



1200 PACIFIC AVENUE

PRIME RETAIL SPACE IN THE HEART

OF DOWNTOWN SANTA CRUZ, CA



Sherman & Boone
REAL ESTATE



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CATCH THE WAVE OF OPPORTUNITY ON PACIFIC AVENUE

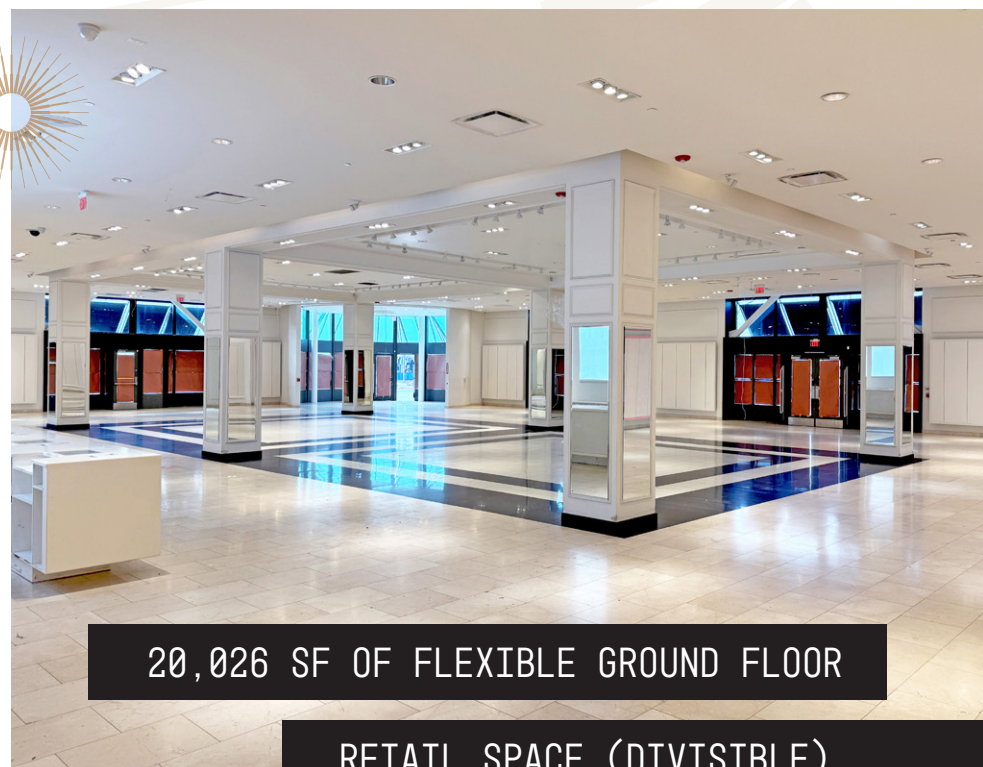
Pacific Avenue is a bustling destination that seamlessly blends shopping, dining, and recreation. The area features a wide variety of dining options, from casual eateries to fine dining, as well as an eclectic mix of shops, including boutiques, bookstores, and specialty stores, catering to diverse tastes and needs. With cultural gems such as museums and theaters nearby, Pacific Avenue offers a vibrant environment that draws both residents and visitors, making it an ideal location for businesses seeking exposure in a dynamic, high-traffic area. This space at 1200 Pacific Avenue offers 20,026 SF of flexible retail space, with options to divide the space into smaller units, providing versatility for a range of tenants.

STUNNING, MOVE-IN
READY RETAIL INTERIORS,
ORIGINALLY DESIGNED
FOR FOREVER 21

AVAILABLE FOR IMMEDIATE
OCCUPANCY

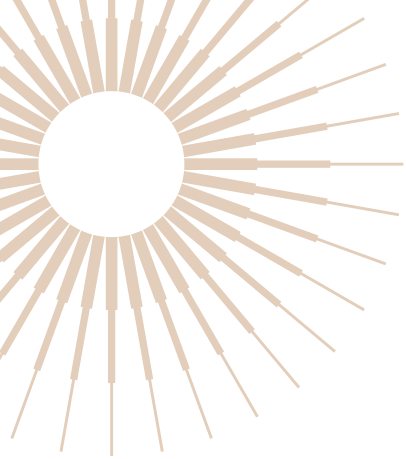
PRIME LOCATION AT
THE CORNER OF PACIFIC
AVENUE & SOQUEL AVENUE

CONVENIENTLY LOCATED
NEXT TO A PARKING
GARAGE FOR EASY ACCESS



20,026 SF OF FLEXIBLE GROUND FLOOR

RETAIL SPACE (DIVISIBLE)



