

AVAILABLE FOR LEASE

±1,899 – 11,464 SF

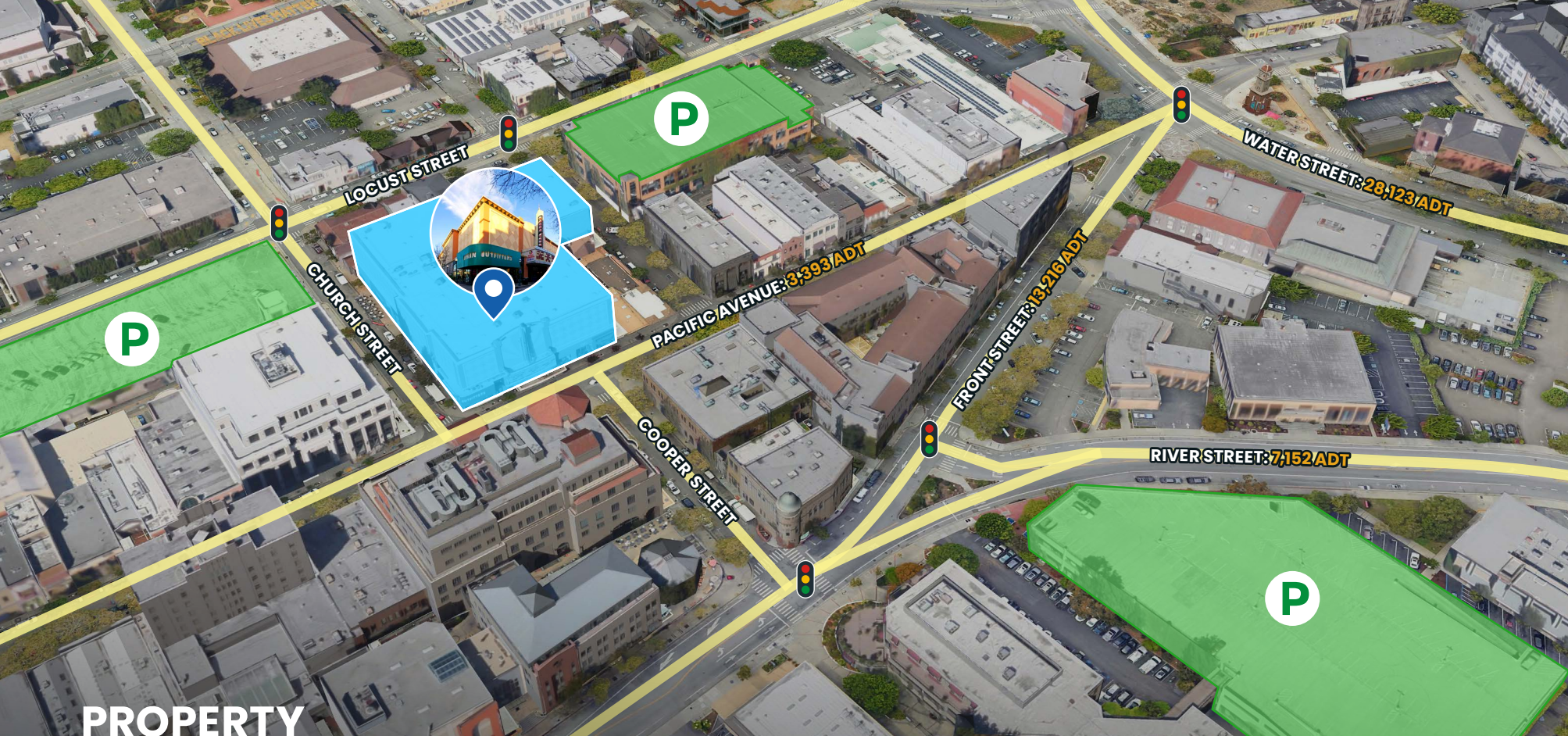
PACIFIC SQUARE

1401-1409 Pacific Avenue | Santa Cruz, CA 95060



SYWEST[®]
DEVELOPMENT





PROPERTY HIGHLIGHTS



Prime retail space available within the heart of Downtown Santa Cruz



Excellent visibility along Pacific Avenue and proximity to major city parking lots and garages



