

FOR SALE

**1325 - 1329 PACIFIC AVE.
& 1326 - 1332 COMMERCE LN.**

SANTA CRUZ, CA 95060

PHYSICAL PROPERTY CHARACTERISTICS

Legal Address	1325 - 1329 Pacific Ave., Santa Cruz, CA 95060 1326 - 1332 Commerce Ln., Santa Cruz, CA 95060
Street Frontage	±40 Linear feet fronting Pacific Ave. ±87 Feet fronting Commerce Ln.
APN	005-076-07
Zoning	CBD (Central Business District) City of Santa Cruz CBD zoning ordinance 
Parcel Size	±7,884 SF (Assessor)
Commercial Improvements	Building at ±5,044 SF (Owner) Original construction: 1930's New construction: 1973 (front retail section rebuilt)
Parking	±4 designated tandem parking spaces on Commerce Ln City Parking Garage directly behind building
Leases	1325 Pacific Ave. "Nectar" - Month to month tenancy 1329 Pacific Ave. "Camouflage" - Lease expires Feb 2025 1332 Commerce Ln. "Paper Vision" - Lease expires Mar 2026
Hazardous Materials	None known - no Phase I on file
Flood Zone	Yes - FEMA flood zone A99. On the edge of the 100-year flood area. (Federal flood protection system in process) 1325-29 Pacific Ave. Flood Report 
Utilities	City of Santa Cruz Public Utilities + PG&E
Power:	±400A 120/240V - Five Gas Meters
Opportunity Zone	No
Lot / Slope	Level

SALE PRICE: \$2,795,000



First time on the market! The property has been owned by same family for the last 100 years. This property is located in the prime area of Pacific Ave. – in the center of it all. There is a retail section facing Pacific Ave., and office/storage facing Commerce Ln. In the middle of the property is an enclosed courtyard. Behind the property is a public parking garage. This offering is ideal for an owner-occupant specializing in retail, or an investor who desires to own a Pacific Ave. building. Buildings in this section of Pacific Ave. seldom come to market. Most are kept in the family for generations; a testimony to the strong value of downtown Santa Cruz commercial real estate.

Downtown Santa Cruz is enjoying a significant transition as over 1300 new housing units are in the process of being built and leased. It is widely known as a destination tourist attraction, and benefits from the nearby UCSC student population. There are thousands of new residents moving to downtown Santa Cruz. Amazon rents 40,000 SF of office space at the famous Cooper House right down the street from the Property, and a few doors down the Rittenhouse Building is home to Looker, now owned by Google. Kaiser Permanente is on the same block in the Cooper House, occupying over 20,000 SF. There are several national retailers in proximity, including URBN, Trader Joes, Verizon, the Gap, and many more.

Preliminary Title Report, City Records, Architectural Drawings, Easement Map, and other property related material will be made available to qualified buyers. Contact Reuben Helick at Cushman & Wakefield +1 831 647 2109 to learn more.

DO NOT DISTURB TENANTS.

