

## Regional Retail for Lease – Santa Cruz County

# Wind N' Sea Plaza

1600 41<sup>st</sup> Ave, Capitola, CA





# Wind N' Sea Plaza

## Location

SE Corner of 41<sup>st</sup> Avenue and Capitola Road

## Property Highlights:



Regional retail location at center of Santa Cruz County



Main on main high traffic volume intersection location.



Access to Highway 1 and major East/West crosstown thoroughfare.



Shadow anchored by national and regional retailers like Whole Foods, New Leaf Market, CVS, Kohls, Target, Ross Dress For Less, and more.



Major co-tenants include Big 5 Sporting Goods and CosmoProf.



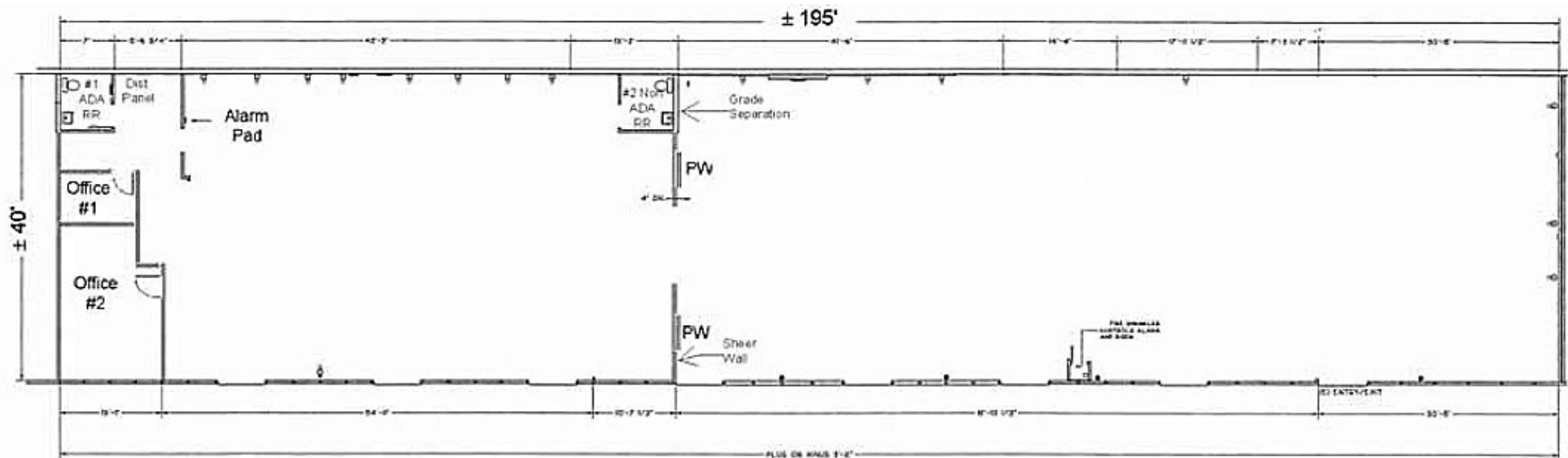
Established well maintained center with attractive storefronts.



# Wind N' Sea Plaza

## Spaces Available: Suite 4150 I-O

- Size: +/- 1,200 – 7,783 SF (Divisible)
- Rate: Negotiable, NNN expenses + \$.60 per square foot.
- Buildout: Open floor plan, former furniture showroom.
- Visibility to 41st Ave and Capitola Rd.
- Will consider demising to smaller units (see "Site Plan" ).
- Available: Now

