

FOR LEASE

# 8030 Soquel Avenue, Unit 104

Santa Cruz, CA



## PROPERTY HIGHLIGHTS

- Gateway Business Center 8030-9000 Soquel Ave.
- Two Buildings - both Multi-Tenant - 30,481± SF total
- Unit 104: ±3,038 RSF; \$5,316.50 base rent + \$2,126.50 additional rent (NNN) = \$7,443.00/mo
- 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
- Available for Immediate Occupancy



### REUBEN HELICK

Managing Director  
+1 831 647 2109  
reuben.helick@cushwake.com  
LIC #01171272

### NICK GREENUP

Associate  
+1 831 647 2106  
nicholas.greenup@cushwake.com  
LIC #02143358



CUSHMAN &  
WAKEFIELD

cushmanwakefield.com



**8030 Soquel Avenue, Unit 104**  
Santa Cruz, CA

**FOR LEASE**

**PROPERTY PHOTOS**



**REUBEN HELICK**

Managing Director  
+1 831 647 2109  
reuben.helick@cushwake.com  
LIC #01171272

**NICK GREENUP**

Associate  
+1 831 647 2106  
nicholas.greenup@cushwake.com  
LIC #02143358

Doud Arcade Building, Suite #202  
South Ocean Avenue  
P.O. Box 999  
Carmel-by-the-Sea, CA 93921

**cushmanwakefield.com**



**Unit 104: ±3,038 SF**

**Asking Rent: \$7,443/MO**  
**(\$5,316.50 base + \$2,126.50 NNN)**



**CUSHMAN &  
WAKEFIELD**

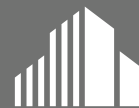
**cushmanwakefield.com**



**8030 Soquel Avenue, Unit 104**  
Santa Cruz, CA

**FOR LEASE**

**AERIAL**



**CUSHMAN &  
WAKEFIELD**

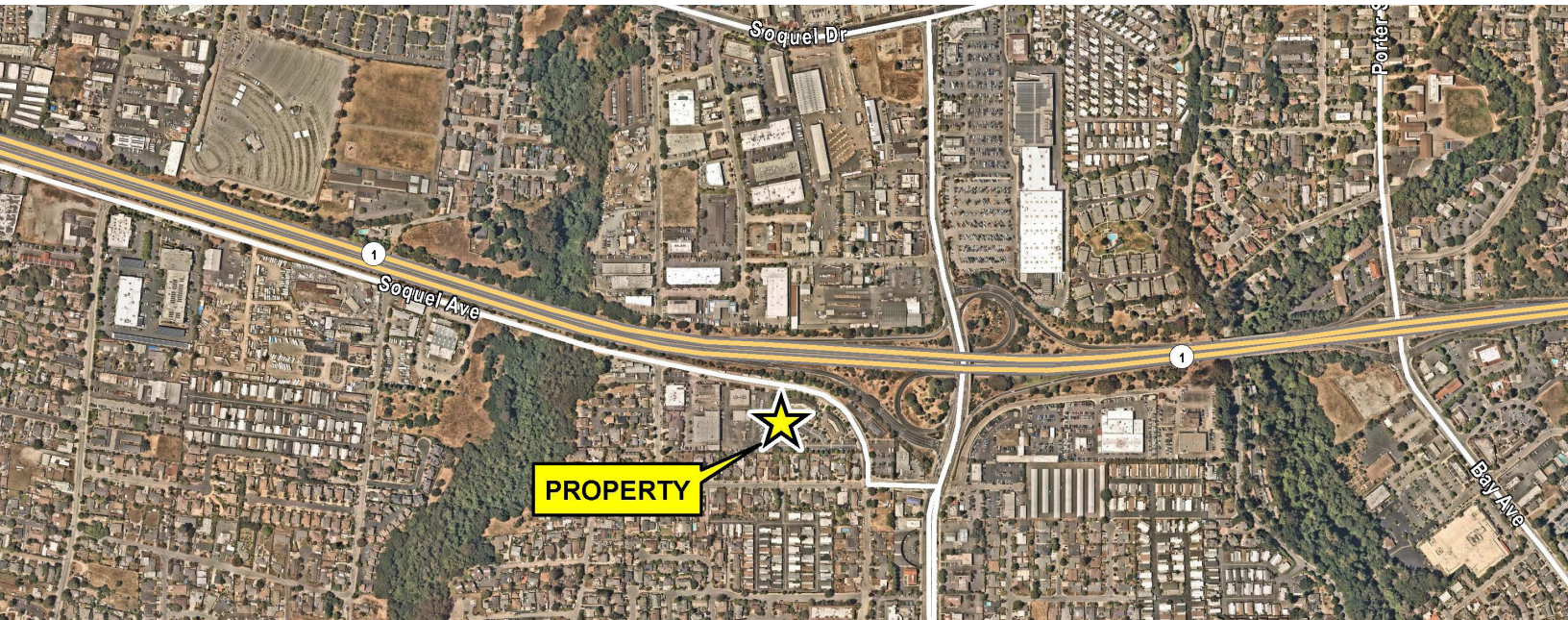
[cushmanwakefield.com](http://cushmanwakefield.com)

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**8030 Soquel Avenue, Unit 104**  
Santa Cruz, CA

**FOR LEASE**



## 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



**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](https://cushmanwakefield.com)