

1537
PACIFIC AVE,
SUITE 300

SANTA CRUZ, CA
FOR SUBLEASE

Price Reduced

**3rd Floor Downtown
Office Space with
Outdoor Patio**

 **CUSHMAN &
WAKEFIELD**

// OPPORTUNITY OVERVIEW

Building Size: ± 8,595 SF

Total Rentable Square Feet: ± 1,930 SF

Zoned: CBD

Office Amenities:

4 Private Offices, Large Common/ Bullpen Area, 1 Large Conference Room, Fresh Paint and Carpet

Sublease Terms:

LED: 5/8/2025
Blend and Extend available for qualified tenants-subject to Landlord approval

Asking Rent: ~~\$2.00 PSF, Modified Gross~~
\$1.95 PSF, Modified Gross

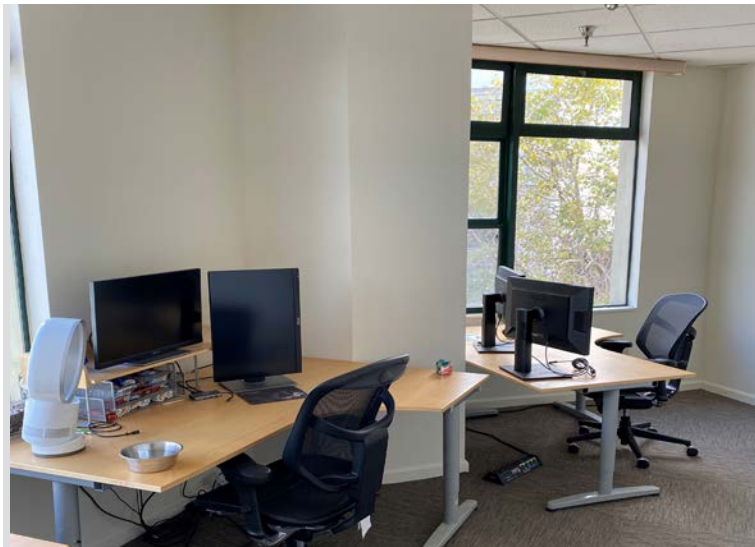


// FLOOR PLAN



Note: Floor-plan is not to scale.

// GALLERY



DOWNTOWN SANTA CRUZ

MAP

15 Minute Walk to the Santa Cruz Beach Boardwalk



6 minute drive to UCSC



Public Parking Lot



Public Parking Lot



Public Parking Garage



Public Parking Garage



Public Parking Garage



1537 PACIFIC AVE

- | | |
|---------------------------------------|--------------------------------------|
| 1 The Catlyst Club | 21 El Palomar Restaurant |
| 2 Quickly Boba Tea | 22 Trader Joe's |
| 3 Hula's Island Grill | 23 Cruzio |
| 4 Kianti's Pizza and Pasta Bar | 24 Santa Cruz Civic Auditorium |
| 5 Santa Cruz Downtown Farmer's Market | 25 Santa Cruz Museum of Modern Art |
| 6 Del Mar Theatre | 26 Rip Curl Store Downtown |
| 7 Coldstone Creamery | 27 Artisans & Agency |
| 8 Total Fitness | 28 Woodstock's Pizza |
| 9 Nick the Greek | 29 Amazon Offices |
| 10 Nickelodeon Theatre | 30 The Penny Ice Creamery |
| 11 New Leaf Community Market | 31 Kaiser Permanente Medical Offices |
| 12 Pacific Cookie Company | 32 Abbot Square |
| 13 Motiv Nightclub | 33 Flower Bar |
| 14 Forever 21 | 34 Santa Cruz Cinema |
| 15 The Gap Gap Kids | 35 O'Neil Surf Shop |
| 16 Berdles Clothing Store | 36 Pacific Wave Surf Shop |
| 17 Alderwood Santa Cruz | 37 The Redroom Bar & Restaurant |
| 18 Urban Outfitters | 38 Sockshop Santa Cruz |
| 19 Walnut Ave Cafe | 39 Verve Coffee Roasters |
| 20 CVS | 40 Free People |

