



Accelerating success.

# Coastal Retail Lease Opportunity

## Live Oak Crossing

1135 17th Avenue, Santa Cruz, CA

One restaurant space ready  
for improvements





# Property Information



- Live Oak Crossing is a newly built mixed-use center in the heart of Santa Cruz County.



- Located at the busy intersection of 17th Avenue and Brommer St.



- ½ mile to the popular area beaches.



- Surrounded by dense residential neighborhood



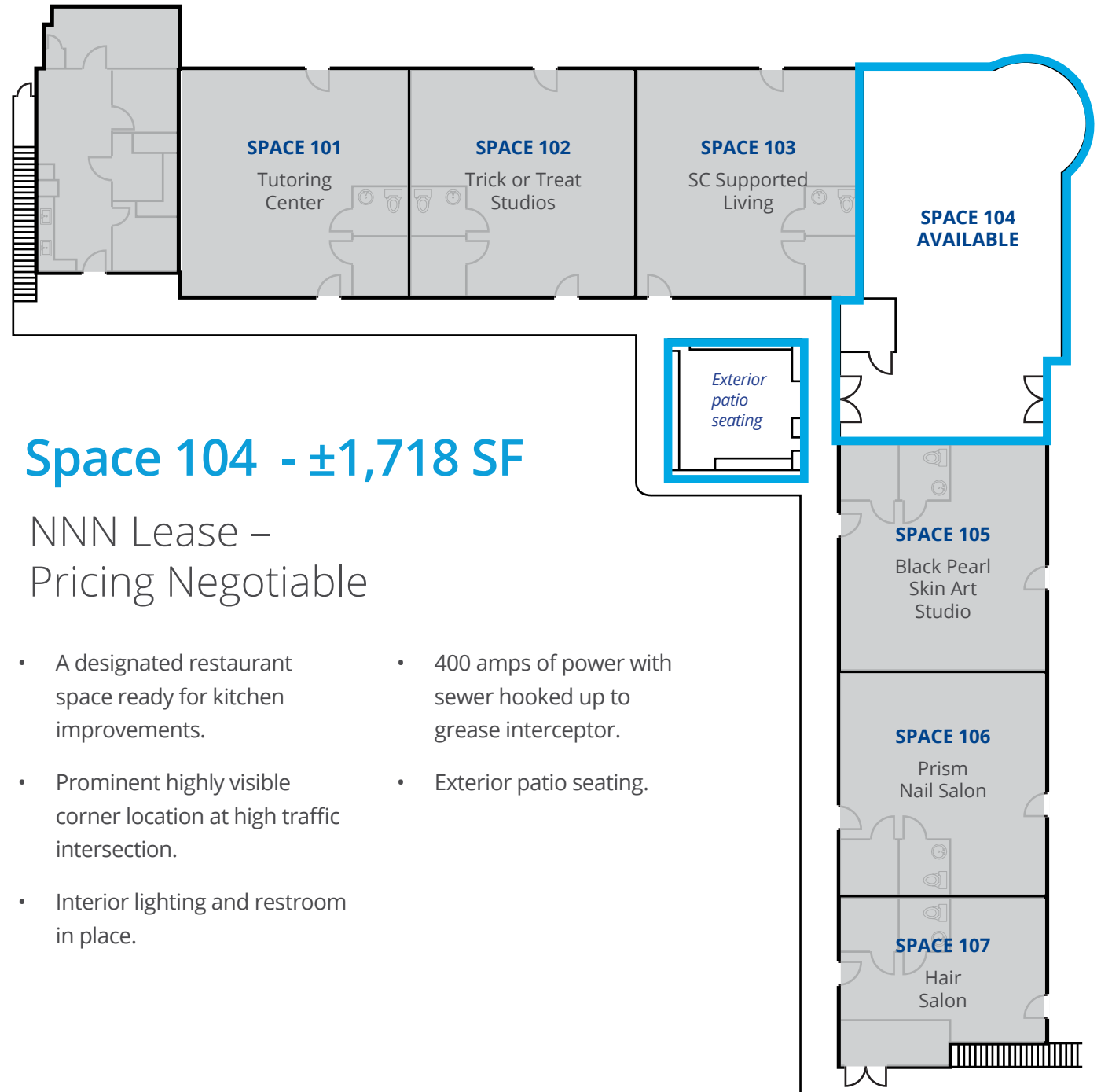
- Nearby Simpkins Swim Center



- Onsite parking.



