

NEW RETAIL LEASING OPPORTUNITIES *now available!*

*new look coming!*



## highlights

Located just a few minutes south of Santa Cruz County's regional center, the Safeway anchored Rancho Del Mar is the premiere shopping center within the seaside community of Aptos, California. Rancho Del Mar also serves the daily retail and dining needs of the nearby communities of Capitola, Soquel, La Selva Beach, Rio Del Mar, and Larkin Valley, as well as the thousands of daily visitors who come to enjoy nearby Sea Cliff State Beach (over 2 million annual visitors) and The Forest of Nisene Marks State Park.

- › New exterior remodel and site improvements underway. Spring & Fall 2018 delivery.
- › Centrally located 5 minutes from 41st Avenue in Capitola, just off Highway 1 at the corner of State Park and Soquel Drives
- › Anchored by a high volume Safeway grocery store and Rite Aid Pharmacy
- › Other tenants include Verizon Wireless, Ace Hardware, Eric's Deli, and Comerica Bank, as well as local favorites Aptos Shoes and Apparel, and Fleet Feet Running Store
- › Visible to Highway 1, with over 85,000 daily trips, and along Soquel drive with over 24,000 cars per day passing the center!

*exclusive brokers:*



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# RANCHO DEL MAR

THE SHOPPING CENTER OF APTOS

140 RANCHO DEL MAR, APTOS, CA



## availabilities

- > Shop Space from 1,500-6,000 SF
- > Junior Anchor Pad: 15,000 SF
- > Free Standing Restaurant Pad: 1,500 SF



## demographics

|                 | 1 mile    | 1.5 mile  | 3 mile    |
|-----------------|-----------|-----------|-----------|
| Population      | 9,627     | 12,677    | 37,320    |
| Pop Growth      | 3.5%      | 4.75%     | 4%        |
| Med. HH Income  | \$76,547  | \$81,919  | \$80,151  |
| Med. Home Value | \$830,000 | \$830,000 | \$835,000 |



## additional info

- > Please call listing brokers for pricing
- > Traffic Counts: 22,500 ADT Soquel Drive





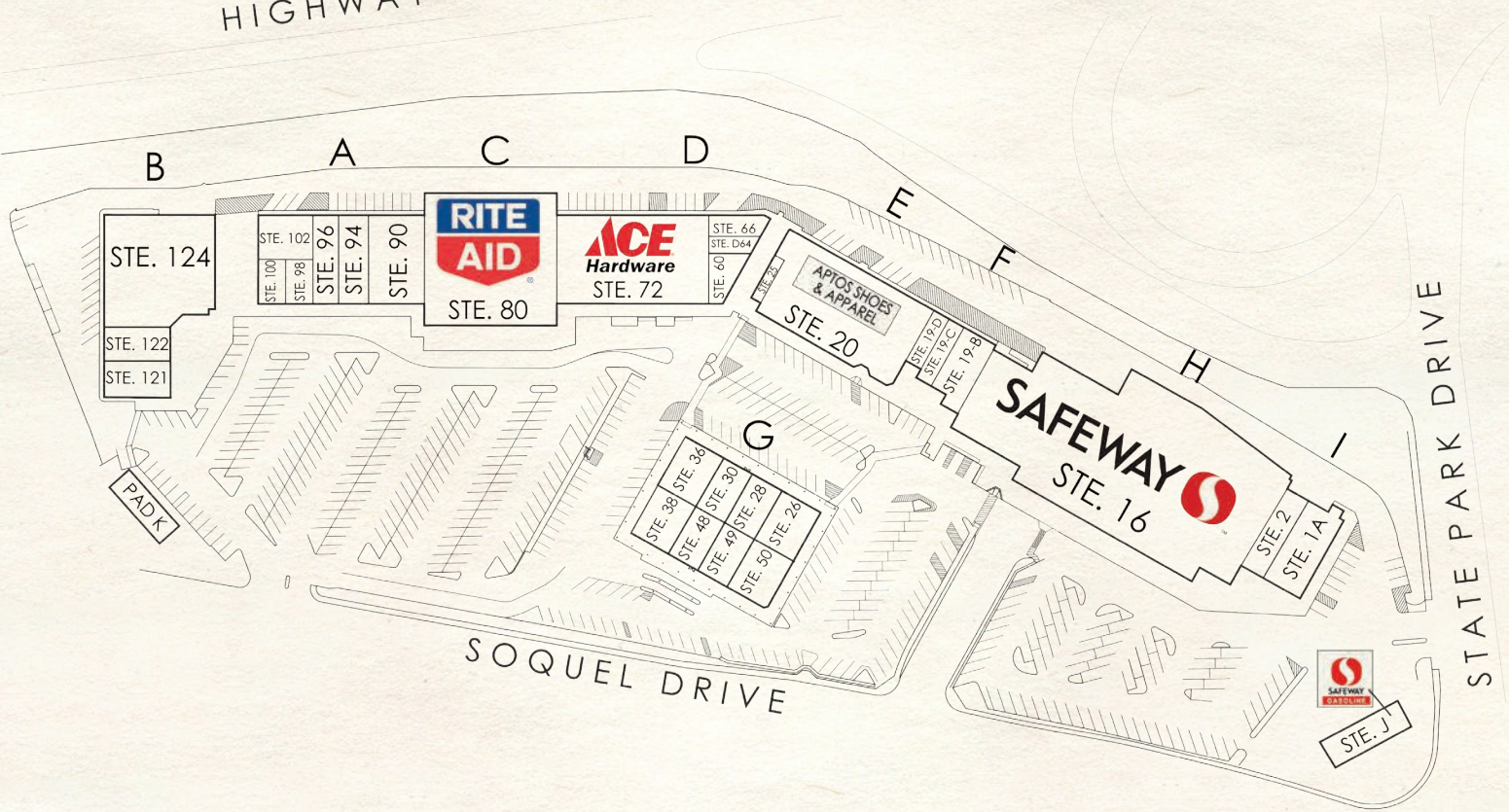
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## existing site plan

