

RETAIL FOR LEASE

555 Pacific Avenue
Santa Cruz, CA

SANTA
DOWNTOWN
CRUZ



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555 Pacific Avenue

Santa Cruz, CA

Project Highlights

PROJECT DESCRIPTION:

555 Pacific Avenue fulfills the community's dream of connecting the Downtown with the Beach. This new mixed-use project will feature approximately 5,000 square feet of ground floor retail and restaurant space with 94 new residential units above. This project will complement the new Kaiser Permanente Arena and highlight the south end of Santa Cruz's famous Pacific Garden Mall. The project will be completed in the 3rd quarter of 2017.

AVAILABLE:

- Retail "A" ... +/- 760 SF
- Restaurant "A" ... +/- 1,400 SF w/ patio seating
- Retail "B" ... +/- 1,440 SF
- Restaurant "B" ... +/- 1,365 SF w/ patio seating

PROJECT HIGHLIGHTS:

- High visibility location along secondary access to the Santa Cruz Beach Boardwalk and Wharf, with nearby hotels.
- Large patio areas for restaurant seating and people watching.
- Short walk to the beach, Depot Park, and the KP Arena, home of the Santa Cruz Warriors. The fields at Depot Park host many athletic and community events, as does the KP Arena.
- Two small restaurant/ bistro spaces, with venting and grease interceptor in place, as well as bonus patio seating space.
- An emerging area of Downtown Santa Cruz, with additional development in the planning process.
- Ideal location for capturing both tourist and local customers.
- Average daily traffic passing the property is 9,800 vehicles.

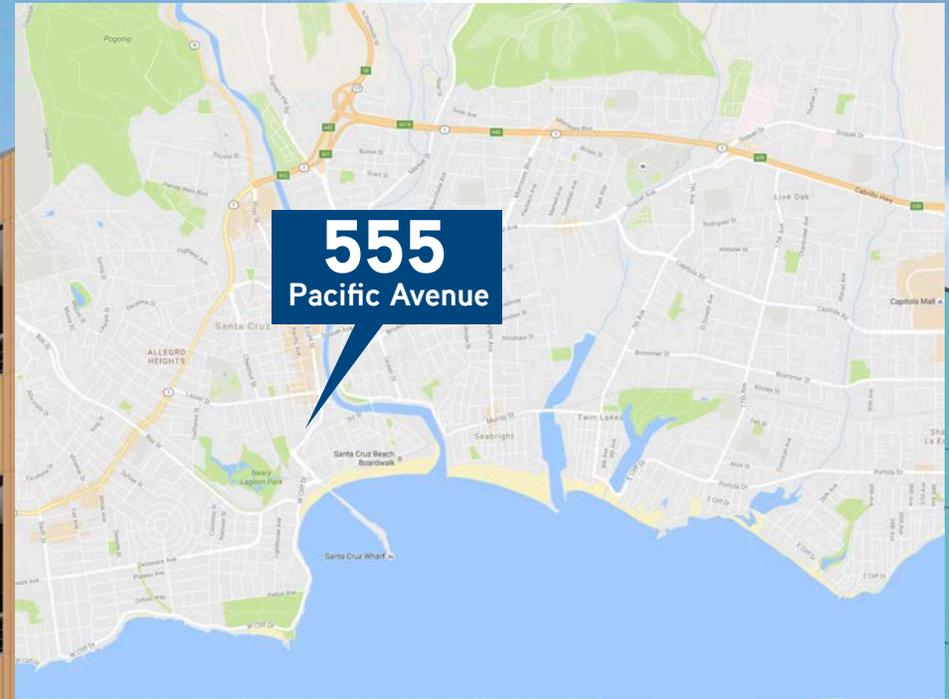
DEMOGRAPHICS:	1-Mile	3-Mile	5-miles
Population	9,500	26,150	89,700
Avg. HH Income	\$62,150	\$73,000	\$87,650

PRICING:

