

Hollister Gateway

Hwy 25 & Hwy 156B (San Felipe Road) - Hollister, CA

Targeting Grocery • Fuel • C-Store • Retail • Drive-Thru

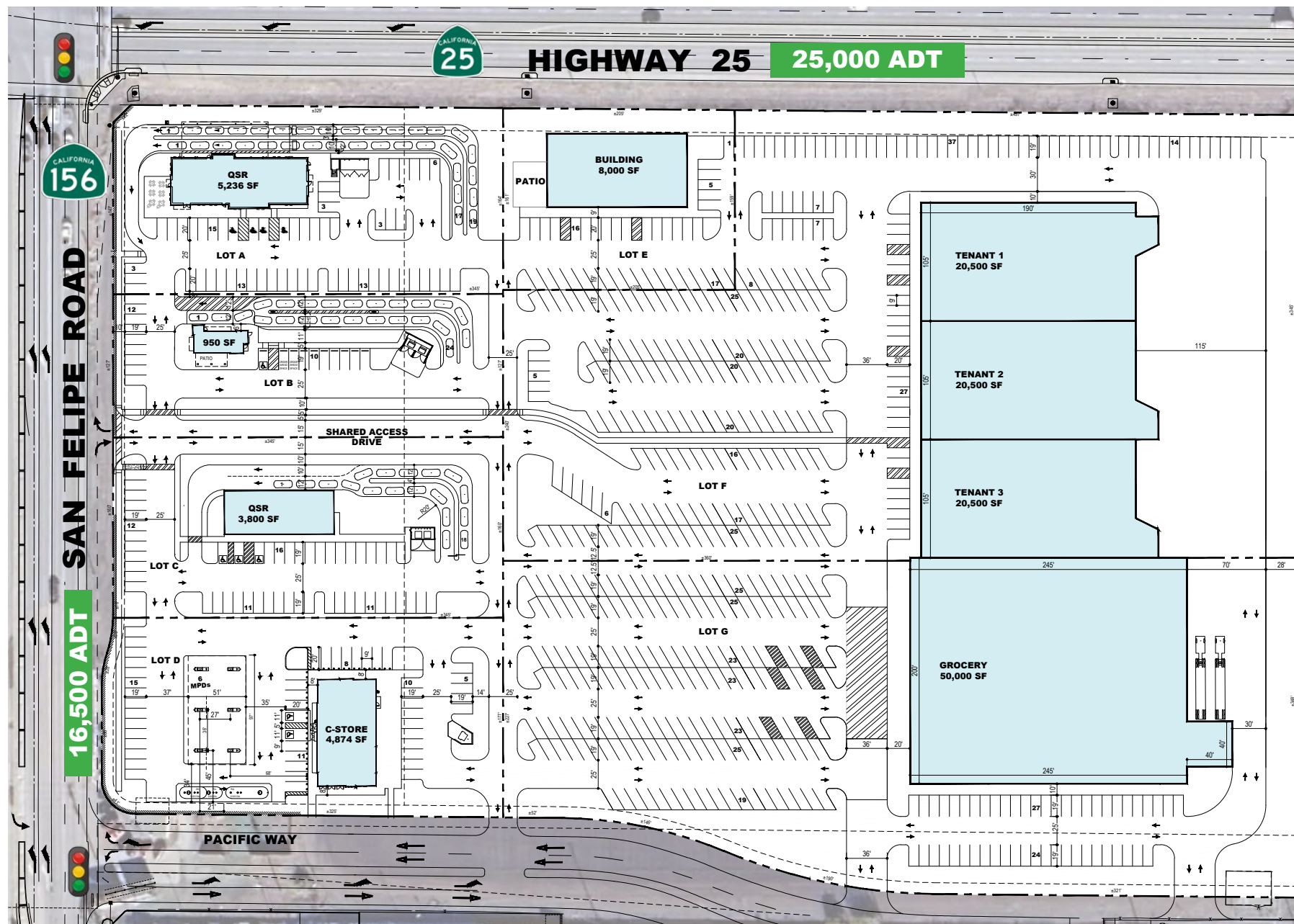


John Cumbelich
john@cumbelich.com
t. 925.546.5153
CA DRE Lic #01006249

25 YEARS
2000 - 2025

JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS



LOT A				
LOT AREA	±1.31 AC			
BUILDING	5,236 SF			
PARKING	56 SPACES			
RATIO	10.6 / 1,000			
LOT B				
LOT AREA	±1.00 AC			
BUILDING	950 SF			
PARKING	19 SPACES			
RATIO	20.0 / 1,000			
LOT C				
LOT AREA	±1.27 AC			
BUILDING	3,800 SF			
PARKING	50 SPACES			
RATIO	13.2 / 1,000			
LOT D				
LOT AREA	±1.41 AC			
BUILDING	4,874 SF			
PARKING	49 SPACES			
RATIO	10.0 / 1,000			
LOT E				
LOT AREA	±0.75 AC			
BUILDING	8,000 SF			
