



Retail Space for Sale or Lease

5451 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CA 95066

AVAILABLE

Size: ±1,200 SF
Lot Size: 17,302 SF/ 0.40 AC
APN: 411-0021-005-04
Zoning: C1
Year Built: 1964
Rent: \$2.00 PSF/Mo., NNN
Sale Price: \$2,400,000

PROPERTY HIGHLIGHTS

- Former convenience store
- Conveniently located near 17 Freeway
- Strong demographics with HHI of \$207,819 within one mile

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



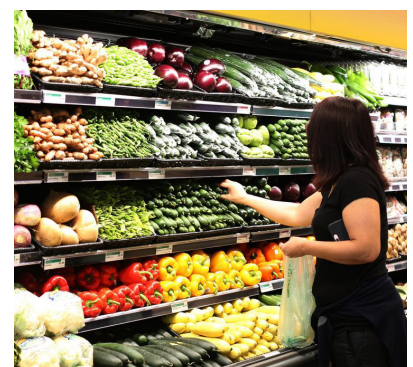


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Estimated Population	5,355	19,461	47,187
2029 Projected Population	4,871	18,010	44,324
2020 Census Population	5,847	20,429	49,088
2010 Census Population	5,447	19,218	46,503
Projected Annual Growth 2024 to 2029	-1.8%	-1.5%	-1.2%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.1%
2024 Median Age	41.4	45.2	43.7
HOUSEHOLDS			
2024 Estimated Households	1,936	7,405	16,876
2029 Projected Households	1,821	7,098	16,332
2020 Census Households	2,107	7,797	17,683
2010 Census Households	1,994	7,462	17,253
Projected Annual Growth 2024 to 2029	-1.2%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	-0.2%	-	-0.2%
RACE & ETHNICITY			
2024 Estimated White	72.3%	75.8%	72.9%
2024 Estimated Black or African American	1.2%	0.9%	1.6%
2024 Estimated Asian or Pacific Islander	7.4%	6.4%	6.1%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	18.6%	16.2%	18.9%
2024 Estimated Hispanic	20.8%	18.7%	20.7%
INCOME			
2024 Estimated Average Household Income	\$207,819	\$210,677	\$200,509
2024 Estimated Median Household Income	\$137,927	\$150,847	\$143,899
2024 Estimated Per Capita Income	\$75,483	\$80,445	\$72,550
EDUCATION			
2024 Estimated High School Graduate	12.8%	12.0%	12.4%
2024 Estimated Some College	16.4%	18.5%	20.8%
2024 Estimated Associates Degree Only	10.0%	10.3%	9.0%
2024 Estimated Bachelors Degree Only	30.2%	30.9%	31.4%
2024 Estimated Graduate Degree	26.5%	24.3%	22.4%
BUSINESS			
2024 Estimated Total Businesses	522	1,104	1,899
2024 Estimated Total Employees	4,282	8,310	13,026
2024 Estimated Employee Population per Business	8.2	7.5	6.9
2024 Estimated Residential Population per Business	10.3	17.6	24.9



LOCATION



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For more information: (833) 262-3190

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