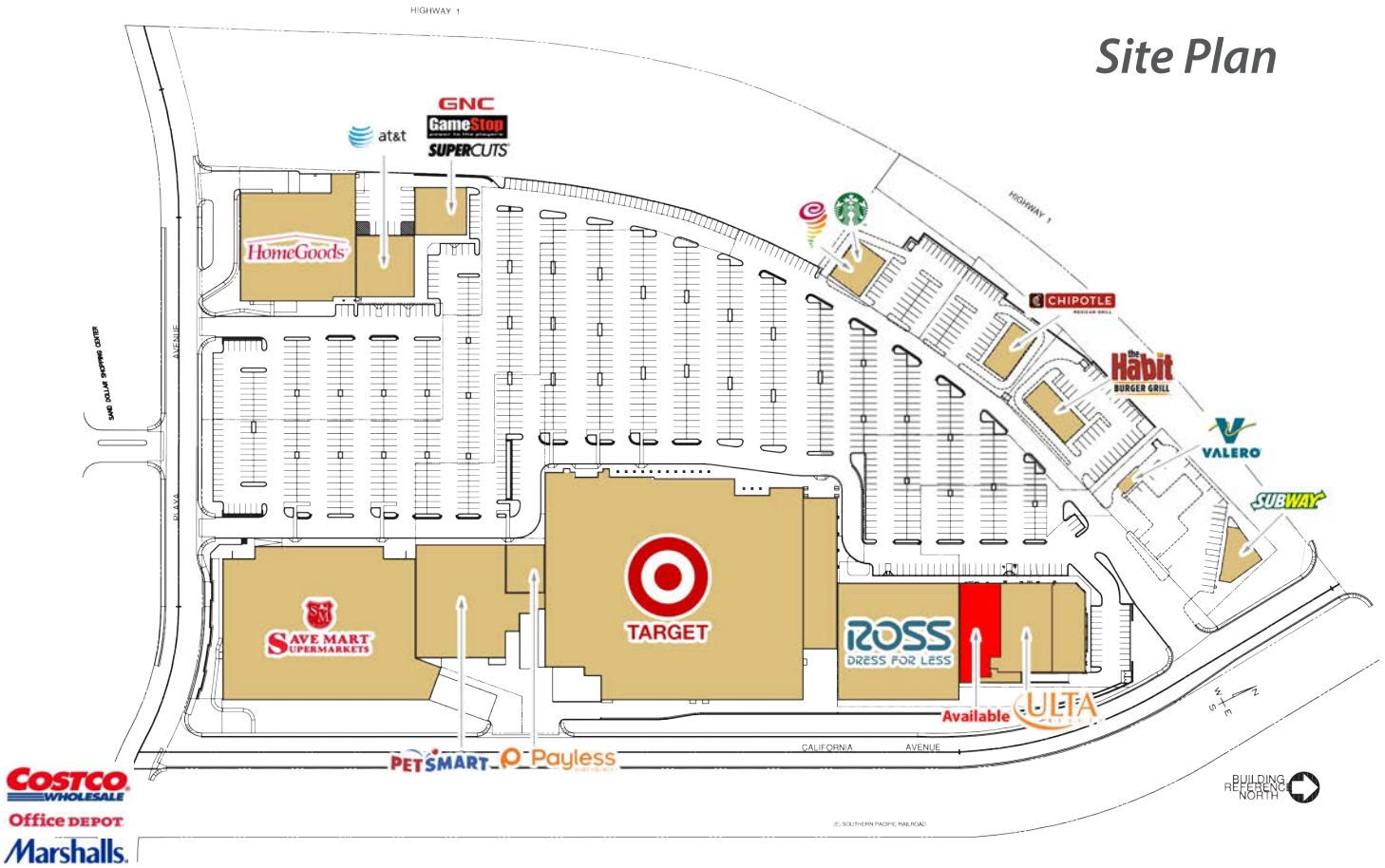
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Site Plan



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Floor Plan



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