To Hwy 17

N

DOWNTOWN SANTA CRUZ



Downtown market rents have risen by
3.8%
over the past 12 months



Strong mix of respected local
retail tenants and
national retailers



3-4 Million
Visitors per year

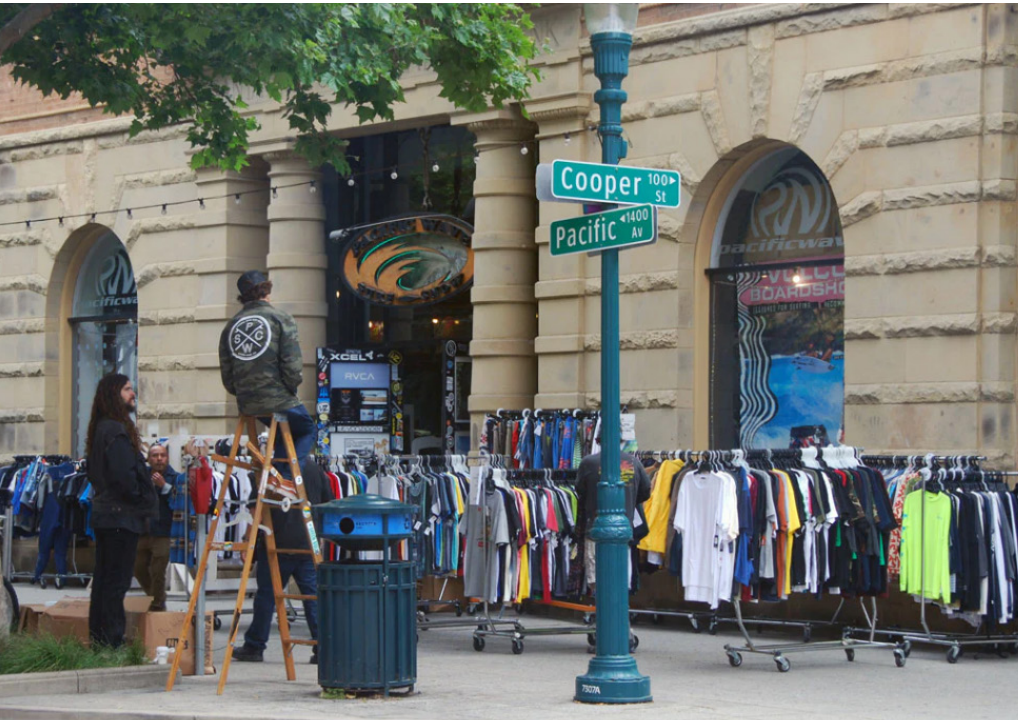


6th
Best City for Future Job Growth



Downtown office tenants include tech giants
Amazon
and
Google

PICTURES



DOWNTOWN SANTA CRUZ FUTURE DEVELOPMENT

MAP

Kaiser Permanente Arena

- Santa Cruz Warriors, G-League Affiliate to the Golden State Warriors.
- Proposed site for the new permanent arena as anchor for redevelopment.



The Cruz Hotel

- 228 Room Hotel
- Banquet and Conference Space, Restaurant and Bar.



530 Front Street Development

- 276 Market Rate + 37 Affordable Housing Units and outdoor plaza.



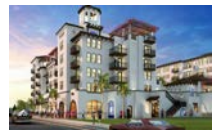
Riverfront Apartment Project

- 175 Residential Condos + 20 Affordable Housing Units.
- Ground floor and levee front retail space.



130 Center St. 'Calypso'

- 223 Housing Units
- Ground floor food and beverage and retail units.



Pacific- Front-Laurel Development

- Currently under construction
- 205 Market Rate Housing Units
- 11,000 square feet of ground floor retail.



Pacific Station South

- Currently under construction
- 85 Affordable Housing Units
- The new home for the Santa Cruz Health Center and the Dientes Community Dental Care Center.



Pacific Station North

- Breaking ground Winter 2023.
- The project will feature a first of its kind "net-zero" construction
- 8,046 square feet of commercial retail, 22 bus bays, and 94 affordable housing units.



Cedar/Center Project

- Under construction currently
- 65 affordable housing units
- 2,210 square feet of ground floor retail space.



Downtown Library Mixed Use Project

- 35,000 square feet of programmable space, an additional 5,000 square foot roof deck.
- Affordable housing on top three stories
- 10,000 square feet of commercial.
- Three stories of parking that will service the downtown area.
- Project approval on November ballot.



DOWNTOWN SANTA CRUZ FUTURE DEVELOPMENT

“In a response to the state-wide housing crisis and the demand for housing locally, the City of Santa Cruz approved several large-scale mixed-use development projects. Additionally, there are several significant projects in-design, and pending final City approval. All projects are aimed at improving the area from Pacific Ave. to the Santa Cruz Beach Boardwalk.”



Projected

400,000 SF
of net deliveries expected by 2025



Over 1,000
New Housing Units Approved



8
New Mixed-Use Projects



New State-of-the-Art

Transit Center



A proposed new permanent home for the Santa Cruz Warriors that will anchor mixed-use development in the South of Laurel Downtown Area

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