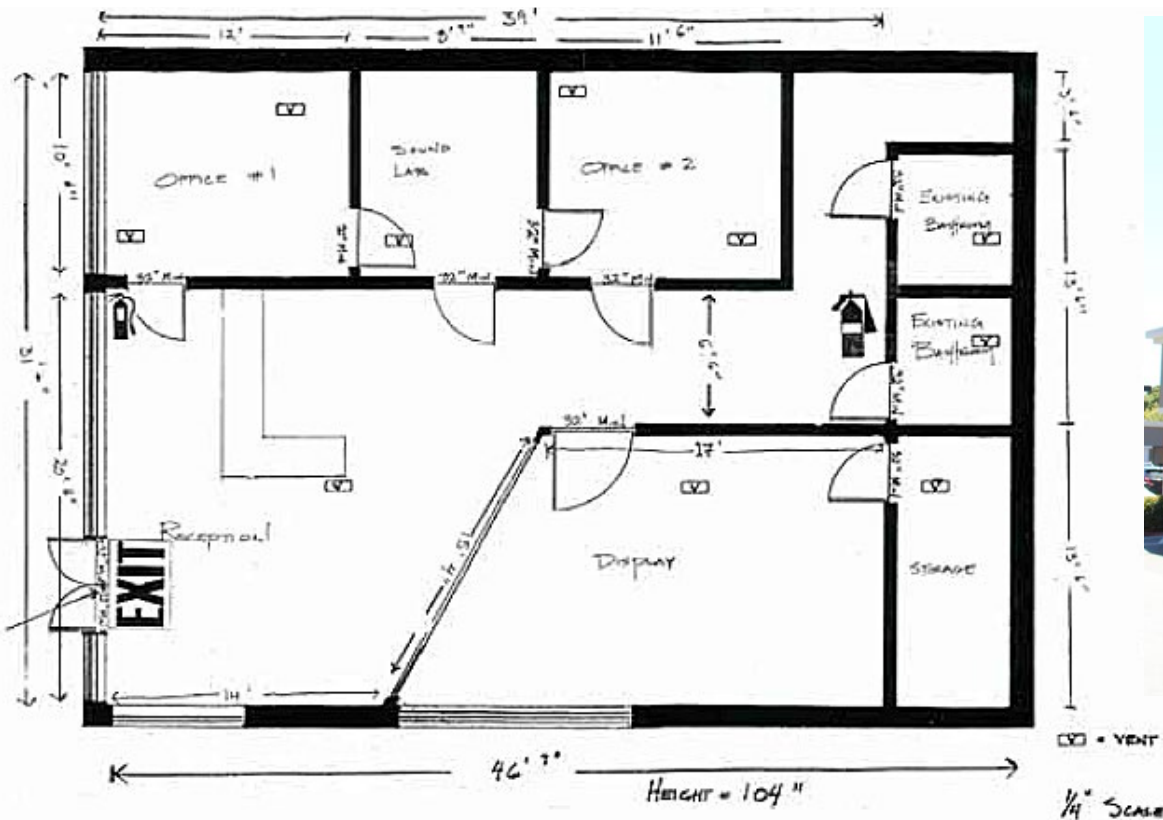




# Wind N' Sea Plaza

## Spaces Available: Suite 4140

- Size: +/- 1,440 SF
- Rate: Negotiable + NNN = \$.60 per square foot
- Buildout: 3 private offices
- Visibility to 41st Ave and Capitola Rd.
- Available: Now



# Wind N' Sea Plaza

## Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2023 Estimated Population	19,431	67,380	118,897
<b>Household Summary</b>			
2023 Estimated Households	8,352	28,419	48,410
2023 Average Household Size	2.30	2.31	2.36
<b>Income and Home Value</b>			
2023 Average Household Income	\$132,718	\$144,493	\$153,959
2023 Average Home Value	\$1,065,507	\$1,084,956	\$1,158,980
<b>Population by Age</b>			
2023 Median Age	41.5	41.6	41.0
2023 Median Female Age	43.4	43.3	42.4
2023 Median Male Age	39.7	39.9	39.7