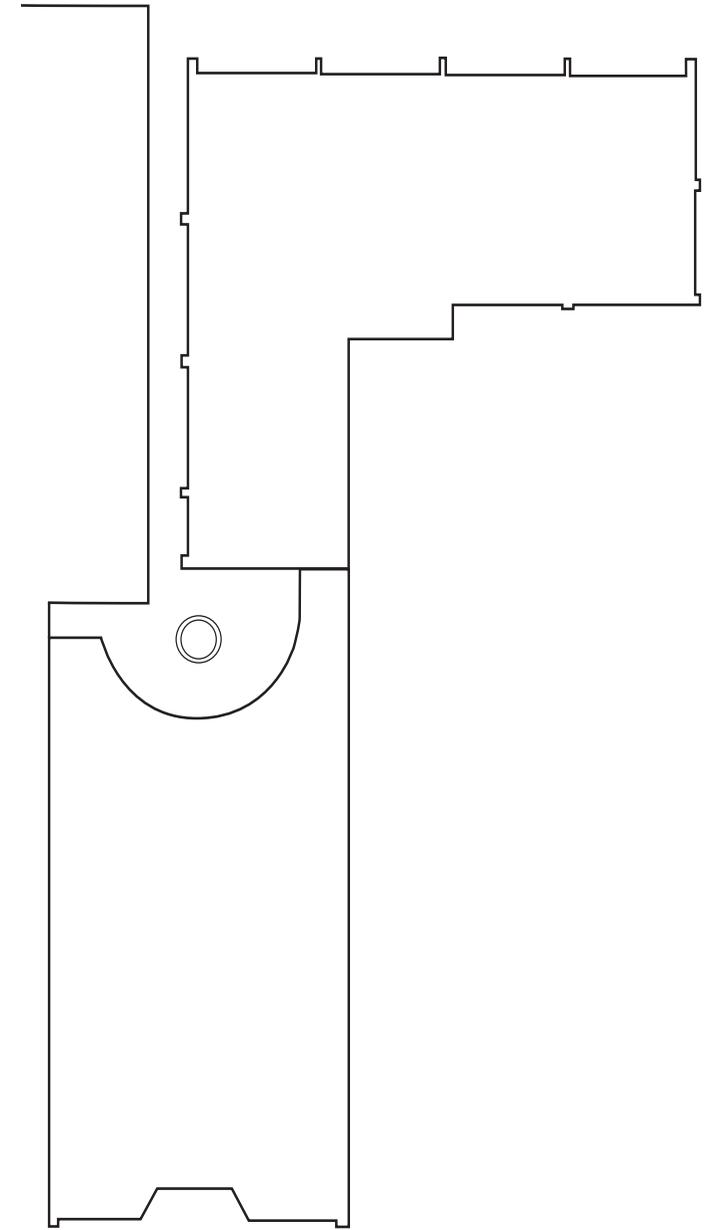
Here is a view of the Courtyard:



AERIAL & SITE PLAN

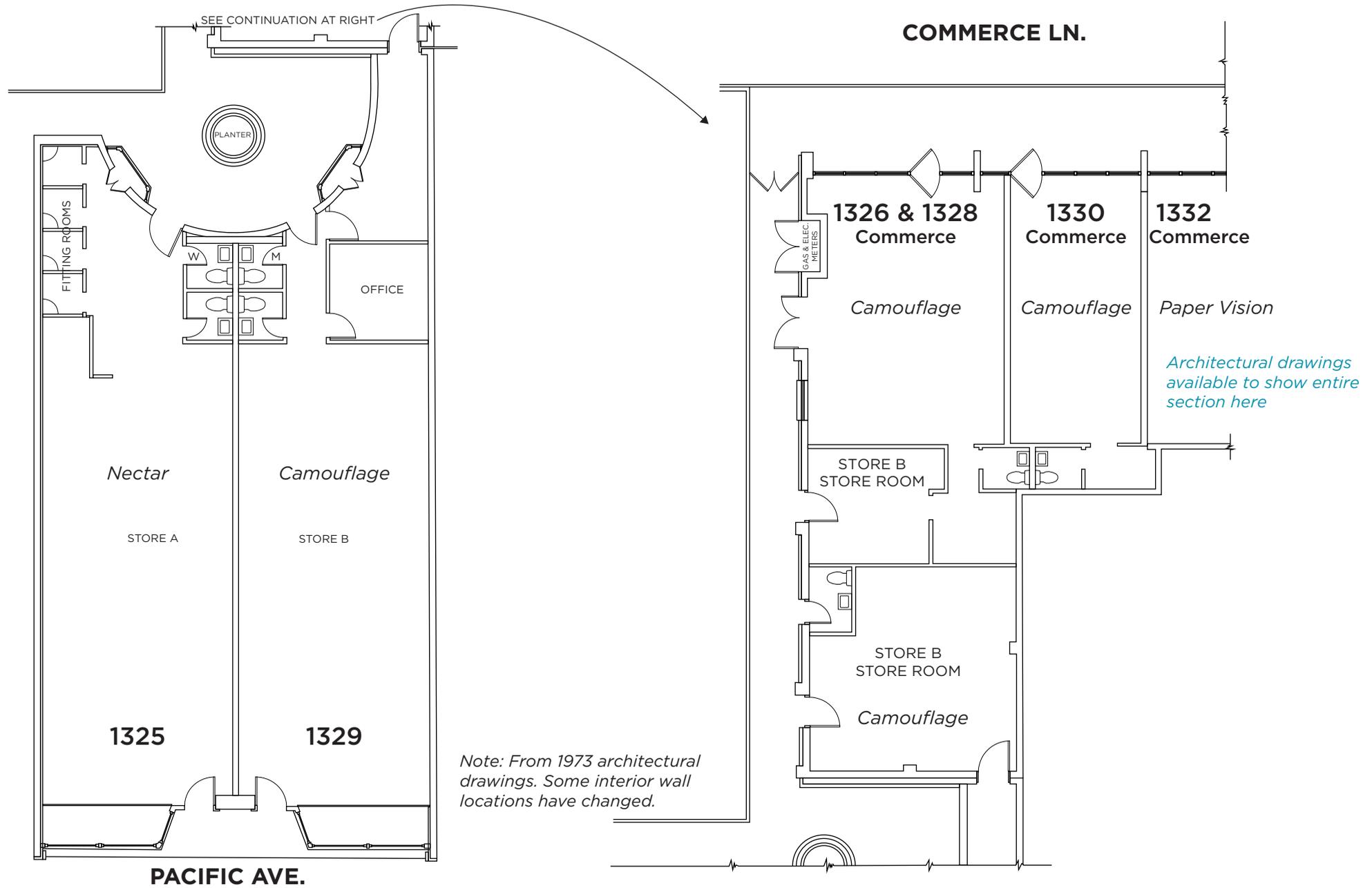


COMMERCE LN.



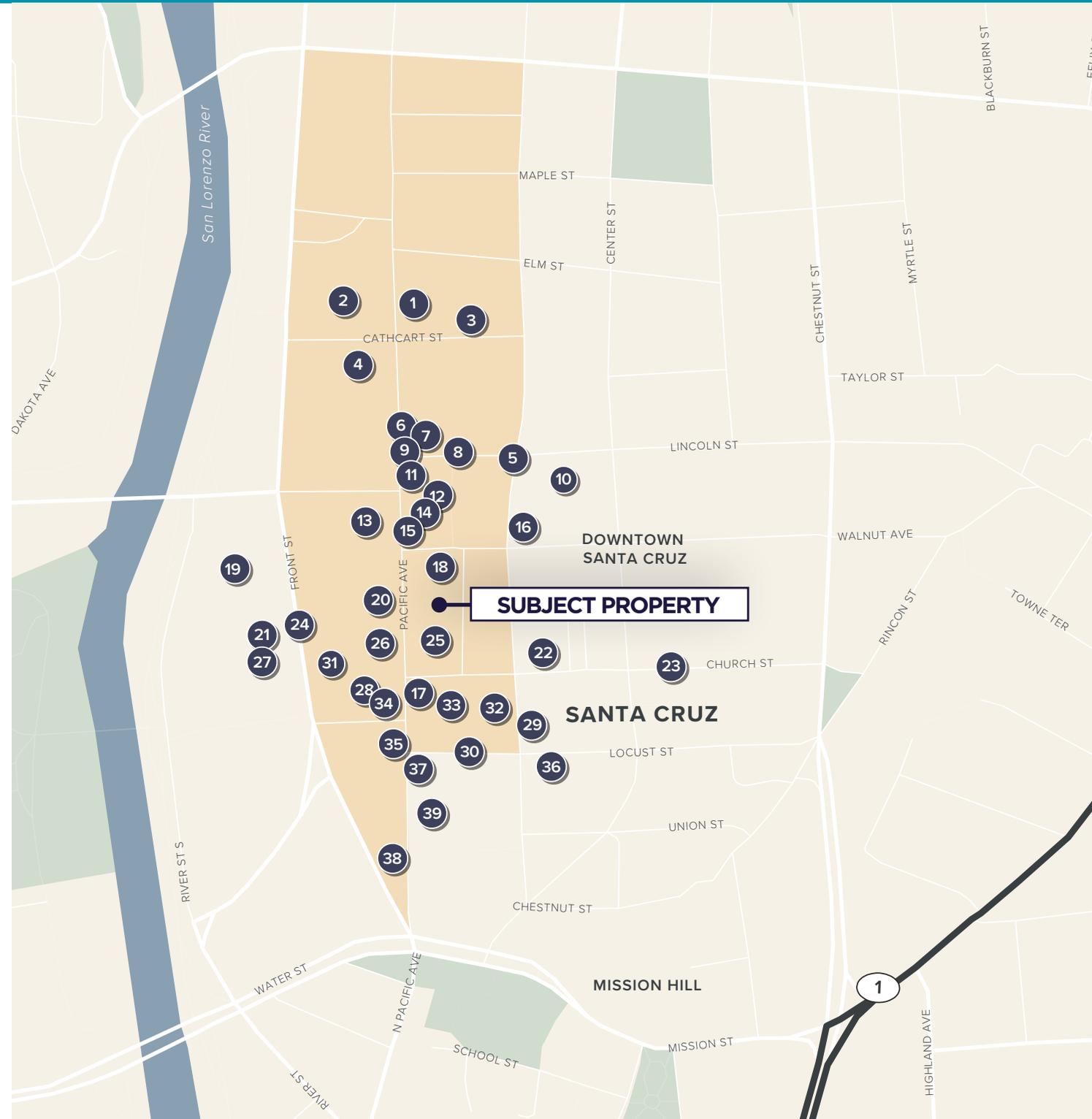
PACIFIC AVE.