- Contact exclusive broker

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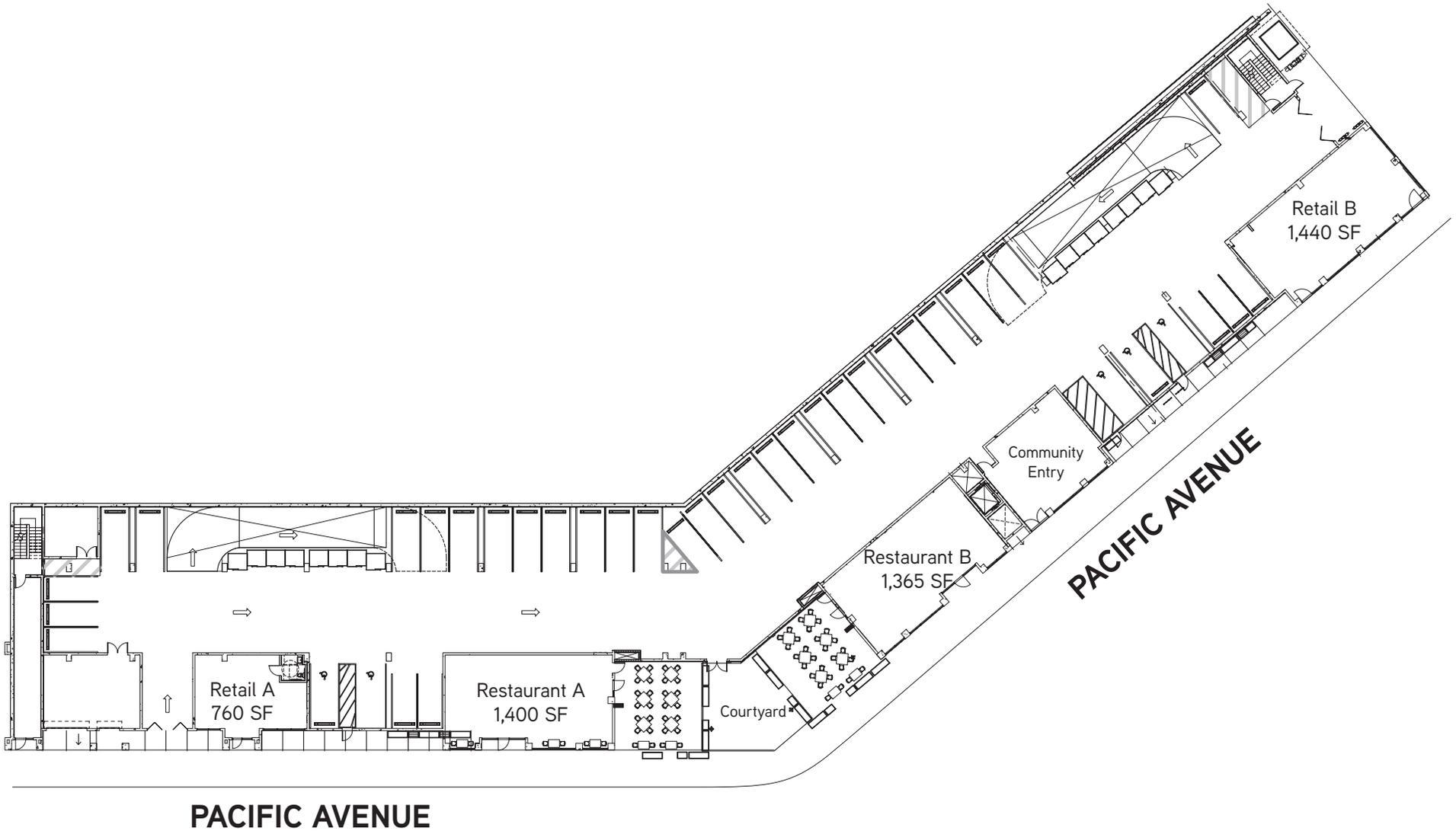
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555
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Board Walk

Kaiser Permanente Arena

CVS
pharmacy

TRADER JOE'S

Downtown Santa Cruz

SAFEWAY

PETSMART

ROSS
DRESS FOR LESS

COSTCO
WHOLESALE

UC
Santa Cruz

555 Pacific Avenue

Santa Cruz, CA



Depot Park

555
Pacific Avenue

Kaiser Permanente
Arena

Pacific Avenue

Front Street



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