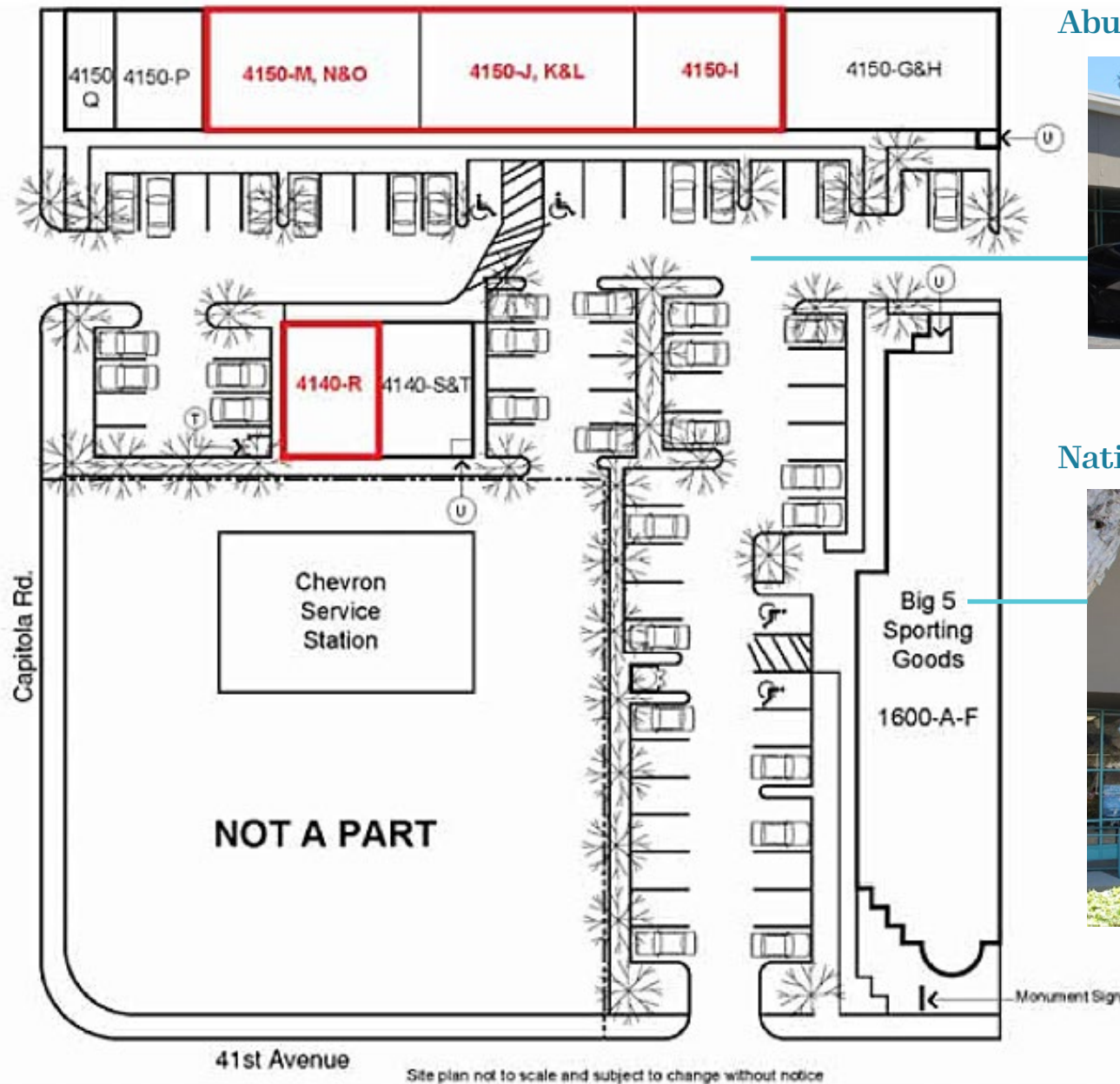
## Traffic Counts

Street	Count	Type
Capitola Rd	13,036	ADT
41st Ave	25,284	ADT



# Wind N' Sea Plaza

## Site Plan



## Abundant