

MULTIPLE PAD OPPORTUNITIES IN THE HEART OF HOLLISTER

# Hwy 156B (San Felipe Road) & Maple Street Hollister, CA

IDEAL USE FOR  
RESTAURANT • DRIVE-THRU  
AUTO USE • DAYCARE • RETAIL



4.65 ACRE DEVELOPMENT SITE  
IDEAL FOR A WIDE VARIETY OF USERS  
ZONING: NG (NORTH GATEWAY)  
COMMERCIAL ZONE  
PROPOSED PARKING: 110 SPACES



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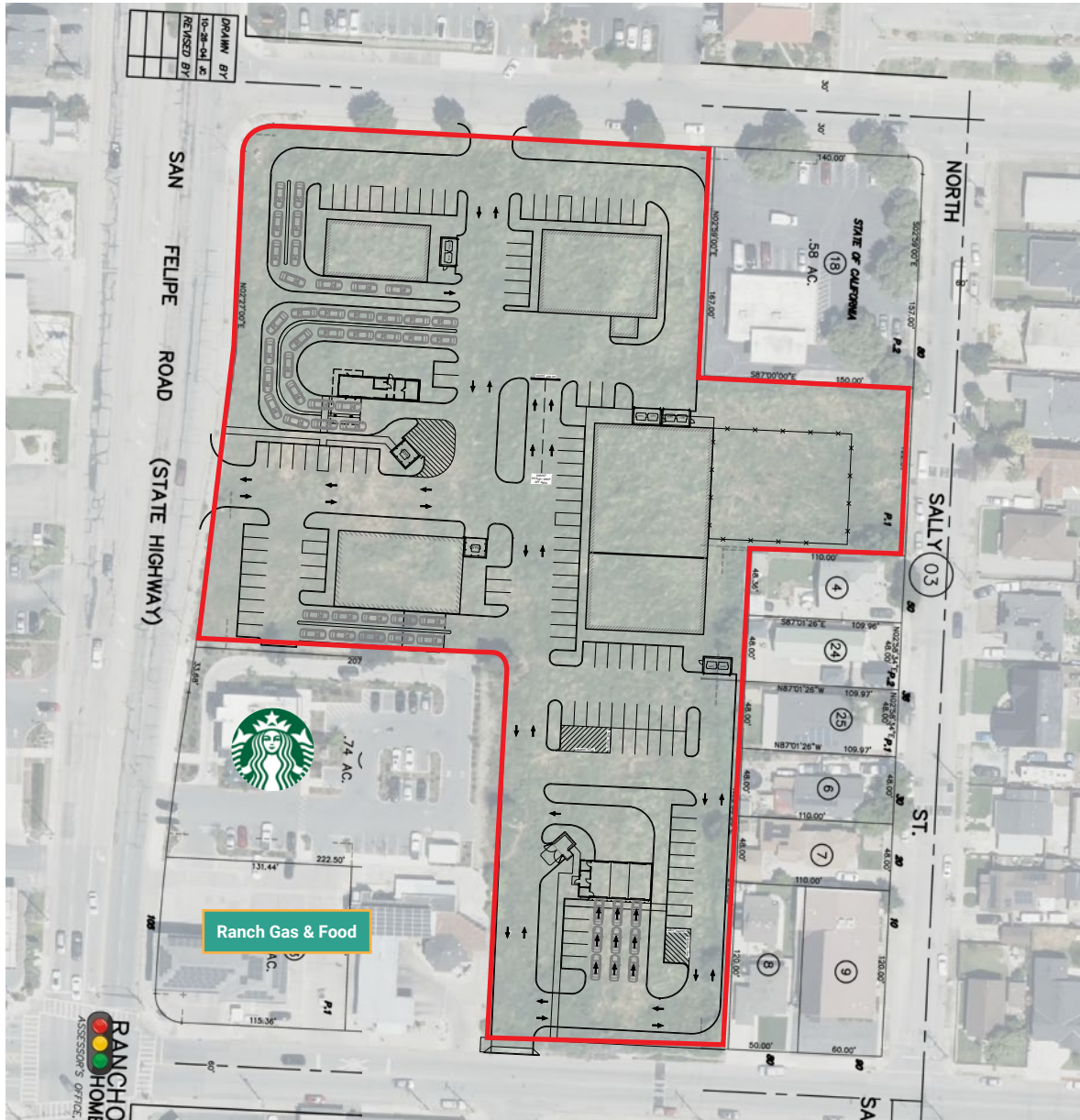
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**A busy trade area surrounded by a thriving population.**

