



RETAIL SPACE FOR LEASE

1117 Pacific Avenue
Santa Cruz, CA



For more information, please contact:

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Property Highlights

- 25,325± SF Building
 - Ground Floor Retail: ±7,000 RSF to ±8,000 RSF
 - Lower Level Retail: ±3,500 RSF
- 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)
- Abundant Natural Light from Interior Light Shaft

City of Santa Cruz

The City of Santa Cruz has 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
- Kaiser Permanente just opened a 21,000 SF Facility
- Located just blocks from world famous Santa Cruz beaches
- Close to \$100 million in visitor spending annually
- Abundant public parking nearby (see parking map)

Abundant Natural Light



Looking up from Ground Floor

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Lease Terms

Main Level: *7,000± to 8,000± RSF @ \$2.50 PSF/MO + NNN (\$0.40±)

Lower Level: 3,500± RSF @ \$1.25 PSF/MO + NNN (\$0.40±)

(lower level cannot be leased separately unless main level is leased)

Base Rent: Main Level @ \$17,500 to \$20,000 per month + NNN (\$0.40) +

Lower Level @ \$4,375 per month + NNN (\$0.40)

TOTAL MONTHLY BASE RENT: choose your preferred configuration

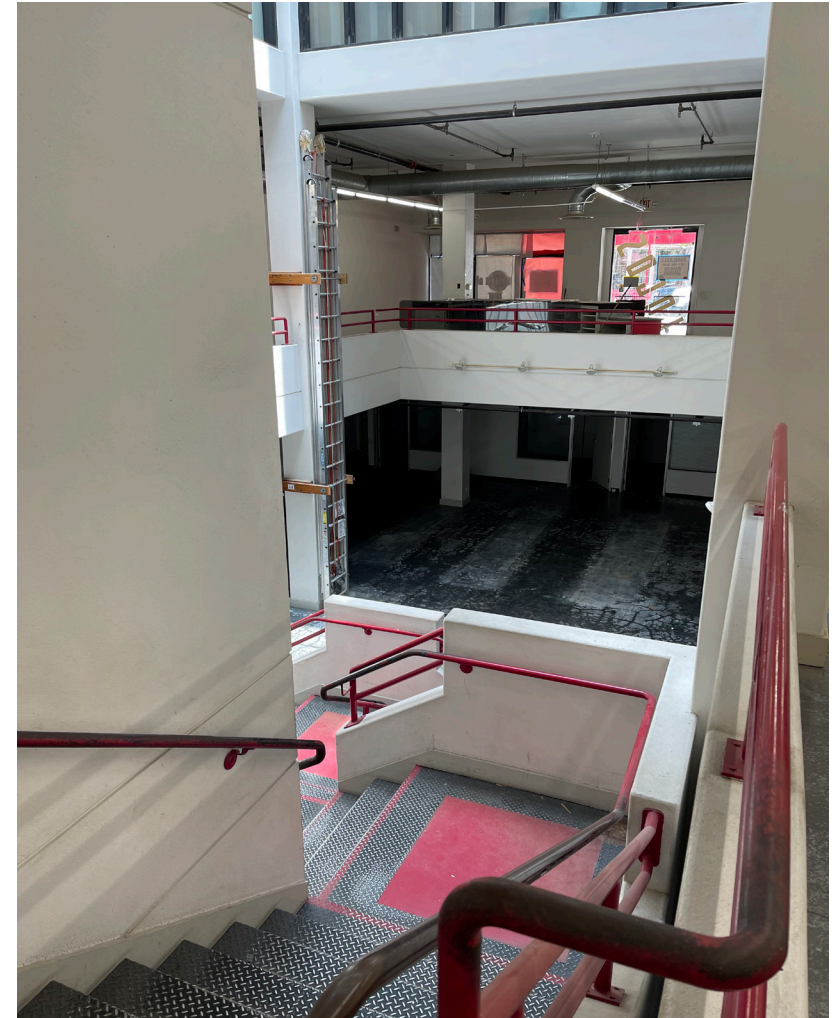
Current Configuration:

\$21,875 per mo. + NNN (\$0.40) for 10,500± space on two levels (\$2.09± PSF/MO blended + NNN (\$0.40))

New Configuration:

1,000± SF added to ground floor: \$24,375 per mo. + NNN for 11,500± SF on two levels (\$2.12 PSF/MO blended + NNN (\$0.37))

*NOTE: Main Level currently is designed to provide an opening from the main floor looking down to the lower level. This architectural feature was designed to create an open, light, and inviting retail section on the lower level. The main level floor can be “filled in” to create an uninterrupted rectangular floorplate from the current 7,000± SF, adding the 1,000± SF via a new floor section to create an 8,000± SF main floor. The lower level will become an elevator and stair served “basement” for more retail, storage, offices, etc.