Pull-up Parking



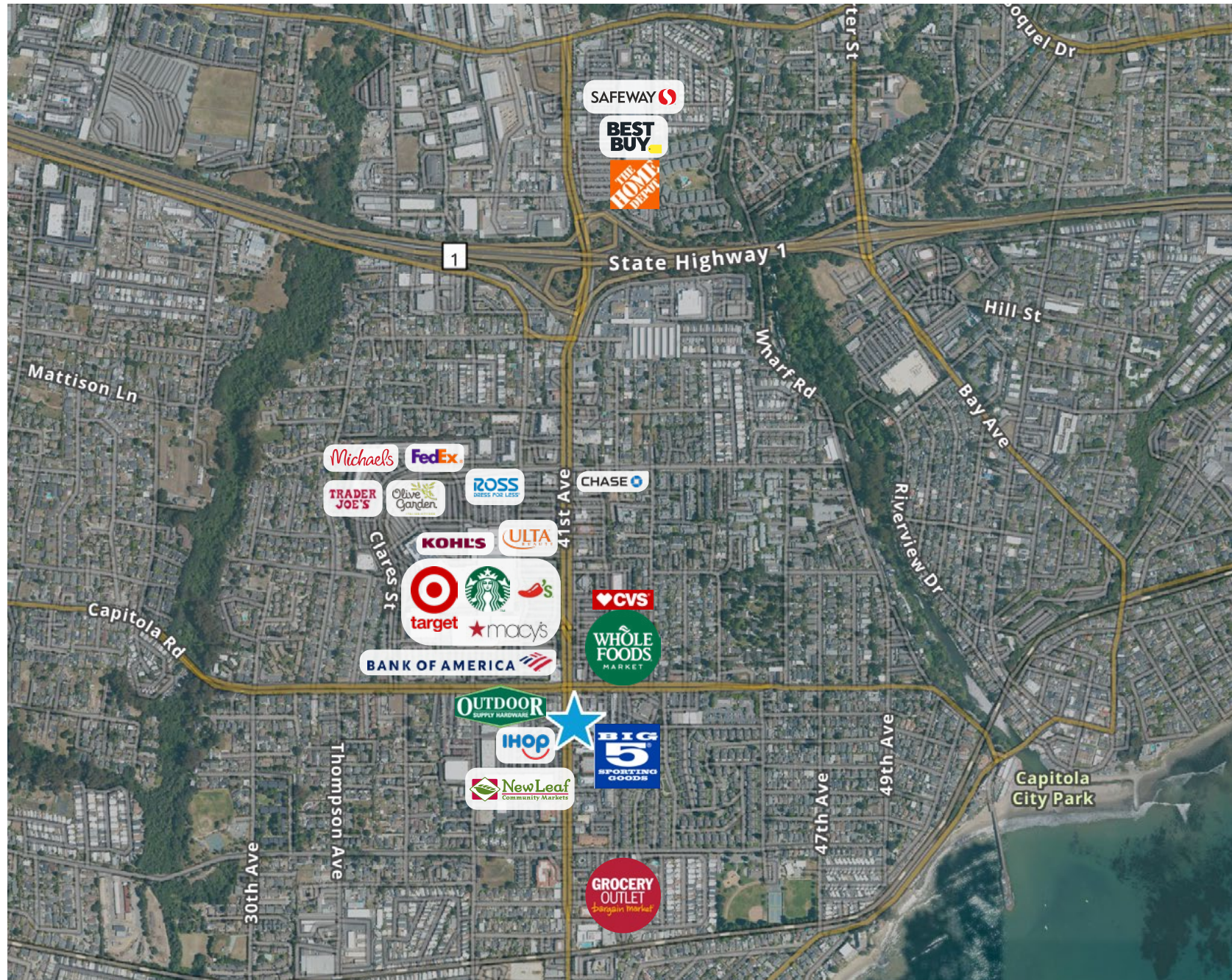
## National Co-Tenants





# Wind N' Sea Plaza

Capitola





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