



± 14,979 SF

RETAIL SPACE AVAILABLE FOR LEASE

SANTA CRUZ, CA  
1128  
-1134  
PACIFIC AVENUE





# WHERE CHARACTER MEETS CONVENIENCE

Centrally located in Downtown Santa Cruz, 1128-1134 Pacific Avenue offers tremendous opportunities to tenants seeking a highly walkable and active city. The building's charming, historic façade is notable in the community and benefits from high foot traffic that is characteristic of the area. In the midst of Santa Cruz's rapid growth, this property presents an ideal setting for retailers looking to thrive in a vibrant and growing community.



Ample private/exclusive parking on-site (54 spaces – 3.6/1000 SF)



Historic building with prime Central Business District location



Easily access the affluent and growing population of Santa Cruz



High volume of foot traffic daily (±100K total daytime population within a 3 mile radius)

±14,979 SF  
TOTAL AVAILABLE

1132-1134 Pacific: ±11,077 RSF  
1128-1132 Pacific: ±3,902 RSF

DEMOGRAPHIC	1 mile	3 miles	5 miles
Population	25,336	83,851	115,368
Household Income	\$102,914	\$123,773	\$124,530



# SOQUEL AVENUE

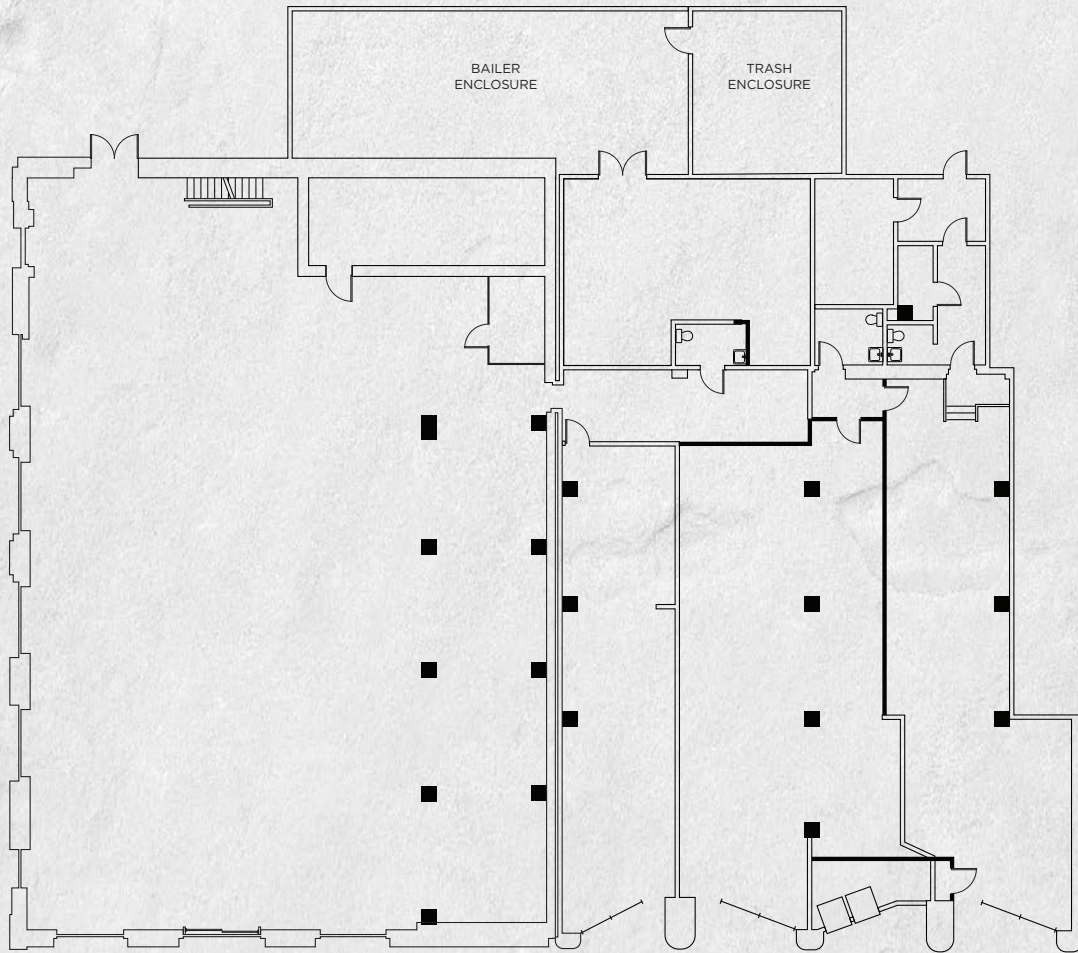


<b>Legal Address:</b>	1128-1134 Pacific Avenue
<b>City:</b>	Santa Cruz, CA 95060
<b>APN:</b>	005-153-23 (1132-1134 Pacific) 005-153-16 (1128-1130 Pacific)
<b>Parcel Size:</b>	34,456± SF (1132-1134) & 5,793± SF (1128-1130) 40,249± SF total both parcels
<b>Building Size:</b>	14,979± RSF both buildings 1132-1134: VACANT (11,077± RSF) (7,317± RSF ground floor (@1134)+ 2,081± RSF mezzanine + 2,284± RSF ground floor (@ 1132)) 1128-B: BODHI TREE (1,816± RSF) 1128-A: SCCC ATM (300± RSF) 1130: PIPELINE (1,786± RSF)