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



## Project Data

NAME: FORZA SITE - HOLLISTER, CA

ADDRESS: SAN FELIPE RD & MAPLE ST., HOLLISTER, CA 95023

PARCEL NO.: 0510200170 & 0510200190

PARCEL AREA: 4.65 AC

ZONING: NG (NORTH GATEWAY) - COMMERCIAL ZONE

PROPOSED PARKING SPACES:

- PROPOSED PARKING
- PROPOSED ADA PARKING

TOTAL PARKING

SETBACKS:

- 10-FT LANDSCAPE STRIP ALONG SAN FELIPE ROAD

		3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>POPULATION</b>	2025 Estimated Population	52,182	59,047	66,625
	2030 Projected Population	55,282	62,296	69,893
	2020 Census Population	47,983	54,419	61,558
	2010 Census Population	40,207	46,080	52,669
	Projected Annual Growth 2025 to 2030	1.2%	1.1%	1.0%
	Historical Annual Growth 2010 to 2025	2.0%	1.9%	1.8%
	2025 Median Age	34.8	35.9	36.5
<b>DAYTIME POPULATION</b>	Adj. Daytime Demographics Age 16 Years +	25,721	29,180	35,176
<b>HOUSEHOLDS</b>	2025 Estimated Households	15,278	17,719	20,319
	2030 Projected Households	16,680	19,251	21,945
	2020 Census Households	13,853	16,107	18,537
	2010 Census Households	11,445	13,579	15,836
	Projected Annual Growth 2025 to 2030	1.8%	1.7%	1.6%
	Historical Annual Growth 2010 to 2025	2.2%	2.0%	1.9%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	39.8%	41.1%	41.7%
	2025 Estimated Black or African American	2.1%	2.1%	2.0%
	2025 Estimated Asian or Pacific Islander	6.6%	6.5%	6.5%
	2025 Estimated American Indian or Native Alaskan	2.4%	2.3%	2.4%
	2025 Estimated Other Races	49.2%	48.0%	47.4%
	2025 Estimated Hispanic	65.2%	63.9%	63.1%
<b>INCOME</b>	2025 Estimated Average Household Income	\$140,034	\$144,142	\$145,203
	2025 Estimated Median Household Income	\$116,549	\$119,834	\$119,773
	2025 Estimated Per Capita Income	\$41,090	\$43,353	\$44,391
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade 0-8)	11.8%	10.9%	10.4%
	2025 Estimated Some High School (Grade 9-11)	8.1%	7.6%	7.5%
	2025 Estimated High School Graduate	28.0%	27.3%	26.5%
	2025 Estimated Some College	22.5%	22.8%	22.9%
	2025 Estimated Associates Degree Only	9.4%	9.7%	9.7%
	2025 Estimated Bachelors Degree Only	14.8%	15.8%	16.5%
	2025 Estimated Graduate Degree	5.5%	5.9%	6.5%
<b>BUSINESS</b>	2025 Estimated Total Businesses	1,287	1,420	1,648
	2025 Estimated Total Employees	10,859	12,034	15,635
	2025 Estimated Employee Population per Business	8.4	8.5	9.5
	2025 Estimated Residential Population per Business	40.6	41.6	40.4

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 delis to farm-to-table cuisine and Mexican fare.