A PRIME SPOT TO SET UP & SOAK IN THE SUCCESS

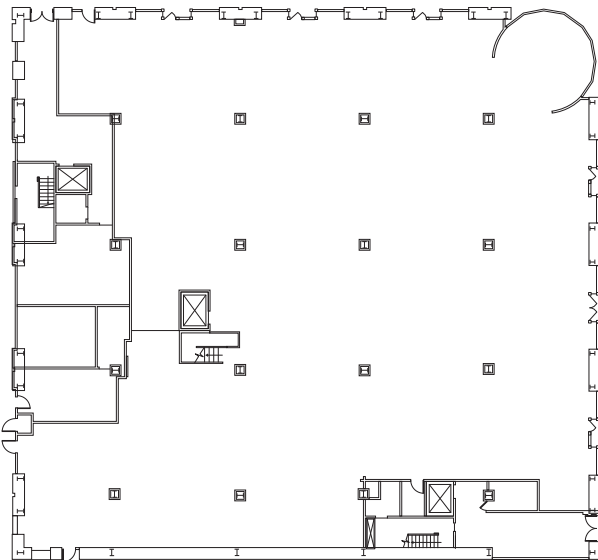
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1280 PACIFIC AVENUE, SANTA CRUZ, CA 95060

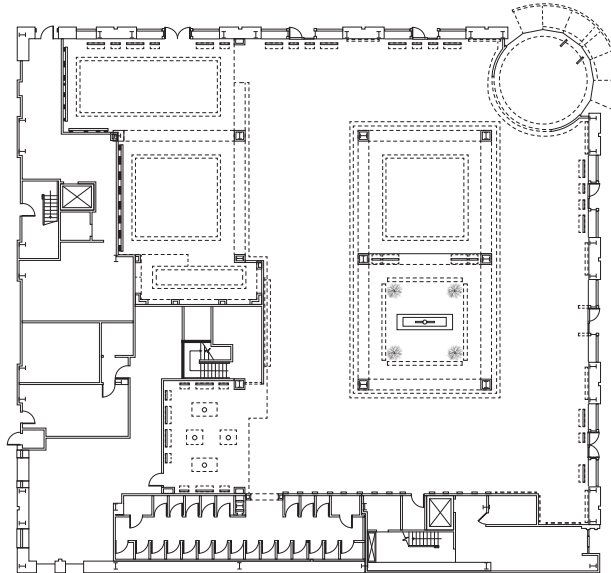
20,026 SF (DIVISIBLE)

GROUND FLOOR: 17,308 SF & MEZZANINE: 2,718 SF

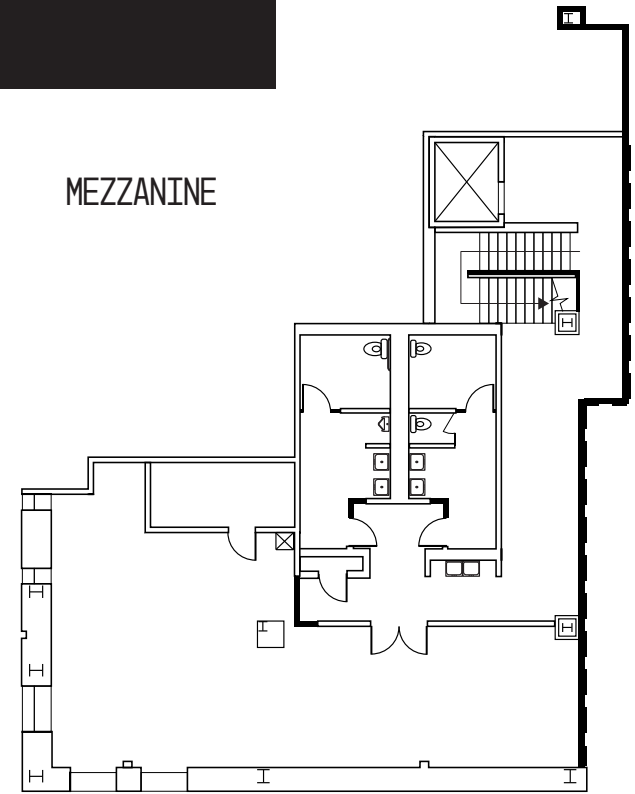
GROUND FLOOR WITH COLUMN LOCATIONS

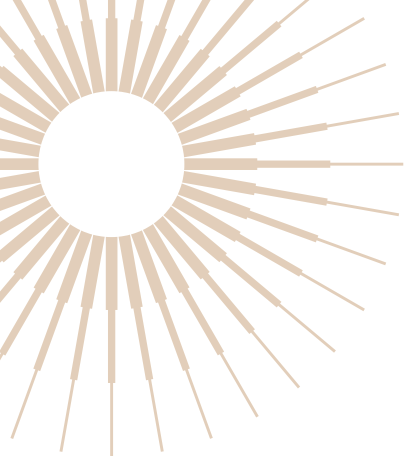


GROUND FLOOR WITH FIXTURES



MEZZANINE





SANTA CRUZ

WHERE LOCALS AND TOURISTS COLLIDE

Santa Cruz, a vibrant coastal city in California, sits just 30 miles from Silicon Valley. Recognized as one of the “Top 20 Small Beach Towns in the World,” it has experienced a surge in housing demand post-pandemic, drawing both outdoor enthusiasts and tourists. With an influx of tech companies and the influence of UC Santa Cruz, the city is rapidly transforming into a dynamic hub of innovation and growth.