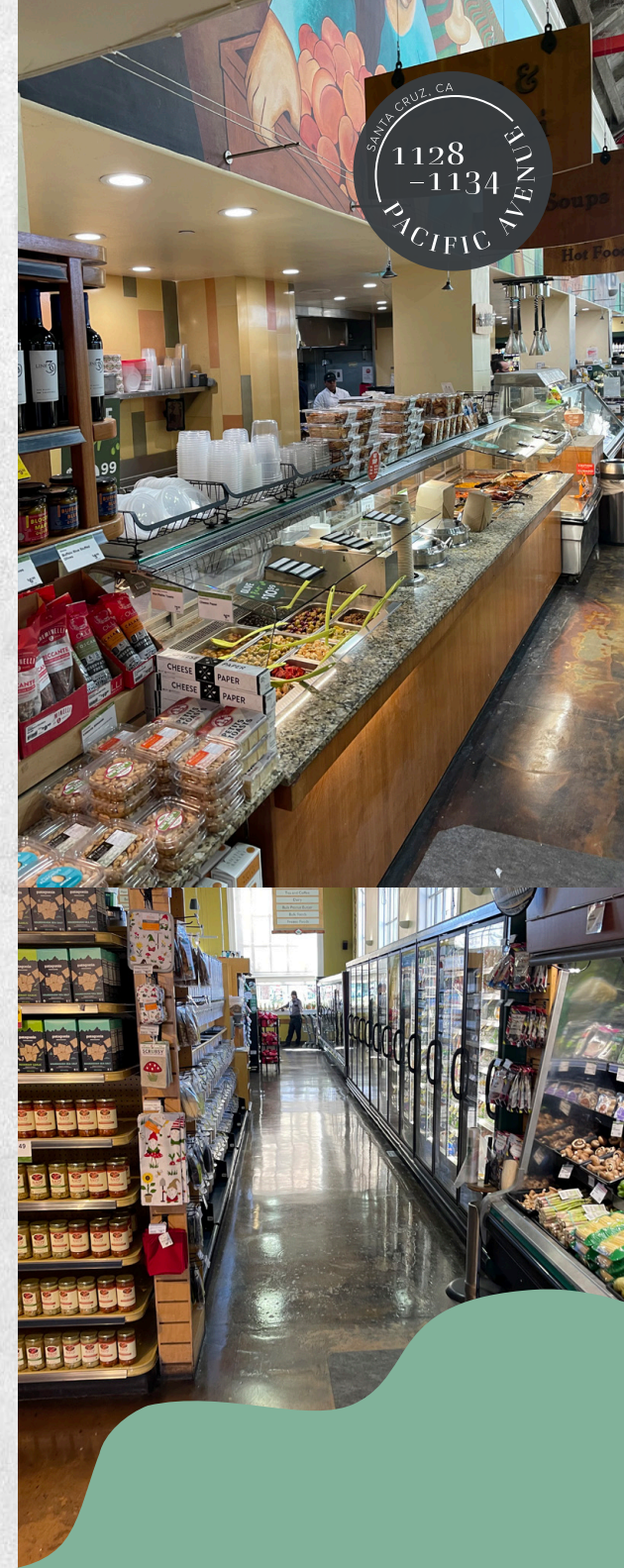
<b>Land Use / Zoning:</b>	CBD (Central Business District)
<b>Year Built:</b>	1929 (Bank of Italy) - listed as a historical landmark in 1990
<b>Number of floors:</b>	Single Story - 1128-1130 Pacific Single Story w/mezzanine – 1134 Pacific
<b>Hazardous Materials:</b>	None known
<b>Power:</b>	600A 3ph 208V – all units separately metered
<b>Frontage:</b>	140'± on Pacific Avenue / 325'± on Soquel Ave.
<b>Opportunity Zone:</b>	No
<b>Lot / Slope:</b>	Level – Rectangle



# FLOOR PLAN



\* Mezzanine not shown





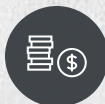
# EXPERIENCE

## SANTA CRUZ

Santa Cruz is a premier costal California city located only 30 miles from Silicon Valley. With its designation as a “Top 20 Small Beach Town in the World,” Santa Cruz has witnessed a notable uptick in housing demand post-pandemic, attracting both outdoor enthusiasts and tourists alike. Benefitting from growing tech companies establishing their presence and the influence of nearby UC Santa Cruz, the city is quickly evolving into a hub of innovation and growth.



Birthplace of surfing in California



Over \$1 Billion of private equity invested into downtown redevelopment projects in past 5 years



Home prices have risen by 85% since 2014



71% college educated



Strong mix of respected local retail tenants and national retailers



3-4 Million visitors per year



6<sup>th</sup> Best city for future job growth



Downtown office tenants include tech giants Amazon and Google



# A VIBRANT DOWNTOWN

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



10 Minute Walk to the Santa Cruz Beach Boardwalk

6 minute drive to UCSC

Public Parking Lot

Public Parking Lot

To Paradox and Hyatt Place Hotels

Public Parking Garage

Public Parking Garage

Public Parking Garage

To Hwy 17

DOWNTOWN SANTA CRUZ

SANTA CRUZ

MISSION HILL

# POSITIONED FOR GROWTH



Downtown Santa Cruz will be experiencing significant growth in the coming years, with the City's approval of several large mixed-use development projects.



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



**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.

**Riverfront Apartment Project**

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

**530 Front Street Development**

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

**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.





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