

SANTA CRUZ UNICORN ALERT!!

PACIFIC AVENUE AFFORDABLE GROUND FLOOR RETAIL SPACE

SANTA CRUZ / CA



- ±10,700 RSF AVAILABLE FOR LEASE
- LEASE RATE: \$1.25/SF PER MONTH

REUBEN HELICK
Managing Director
+1 831 647 2100
reuben.helick@cushwake.com
Lic. #01171272

1 Lower Ragsdale Drive
Building 1, Suite 100
Monterey, CA 93940

FOR LEASE

1117 PACIFIC AVENUE / SANTA CRUZ, CA

Property Highlights

- ±44,420 SF Building
 - Ground Floor Retail: ±7,000 RSF
 - Lower Level Retail: ±3,700 RSF
- Lease Rate: \$1.25/SF, per Month plus NNN's (estimated at \$0.45/SF, per Month)
- Delivered "as-is" Broom Swept Clean - no TI Allowance
- Zoning Designation: CBD - Located in Downtown Parking District
- Located in the Heart of a Vibrant Downtown Retail District - Desirable Pacific Avenue Location
- Ground Floor Retail Entrances from both Pacific Avenue and Pearl Alley (contiguous to City Parking Lot)



FOR SALE

1117 PACIFIC AVENUE / SANTA CRUZ, CA

Property Features

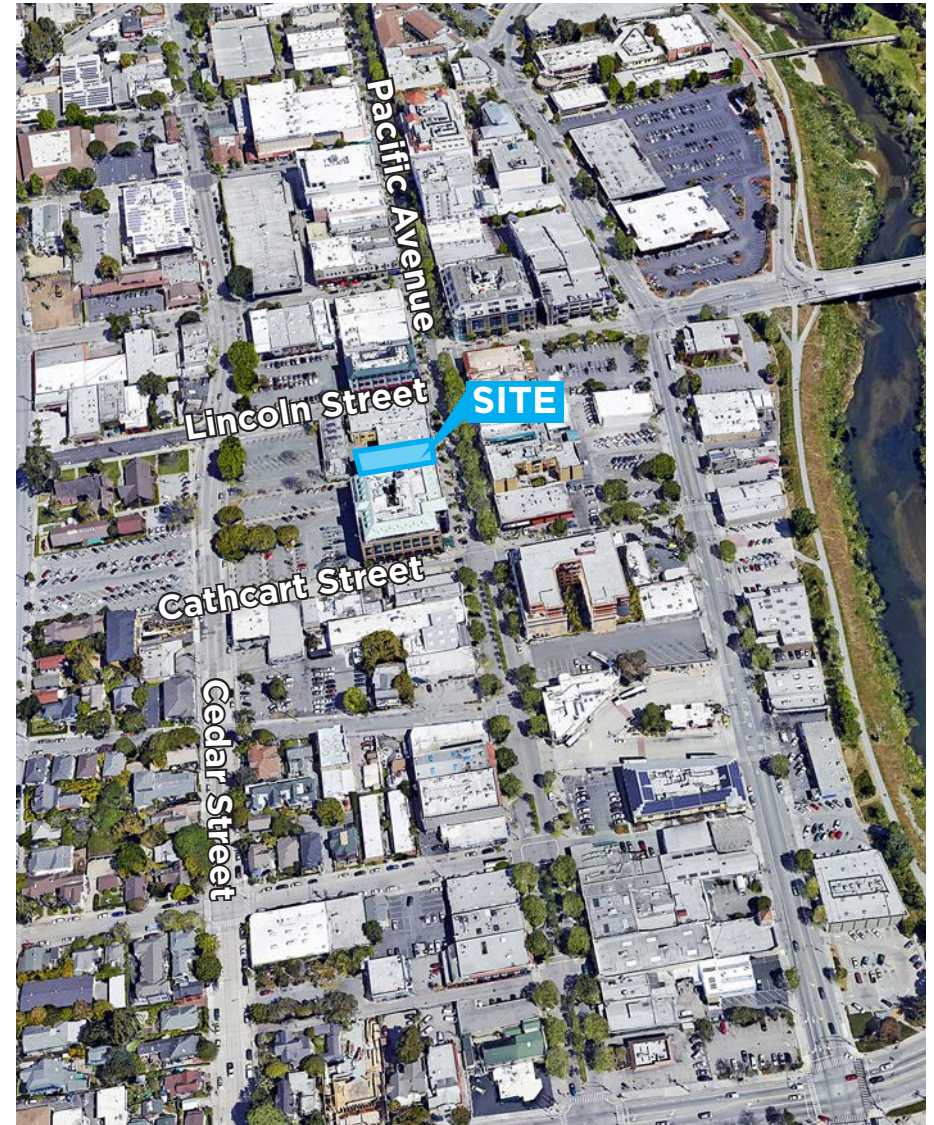
1117 Pacific Avenue features open ground floor retail with lower level retail served by stairs and elevator. This space has a great aesthetic with open ceilings, exposed HVAC ducting and a dramatic light shaft architectural feature bringing natural light in from the roof. The second and third floors of the building are professional offices.