FLOOR PLAN



AMENITIES MAP

- | | |
|--|---------------------------------------|
| 1. The Catalyst Club | 21. Trader Joe's |
| 2. Quickly Boba Tea | 22. Cruzio |
| 3. Hula's Island Grill | 23. Santa Cruz Civic Auditorium |
| 4. Kianti's Pizza and Pasta Bar | 24. Santa Cruz Museum of Modern Art |
| 5. Santa Cruz Downtown Farmer's Market | 25. Rip Curl Store Downtown |
| 6. Del Mar Theatre | 26. Artisans & Agency |
| 7. Coldstone Creamery | 27. Woodstock's Pizza |
| 8. Toadal Fitness | 28. Amazon Offices |
| 9. Nick the Greek | 29. The Penny Ice Creamery |
| 10. Nickelodeon Theatre | 30. Kaiser Permanente Medical Offices |
| 11. Pacific Cookie Company | 31. Abbott Square |
| 12. Motiv Nightclub | 32. Flower Bar |
| 13. Forever 21 | 33. Santa Cruz Cinema |
| 14. The Gap Kids | 34. O'Neill Surf Shop |
| 15. Berdles Clothing Store | 35. Pacific Wave Surf Shop |
| 16. Alderwood Santa Cruz | 36. The Redroom Bar & Restaurant |
| 17. Urban Outfitters | 37. Sockshop Santa Cruz |
| 18. Walnut Ave Cafe | 38. Verve Coffee Roasters |
| 19. CVS | 39. Free People |
| 20. El Palomar Restaurant | |



POSITION FOR GROWTH

Downtown Santa Cruz will be experiencing significant growth in the coming years, with the City's approval of several large mixed-use development projects.