PARKING	38 SPACES			
RATIO	4.8 / 1,000			
LOT F				
LOT AREA	±5.64 AC			
BUILDING	61,500 SF			
PARKING	254 SPACES			
RATIO	4.1 / 1,000			
LOT G				
LOT AREA	±4.47 AC			
BUILDING	50,000 SF			
PARKING	214 SPACES			
RATIO	4.2 / 1,000			
TOTALS				
LOT AREA	±15.85 AC			
BUILDING	134,360 SF			
PARKING	680 SPACES			
RATIO	5.1 / 1,000			

FOR MORE INFORMATION, PLEASE CONTACT

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A busy trade area surrounded by a thriving population.

The City of Hollister is actively working on its new housing plan, aiming to accommodate the growing population with plans for 4,163 new housing units by 2031. (Source: City of Hollister, CA)

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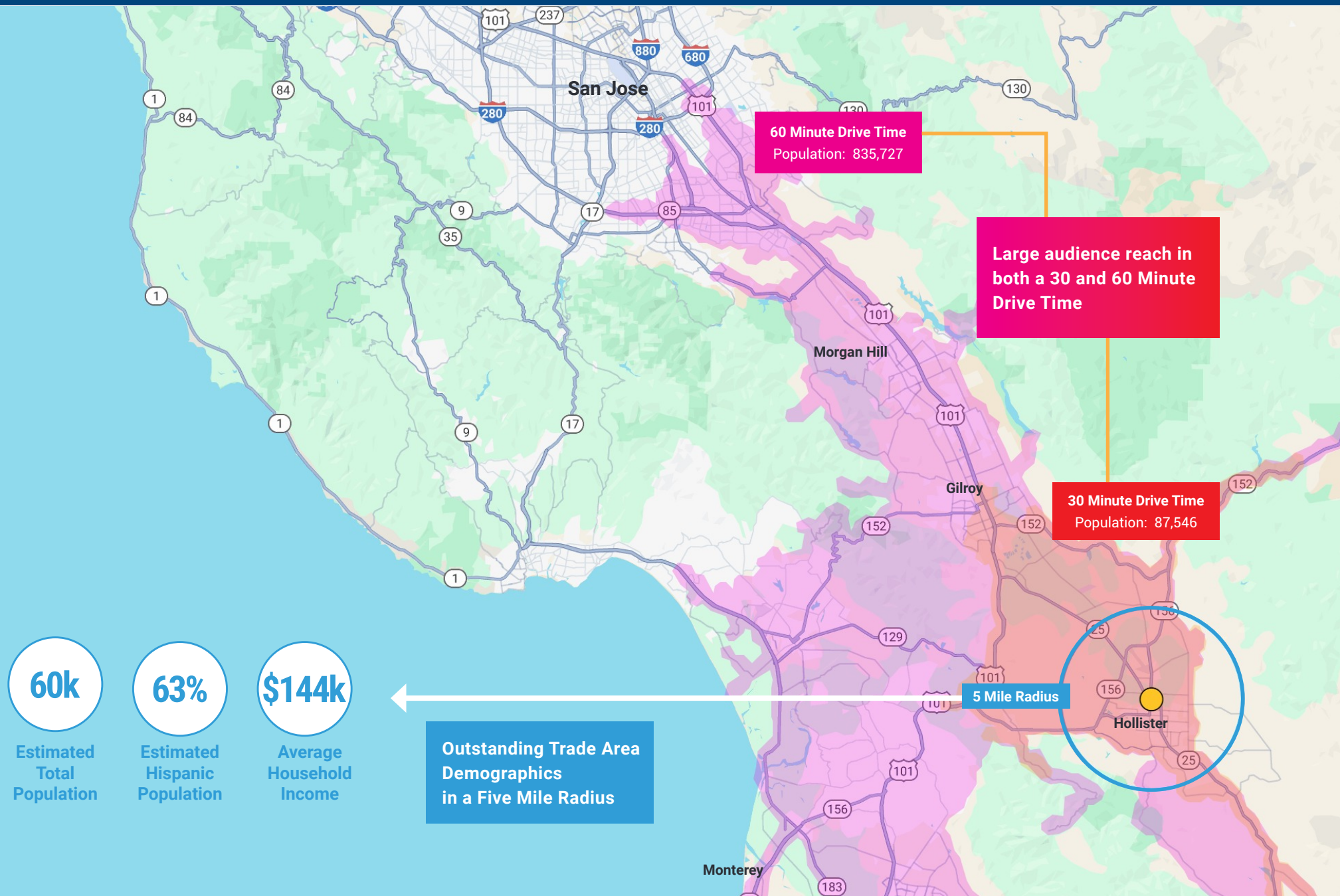