Market Co-Tenants include Urban Outfitters, and Berdels Clothing

DEMOGRAPHICS

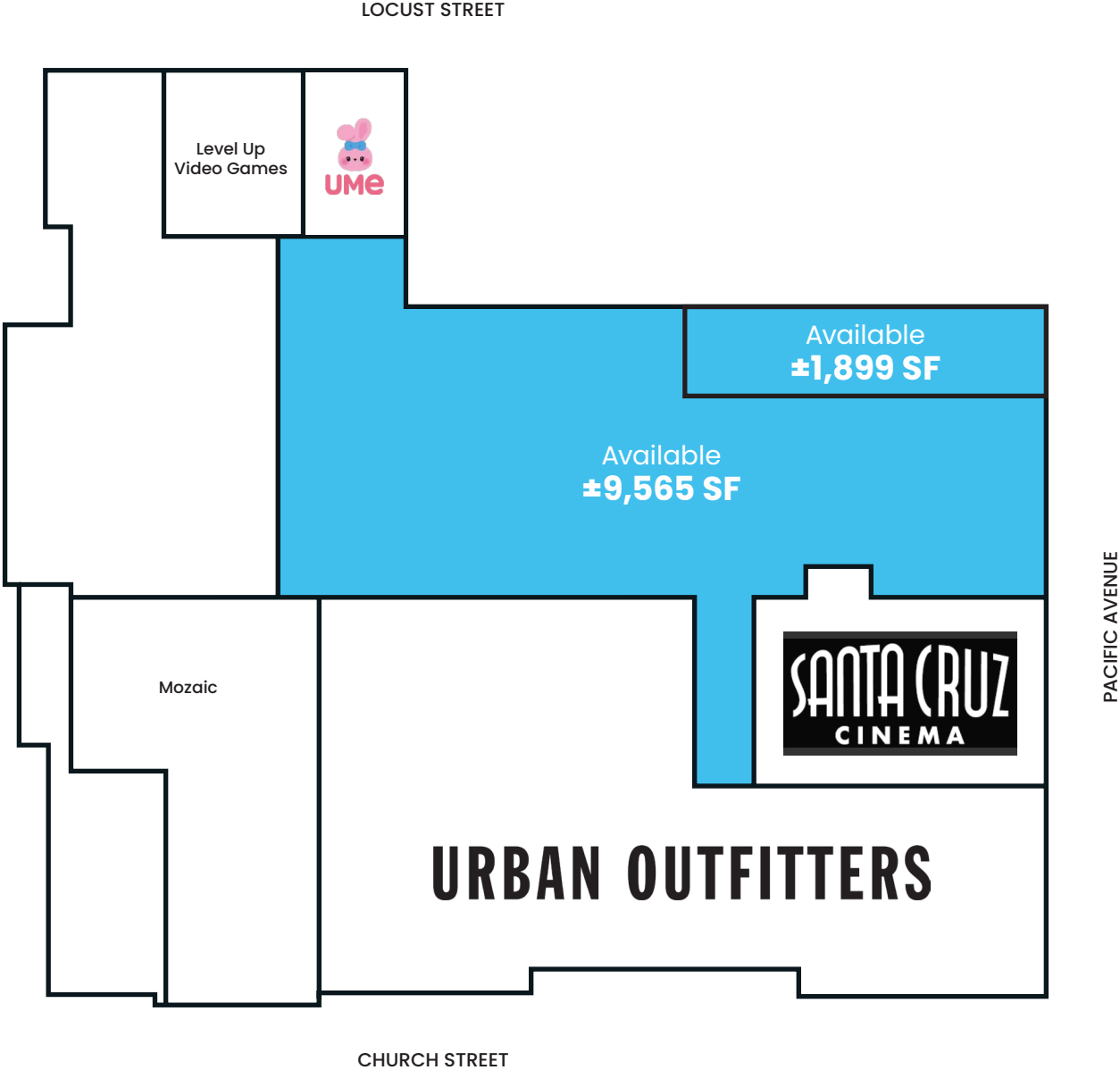
	1 MILE	3 MILES	5 MILES
Population	25,016	84,403	118,305
Daytime Population	34,392	92,095	125,511
Average Household Income	\$130,173	\$149,237	\$151,749

TRAFFIC COUNTS

Source: 2023 Esri.