City of Santa Cruz Parking

The City of Santa Cruz has preliminary plans to build a multi-level parking garage behind the building (388 + parking spaces); providing abundant and convenient parking for retail patrons. The City will lease ground floor space fronting Cedar Street to the Santa Cruz Public Libraries. You can read more about it [HERE](#).

Downtown Santa Cruz Market Data

- Trade Area Retail Leakage estimated at \$1.8BB per annum
- Primary trade area includes over 76,000 people with a tertiary market that pulls over 160,500
- UCSC nearby has over 17,000 students (estimated \$960 million dollar impact on Santa Cruz)
- Downtown daytime population of over 33,600
- Downtown business community has over 200 stores and restaurants, including Looker and Amazon – recently employed several hundred new hire tech workers
- Located just blocks from world famous Santa Cruz beaches
- Close to \$100 million in visitor spending annually
- Abundant public parking nearby (see parking map)



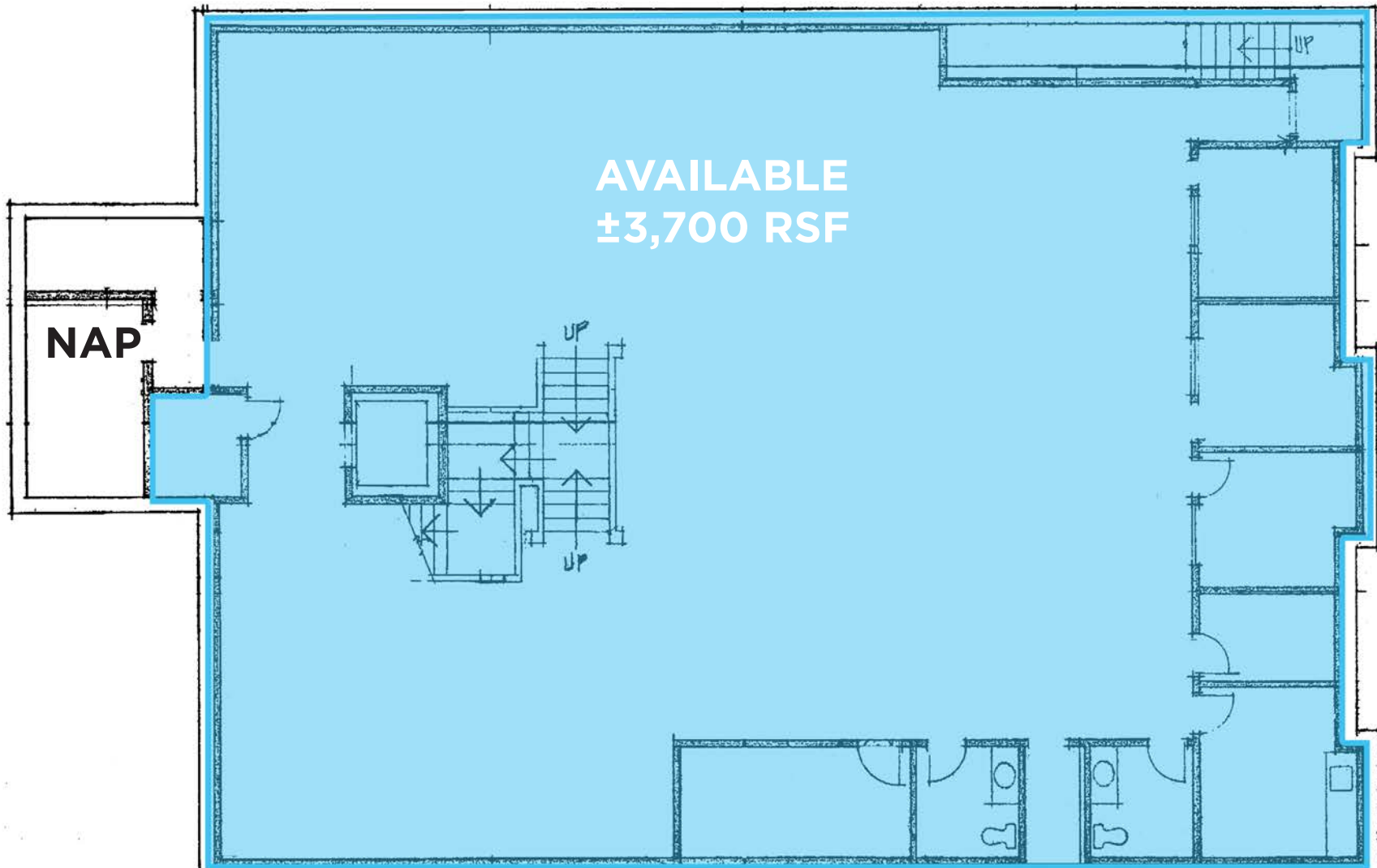
Ground Retail Floor Plan



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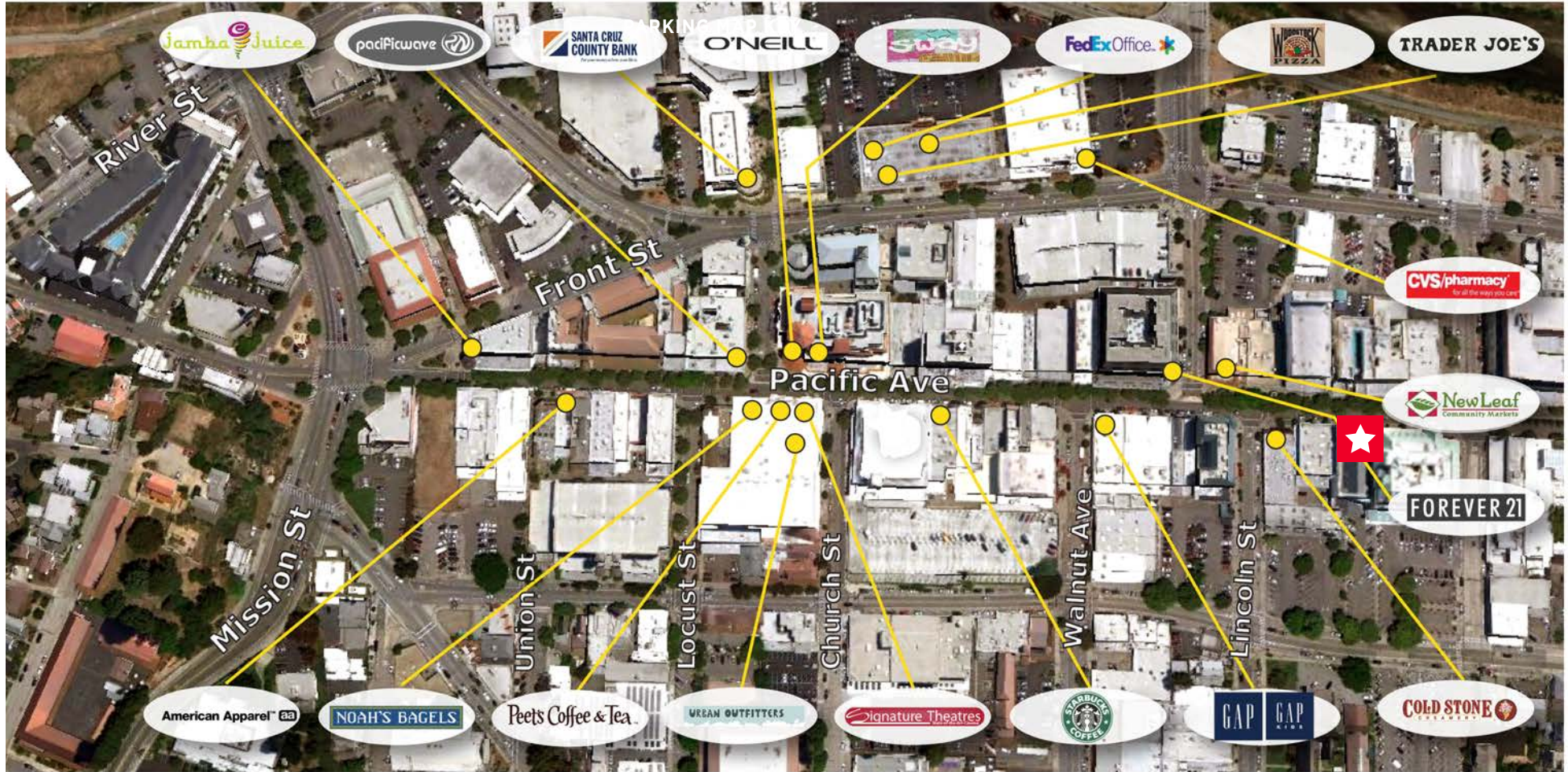
Lower Level Retail Floor Plan