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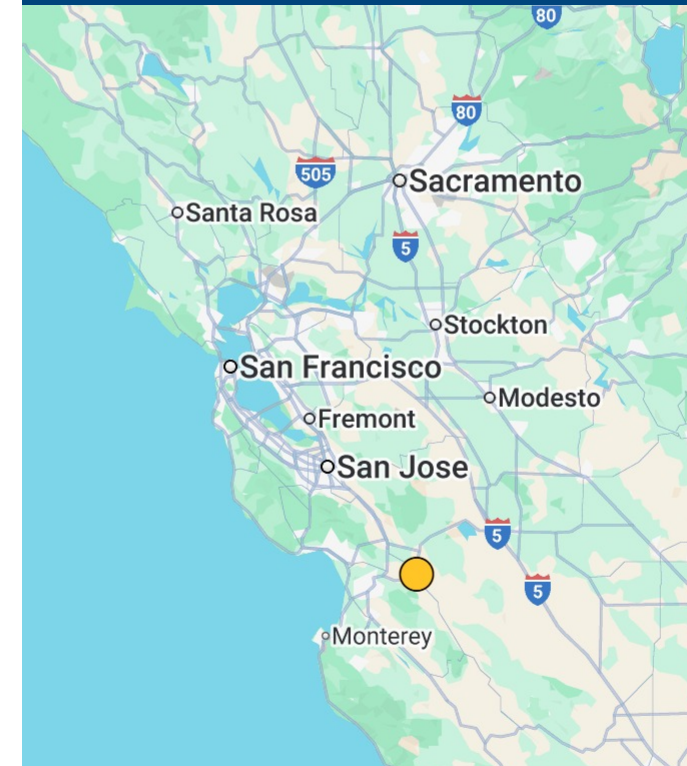
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		3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	2025 Estimated Population	50,810	59,833	66,425
	2030 Projected Population	54,230	63,318	69,773
	2020 Census Population	46,571	55,217	61,588
	2010 Census Population	38,995	46,770	52,676
	Projected Annual Growth 2025 to 2030	1.3%	1.2%	1.0%
	Historical Annual Growth 2010 to 2025	2.0%	1.9%	1.7%
	2025 Median Age	35	36	36
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	23,784	28,399	33,850
HOUSEHOLDS	2025 Estimated Households	14,909	17,976	20,261
	2030 Projected Households	16,372	19,538	21,865
	2020 Census Households	13,466	16,359	18,543
	2010 Census Households	11,110	13,805	15,833
	Projected Annual Growth 2025 to 2030	2.0%	1.7%	1.6%
	Historical Annual Growth 2010 to 2025	2.3%	2.0%	1.9%
RACE & ETHNICITY	2025 Estimated White	40.7%	42.2%	42.7%
	2025 Estimated Black or African American	2.0%	1.9%	1.9%
	2025 Estimated Asian or Pacific Islander	6.2%	6.2%	6.2%
	2025 Estimated American Indian or Native Alaskan	2.4%	2.3%	2.3%
	2025 Estimated Other Races	48.7%	47.4%	46.9%
	2025 Estimated Hispanic	64.6%	62.9%	62.2%
INCOME	2025 Estimated Average Household Income	\$139,551	\$143,805	\$144,168
	2025 Estimated Median Household Income	\$115,494	\$118,486	\$118,575
	2025 Estimated Per Capita Income	\$41,035	\$43,300	\$44,081
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	11.7%	10.8%	10.4%
	2025 Estimated Some High School (Grade 9-11)	8.2%	7.6%	7.6%
	2025 Estimated High School Graduate	28.2%	27.3%	26.5%
	2025 Estimated Some College	22.3%	22.8%	22.9%
	2025 Estimated Associates Degree Only	9.3%	9.6%	9.7%
	2025 Estimated Bachelors Degree Only	14.8%	15.9%	16.5%
	2025 Estimated Graduate Degree	5.5%	5.9%	6.5%
BUSINESS	2025 Estimated Total Businesses	1,252	1,436	1,649
	2025 Estimated Total Employees	10,244	12,167	15,639
	2025 Estimated Employee Population per Business	8	8	9
	2025 Estimated Residential Population per Business	41	42	40
	2021 Estimated Residential Population per Business	46.1	30.5	35.3

Hollister is a city in and the county seat of San Benito County, located in the Central Coast region of California. Hollister is one of the most populous cities in the Monterey Bay Area.

Hollister's charming historic downtown district is within a few miles of the region's award-winning wineries, and is surrounded by picturesque rolling hills, golf courses, sprawling ranches and organic orchards and farmlands. The downtown boasts a variety of specialty shops, galleries and boutiques, and a superb selection of restaurants that range from bakeries and delies to farm-to-table cuisine and Mexican fare.



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