Pacific Avenue	3,393 ADT
Front Street	13,216 ADT

PROPERTY SITE PLAN

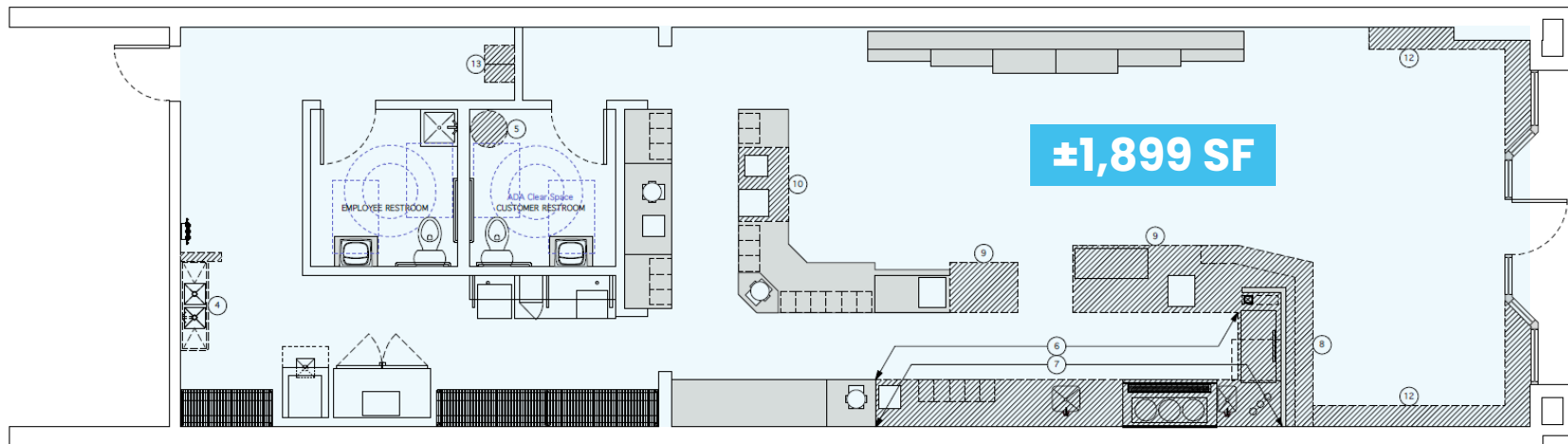


Pacific Square | Santa Cruz, CA

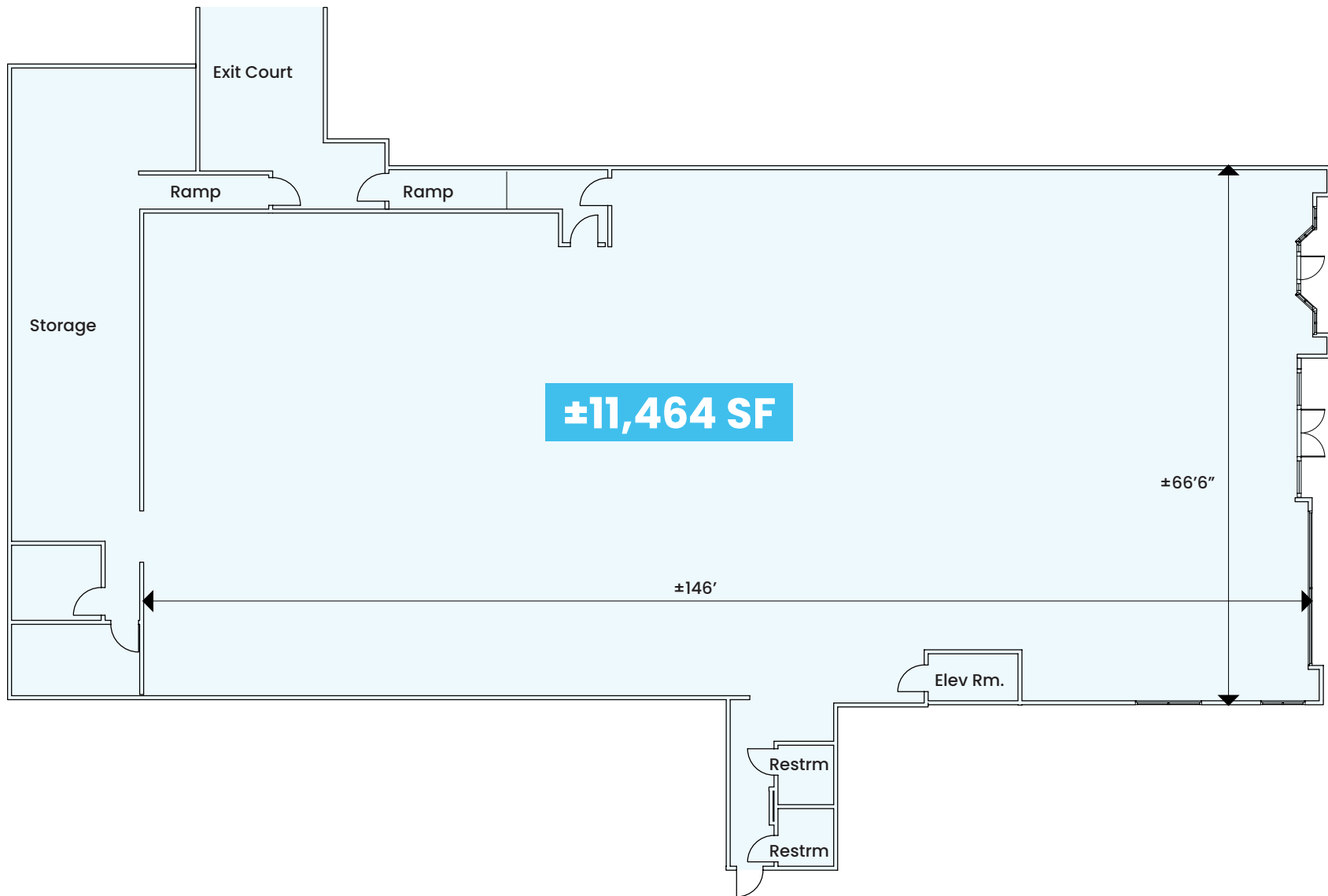


SUITE 1409

FLOOR PLAN



PROPOSED COMBINATION



SANTA CRUZ DOWNTOWN AMENITIES



1	Childish Toy Shop	9	Nick the Greek	17	Alderwood Santa Cruz	25	Santa Cruz Museum of Modern Art	33	So Fresh Clothing
2	The Catalyst Club	10	Pizza My Heart	18	Urban Outfitters	26	Paystand	34	PACIFIC SQUARE
3	Hula's Island Grill	11	Anthropologie	19	Walnut Ave Cafe	27	Artisans & Agency	35	Offshore Sounds
4	Kianti's Pizza & Pasta Bar	12	Pacific Cookie Company	20	CVS	28	Woodstock's Pizza	36	Pacific Wave Surf Shop
5	Santa Cruz Downtown Farmer's Market	13	Motiv Nightclub	21	El Palomar Restaurant	29	Amazon Offices	37	The Redroom Bar & Restaurant
6	Del Mar Theatre	14	Pretty Good Advice	22	Trader Joe's	30	The Penny Ice Creamery	38	Sockshop Santa Cruz
7	Coldstone Creamery	15	The Gap Gap Kids	23	Cruzio Internet	31	Mad Yolks	39	Verve Coffee Roasters
