

FOR LEASE

8030 Soquel Avenue, Unit 100

Santa Cruz, CA 95062



PROPERTY HIGHLIGHTS

- Gateway Business Center 8030-9000 Soquel Ave.
- Two Buildings - both Multi-Tenant - 30,481± SF total
- Ground floor Office Suite in Premiere Mid County Location
- Located at Highway 1 and 41st Ave Interchange with Prominent Visibility from Freeway
- Ample Parking @ 5/1000 SF
- Close to 41st Ave - retail hub of Santa Cruz County
- Close to the County's best shopping, restaurants, and other services
- Built out reception area, 4 offices, conference room, storage area, and large open space



LEASE TERMS

- Suite 100: 2,413± RSF
- Asking rent : \$1.75 PSF + NNN (±\$0.75 PSF)
- Available for Occupancy August 1, 2022

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±2,413 RSF

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PROPERTY PHOTOS



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AERIAL



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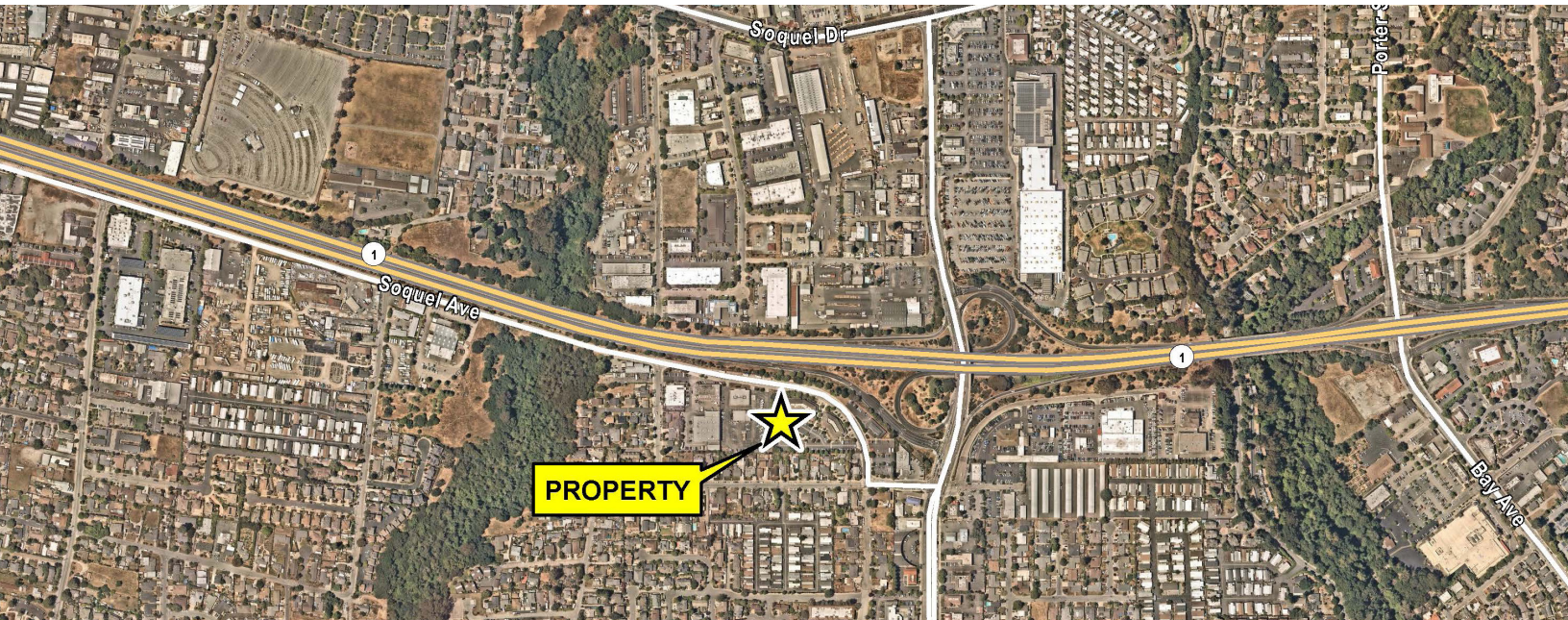
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DEMOGRAPHICS

	1 Mile	3 Mile
Estimated Population (2021)	18,832	71,904
Projected Population (2026)	20,464	73,616
Estimated Households (2021)	7,699	30,184
Projected Households (2026)	8,285	30,832
Est. Avg. Household Income (2021)	\$107,089	\$115,928
Projected Avg. Household Income (2026)	\$122,784	\$133,016
Est. Median Household Income (2021)	\$83,958	\$86,018
Projected Median Household Income (2026)	\$93,237	\$98,049
Median Age	40.3 Years	41.6 Years



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