Mixed Use Projects
2,000,000± SF
In various stages of completion



Over 1,600 new housing units approved



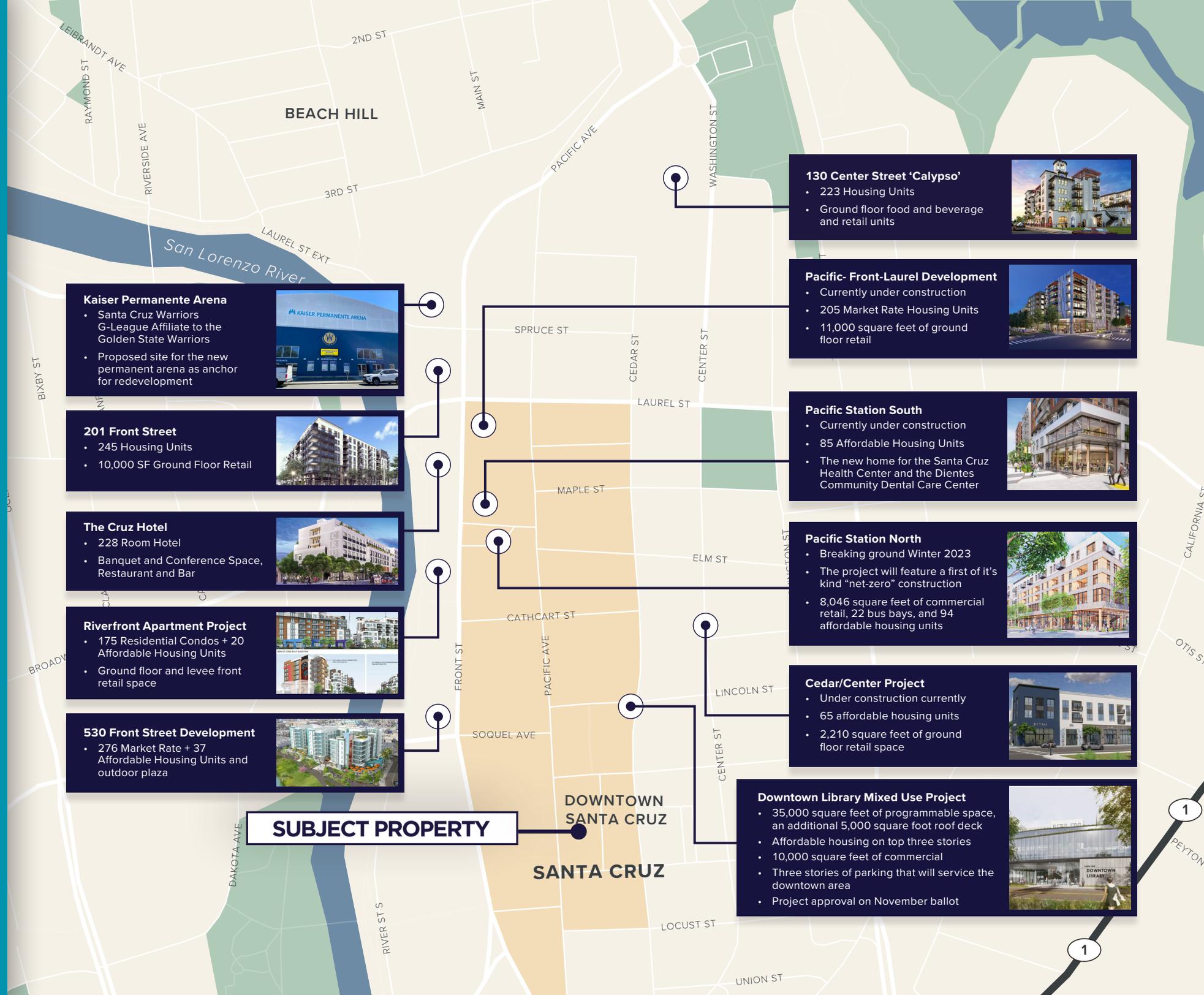
9+ new mixed-use projects



New state-of-the art Transit Center



A proposed new permanent home for the Santa Cruz Warriors that will anchor mixed-use development in the South of Laurel Downtown area



SUBJECT PROPERTY

Kaiser Permanente Arena

- Santa Cruz Warriors G-League Affiliate to the Golden State Warriors
- Proposed site for the new permanent arena as anchor for redevelopment

201 Front Street

- 245 Housing Units
- 10,000 SF Ground Floor Retail

The Cruz Hotel

- 228 Room Hotel
- Banquet and Conference Space, Restaurant and Bar

Riverfront Apartment Project

- 175 Residential Condos + 20 Affordable Housing Units
- Ground floor and levee front retail space

530 Front Street Development

- 276 Market Rate + 37 Affordable Housing Units and outdoor plaza

130 Center Street 'Calypso'

- 223 Housing Units
- Ground floor food and beverage and retail units

Pacific- Front-Laurel Development

- Currently under construction
- 205 Market Rate Housing Units
- 11,000 square feet of ground floor retail

Pacific Station South

- Currently under construction
- 85 Affordable Housing Units
- The new home for the Santa Cruz Health Center and the Dientes Community Dental Care Center

Pacific Station North

- Breaking ground Winter 2023
- The project will feature a first of its kind "net-zero" construction
- 8,046 square feet of commercial retail, 22 bus bays, and 94 affordable housing units

Cedar/Center Project

- Under construction currently
- 65 affordable housing units
- 2,210 square feet of ground floor retail space

Downtown Library Mixed Use Project

- 35,000 square feet of programmable space, an additional 5,000 square foot roof deck
- Affordable housing on top three stories
- 10,000 square feet of commercial
- Three stories of parking that will service the downtown area
- Project approval on November ballot



For more information, please contact:

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