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Amenities Map



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Santa Cruz Demographic Trade Area Comparison

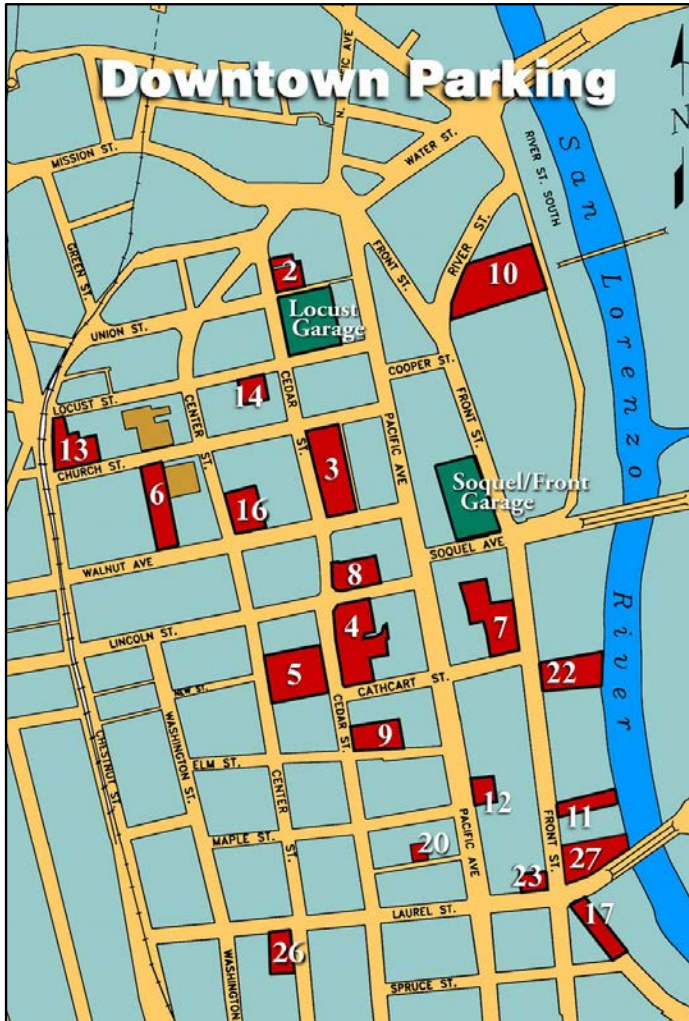
	ONE MILE			TWO MILE			THREE MILE		
	Residential Population	Daytime Population	Average Household Income	Residential Population	Daytime Population	Average Household Income	Residential Population	Daytime Population	Average Household Income
Pacific Avenue & Walnut Street	25,188	16,164	*\$67,597.00	85,217	40,064	\$84,243.00	118,054	56,953	\$85,382.00
North Santa Cruz @ Main St. Los Gatos	9,711	8,039	\$169,376.00	43,053	24,783	\$166,992.00	168,100	70,966	\$143,170.00
University Ave @ Cowper St. Palo Alto	19,473	28,178	\$155,785.00	144,676	151,776	\$138,143.00	263,497	291,717	\$129,036.00
4th St. @ Gilman St. Berkeley	20,166	13,947	\$79,801.00	170,382	102,370	\$84,754.00	314,781	162,168	\$83,006.00
Burlingame Ave. @ Primrose Rd. Burlingame	25,174	15,378	\$113,819.00	104,085	56,723	\$125,277.00	207,509	117,150	\$122,898.00

*Average Household Income is artificially low due to 17,000 + UCSC students not reporting income

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Parking



PARKING MAP KEY

Block Number	Street Name	Number of Stalls
	SOQUEL/FRONT GARAGE	395
2	WALNUT TREE	45
	LOCUST GARAGE	407
3	CEDAR/WALNUT 1ST LEVEL	128
3	CEDAR/WALNUT 2ND LEVEL	122
4	LINCOLN/CEDAR	139
5	CALVARY CHURCH	108
6	CIVIC AUDITORIUM	44
7	FRONT/CATHCART	66
8	PEARL ALLEY	52
9	ELM/CEDAR	46
10	RIVER/FRONT 1ST LEVEL	163
10	RIVER/FRONT 2ND LEVEL	143
10	RIVER/FRONT 3RD LEVEL	159
11	FRONT ST. SOUTH	24
12	SOUTH PACIFIC	15
13	CITY HALL	62
14	LIBRARY	22
16	CENTER/WALNUT	8
17	LAUREL ST. EXT.	25
20A	BIRCH LANE	4
23	FRONT/LAUREL	24
27	LAUREL/FRONT	32