3-4 MILLION

VISITORS PER YEAR

6TH

BEST CITY FOR FUTURE GROWTH

71%

OF RESIDENTS ARE COLLEGE EDUCATED

Over \$1 Billion of private equity invested into downtown redevelopment projects in the past 5 years

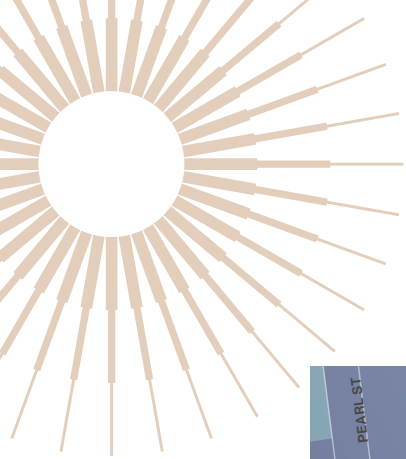
Home prices have risen by 85% since 2014

Strong mix of respected local retail tenants and national retailers

Downtown office tenants include tech giants Amazon and Google



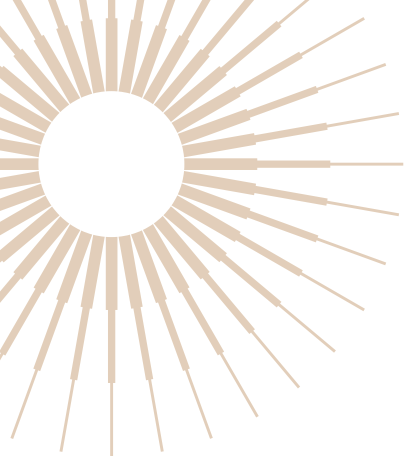
BIRTHPLACE OF SURFING IN CALIFORNIA



EVERYTHING YOU NEED JUST STEPS AWAY

- | | |
|--|---------------------------------------|
| 1. THE CATALYST CLUB | 21. EL PALOMAR RESTAURANT |
| 2. TERRA SUPERFOODS | 22. TRADER JOE'S |
| 3. HULA'S ISLAND GRILL | 23. CRUZIO |
| 4. KIANITI'S PIZZA AND PASTA BAR | 24. SANTA CRUZ CIVIC AUDITORIUM |
| 5. SANTA CRUZ DOWNTOWN FARMER'S MARKET | 25. SANTA CRUZ MUSEUM OF MODERN ART |
| 6. DEL MAR THEATRE | 26. PLEASURE PIZZA |
| 7. COLDSTONE CREAMERY | 27. ARTISANS & AGENCY |
| 8. TOADAL FITNESS | 28. WOODSTOCK'S PIZZA |
| 9. NICK THE GREEK | 29. AMAZON OFFICES |
| 10. NICKELODEON THEATRE | 30. THE PENNY ICE CREAMERY |
| 11. MISSION HILL COFFEE & CREAMERY | 31. KAISER PERMANENTE MEDICAL OFFICES |
| 12. PACIFIC COOKIE COMPANY | 32. ABBOTT SQUARE |
| 13. MOTIV NIGHTCLUB | 33. FLOWER BAR |
| 14. FREESTYLE CLOTHING EXCHANGE | 34. SANTA CRUZ CINEMA |
| 15. THE GAP, THE GAP KIDS | 35. REALM |
| 16. BERLES CLOTHING STORE | 36. PACIFIC WAVE SURF SHOP |
| 17. HOOK & LINE | 37. THE REDROOM BAR & RESTAURANT |
| 18. URBAN OUTFITTERS | 38. SOCKSHOP SANTA CRUZ |
| 19. WALNUT AVE CAFE | 39. VERVE COFFEE ROASTERS |
| 20. CVS | 40. FREE PEOPLE |





SUN, SURF & A THRIVING DOWNTOWN SCENE

DOWNTOWN SANTA CRUZ IS SET FOR MAJOR GROWTH WITH THE CITY'S APPROVAL OF SEVERAL LARGE MIXED-USE DEVELOPMENTS.