8	Petroglyph Ceramic Lounge	16	Berdels Clothing Store	24	Santa Cruz Civic Auditorium	32	Abbot Square	40	Free People

SANTA CRUZ DOWNTOWN MAJOR RETAILERS



1	Childish Toy Shop	4	Urban Outfitters	7	Offshore Sounds	10	Free People
2	Anthropologie	5	Trader Joe's	8	Verve	11	It's Sugar
3	Gap	6	Paystand	9	Pacific Wave	12	Berdels

UPCOMING DEVELOPMENTS



DOWNTOWN LIBRARY
124 UNIT
124 AFFORDABLE



CEDAR PROJECT
65 UNIT
65 AFFORDABLE



ANTON PACIFIC
205 UNITS
ALL MARKET RATE



PACIFIC STATION SOUTH
70 UNIT
70 AFFORDABLE



CALYPSO CENTER
223 UNIT
35 AFFORDABLE



RIVER FRONT APTS.
175 UNIT
20 AFFORDABLE



530 FRONT STREET
276 UNIT
37 AFFORDABLE



PACIFIC STATION NORTH
94 UNIT
94 AFFORDABLE



CRUZ HOTEL
228 KEY HOTEL



LA BAHIA HOTEL
165 KEY HOTEL

SANTA CRUZ
BEACH BOARDWALK



MARKET AERIAL



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PACIFIC
SQUARE



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