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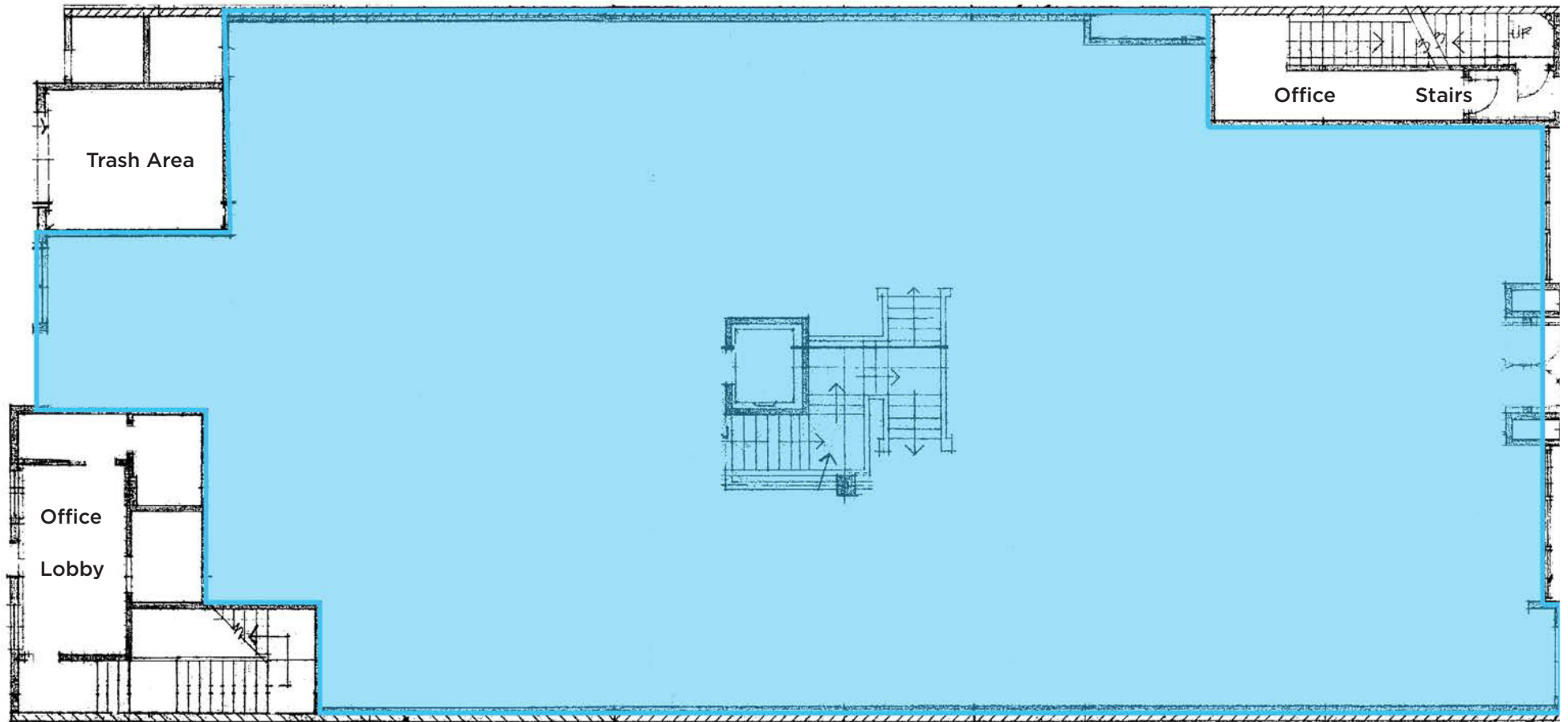
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Main Level / ±7,000 RSF