# Available Space



## Space 104 - ±1,718 SF

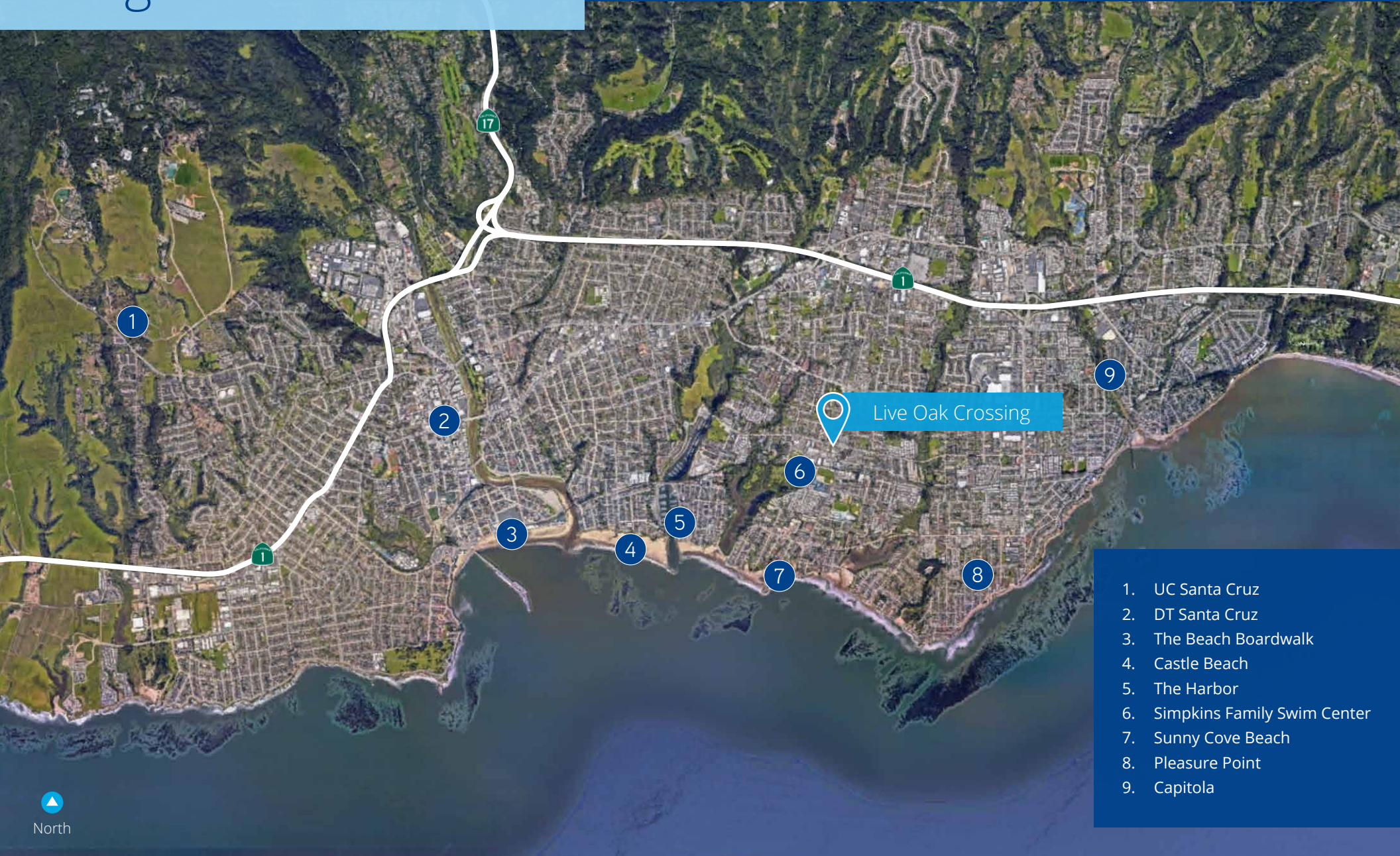
NNN Lease –  
Pricing Negotiable

- A designated restaurant space ready for kitchen improvements.
- Prominent highly visible corner location at high traffic intersection.
- Interior lighting and restroom in place.
- 400 amps of power with sewer hooked up to grease interceptor.
- Exterior patio seating.

# Photo Gallery



# Regional Overview



1. UC Santa Cruz
2. DT Santa Cruz
3. The Beach Boardwalk
4. Castle Beach
5. The Harbor
6. Simpkins Family Swim Center
7. Sunny Cove Beach
8. Pleasure Point
9. Capitola

# Aerial



# Live Oak Crossing

Santa Cruz, CA

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