

FOR LEASE | ±5,245 SF



# 115 Locust St

Santa Cruz, CA 95060







## PROPERTY HIGHLIGHTS



Former Kaiser Permanente



Walking distance to Valley Care Hospital and Granada High School



Great visibility and copious parking

### DEMOGRAPHICS

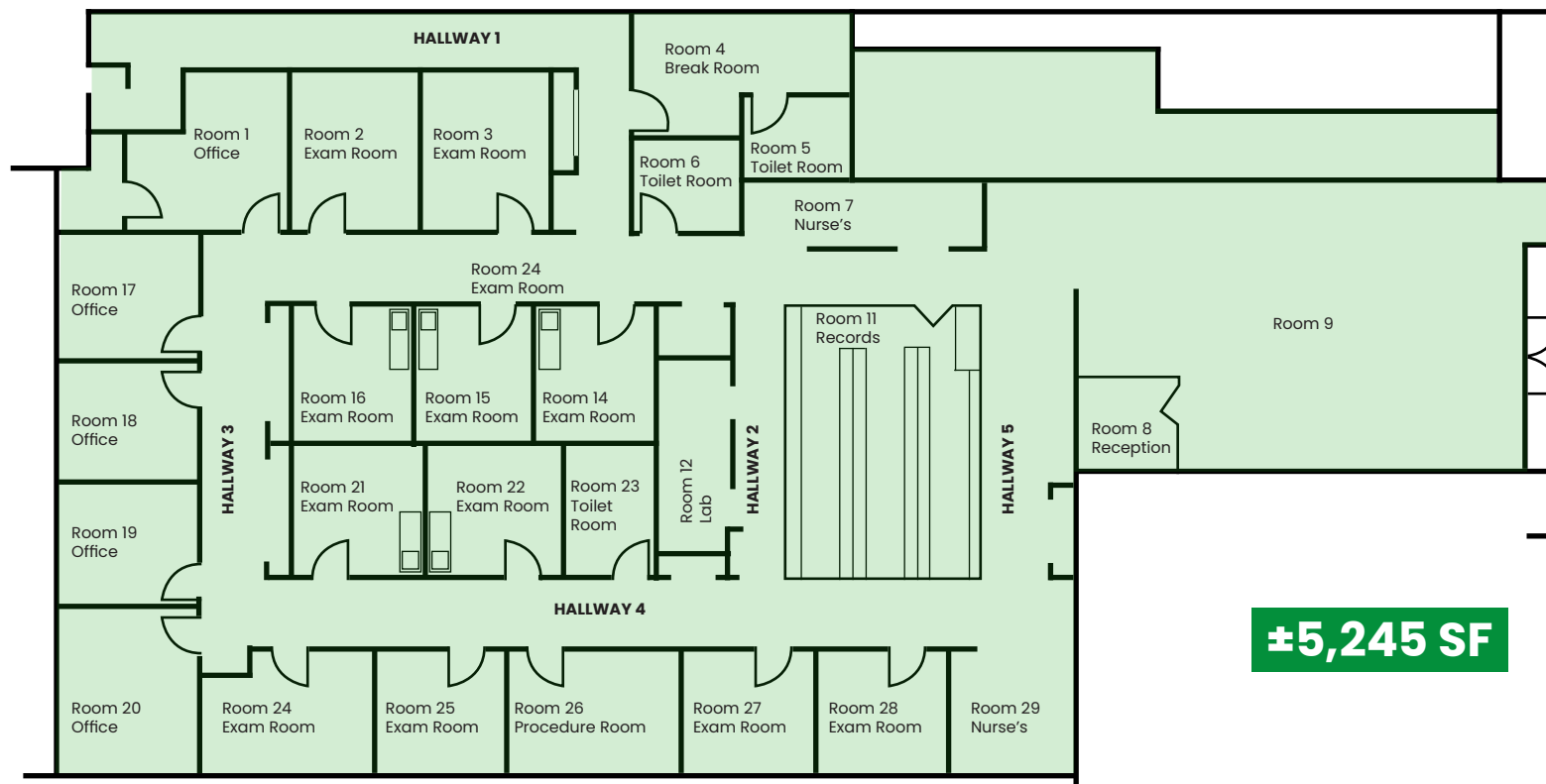
|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 25,016    | 84,403    | 118,305   |
| Daytime Population       | 34,392    | 92,095    | 125,511   |
| Average Household Income | \$130,173 |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

### TRAFFIC COUNTS

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

Source: 2023 Esri.

# PROPERTY SPACE PLAN





# 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 | 115 LOCUST ST                |
| 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                  |



# 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





# 115 Locust St

Santa Cruz, CA 95060



115 Locust  
Street



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