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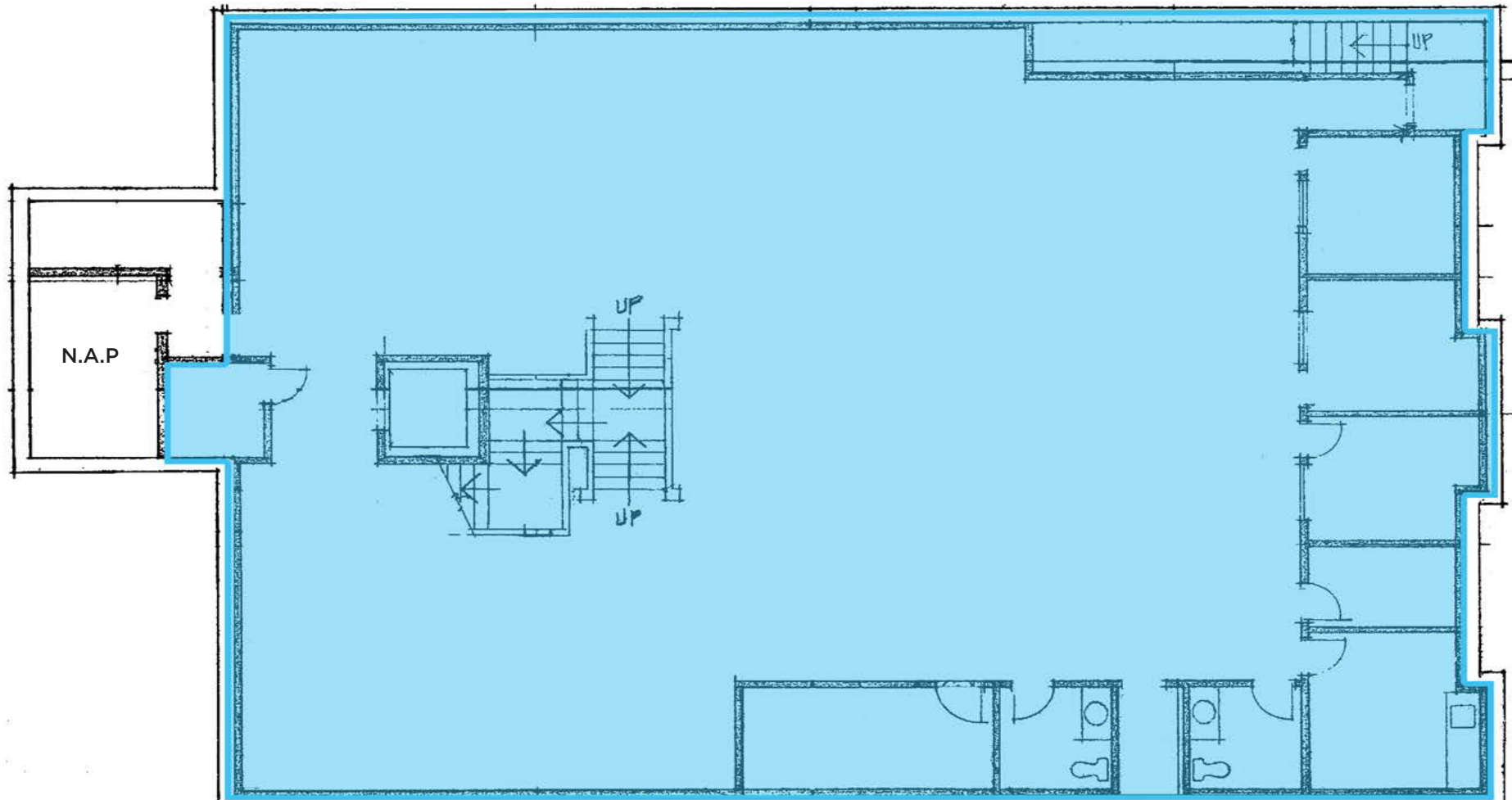
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Lower Level / ±3,500 RSF