OVER 1,400

NEW HOUSING UNITS APPROVED

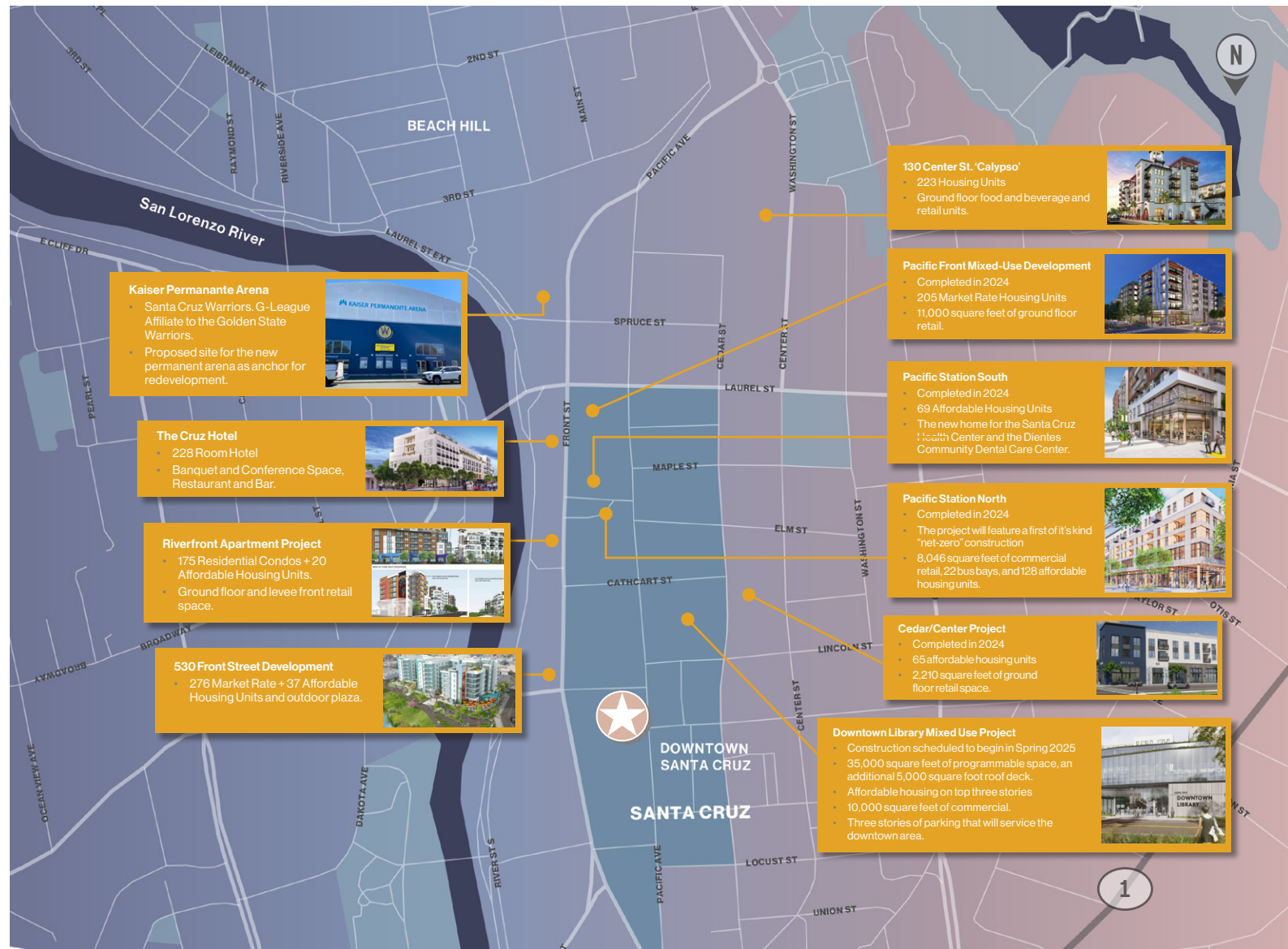
10+

NEW MIXED-USE PROJECTS PLANNED

PROJECTED 1,000,000
SF OF NEW DEVELOPMENTS
EXPECTED BY 2026

A NEW STATE-OF-THE-ART
TRANSIT CENTER

A PROPOSED PERMANENT
HOME FOR THE SANTA CRUZ
WARRIORS AS AN ANCHOR
FOR REDEVELOPMENT





1200 PACIFIC AVENUE

1200 Pacific Avenue, Santa Cruz, CA 95060

For more information, please contact:

REUBEN HELICK
+1 831 647 2109
REUBEN.HELICK@CUSHWAKE.COM
LIC. #01171272

NICK GREENUP
+1 831 647 2106
NICHOLAS.GREENUP@CUSHWAKE.COM
LIC. #02143358

JACKIE COPRIVIZA
+1 831 234.0462
JCOPRIV@GMAIL.COM
DRE# 00894596

MEGAN GOOCH
+1 831 359 2589
MEGANGCGOOCH@GMAIL.COM
DRE# 02006313

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