HIGHWAY 1



| SPACE     | TENANT          | SIZE (SF) | NOTE                 |
|-----------|-----------------|-----------|----------------------|
| STE. 1A   | Lease Pending   | 3,190     |                      |
| STE. 2    | Cleaners        | 1,500     |                      |
| STE. 16   | Safeway         | 35,000    |                      |
| STE. 19-B | Aptos Coffee    | 2,135     |                      |
| STE. 19-C | VIP Massage     | 985       |                      |
| STE. 19-D | Sheriff Station | 833       |                      |
| STE. 20   | Aptos Shoes     | 11,200    |                      |
| STE. 25   | Flower Shop     | 370       |                      |
| STE. 26   | Available       | 2,000     | Food Service Allowed |
| STE. 28   | Available       | 1,500     | No Food Service      |
| STE. 30   | Available       | 1,500     | No Food Service      |
| STE. 36   | Available       | 2,000     | No Food Service      |
| STE. 38   | Available       | 1,827     | Food Service Allowed |
| STE. 48   | Available       | 1,500     | Food Service Allowed |
| STE. 49   | Available       | 1,500     | Food Service Allowed |
| STE. 50   | Lease Pending   | 2,000     | Food Service Allowed |

| SPACE     | TENANT       | SIZE (SF) | NOTE                 |
|-----------|--------------|-----------|----------------------|
| STE. 60   | LOI          | 1,000     |                      |
| STE. 64-D | Available    | 800       |                      |
| STE. 66   | LOI          | 400       |                      |
| STE. 72   | ACE Hardware | 11,300    |                      |
| STE. 80   | Rite Aid     | 14,400    |                      |
| STE. 90   | Available    | 4,000     |                      |
| STE. 94   | Available    | 2,000     |                      |
| STE. 96   | Available    | 2,000     |                      |
| STE. 98   | LOI          | 1,000     | Food Service Allowed |
| STE. 100  | LOI          | 1,000     | Food Service Allowed |
| STE. 102  | Erik's Deli  | 2,000     |                      |
| STE. 124  | Available    | 9,000     | Food Service Allowed |
| STE. 122  | LOI          | 2,265     | Food Service Allowed |
| STE. 121  | Available    | 2,265     | Food Service Allowed |
| Pad K     | Available    | 1,500     | Food Service Allowed |

**BUILDING B:**



**BUILDING C:**



**BUILDING G:**





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*nearby amenities*