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Rear Entrance

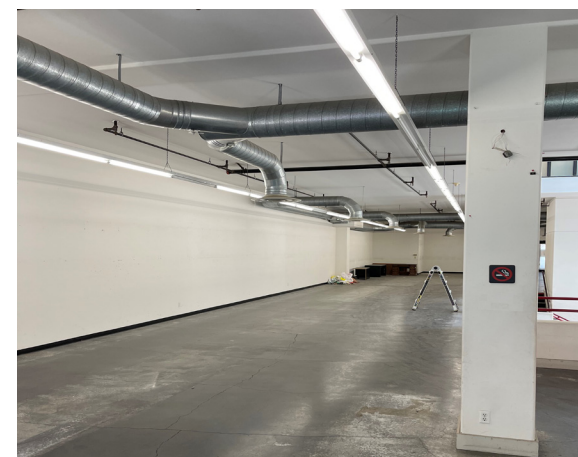
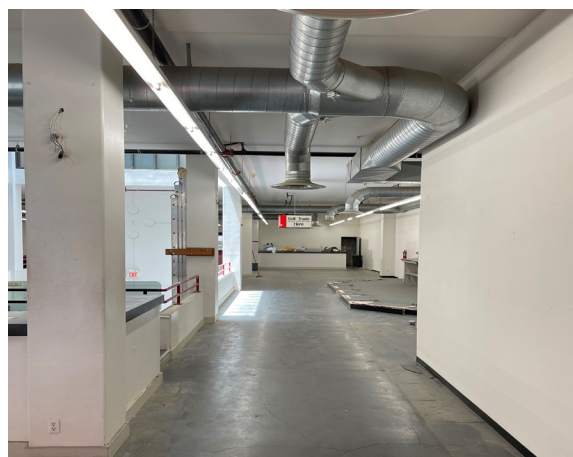
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Amenties Map



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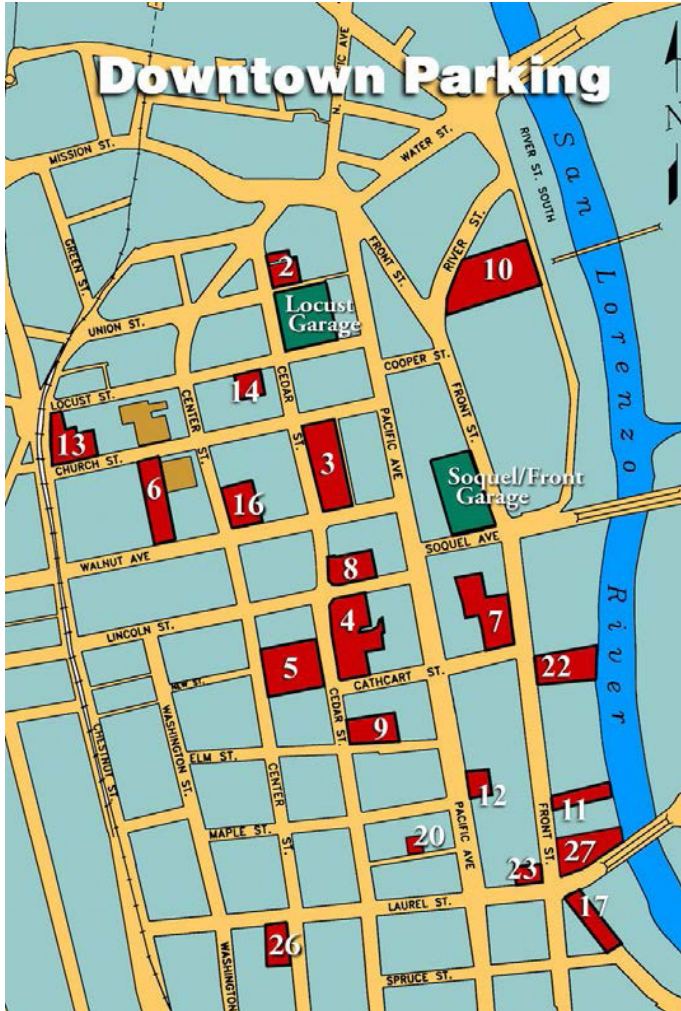
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Parking



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

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