

Regional Retail for Lease – Santa Cruz County

Wind N' Sea Plaza

1600 41st Ave, Capitola, CA



Wind N' Sea Plaza

Location

SE Corner of 41st 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 Whole Foods, New Leaf Market, CVS, Kohls, Target, Ross Dress For Less, and more.
-  Co-tenants include Big 5 Sporting Goods and CosmoProf.
-  Established well maintained center with attractive storefronts.

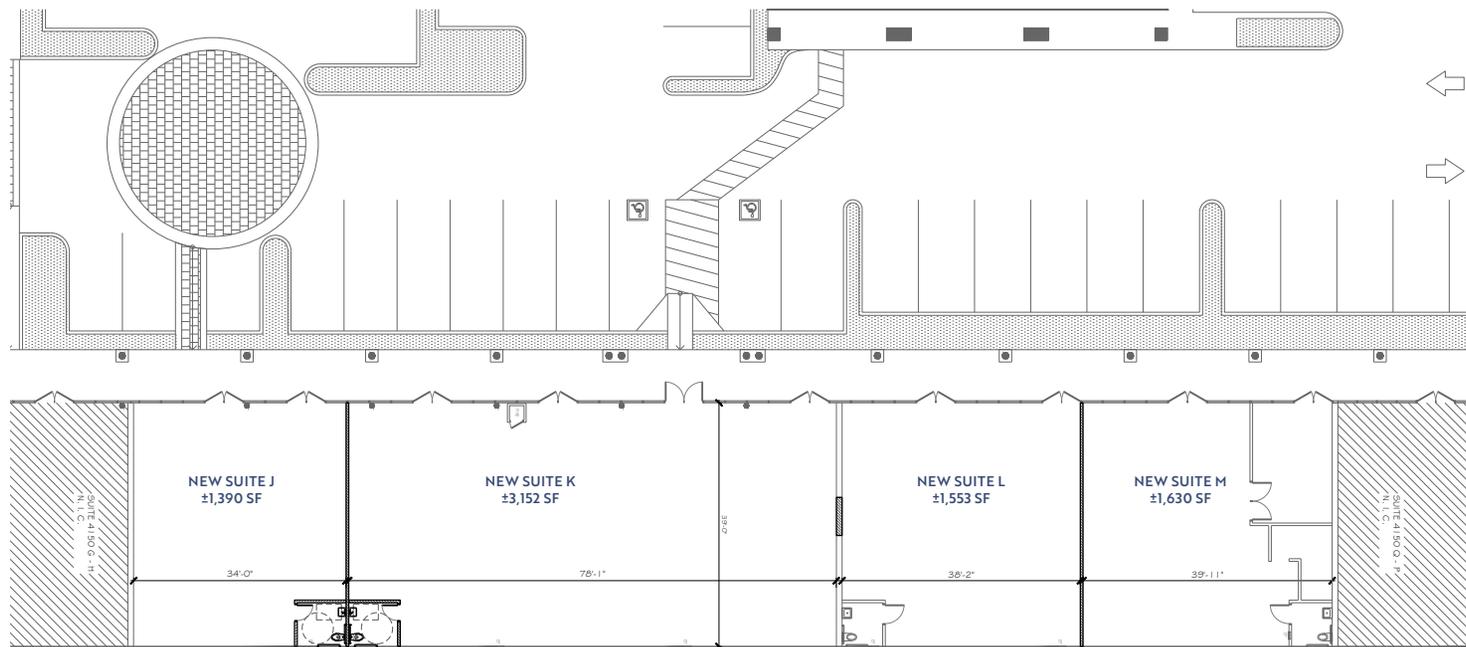


Monument Signage

Wind N' Sea Plaza

Spaces Available: Suite 4150 I-O

- Size: $\pm 1,390 - 7,725$ SF (Divisible)
- Rate: \$2.75 PSF + NNN expenses + \$.60 per square foot.
- Buildout: Open floor plan, new Vanilla Box.
- Visibility to 41st Ave and Capitola Rd.
- Ownership in process in demising to smaller units.
- Available: Now



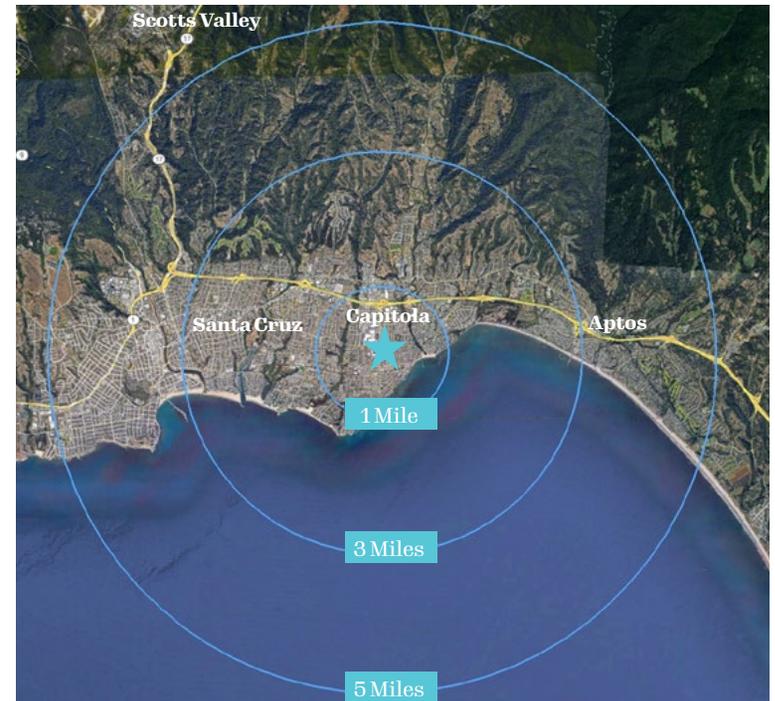
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Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2025 Estimated Population	18,983	65,879	116,503
Household Summary			
2025 Estimated Households	8,314	28,115	48,112
2025 Average Household Size	2.25	2.28	2.32
Income and Home Value			
2025 Average Household Income	\$139,016	\$151,848	\$158,085
2025 Average Home Value	\$1,046,913	\$1,169,534	\$1,273,247
Population by Age			
2025 Median Age	44.9	44.7	43.8
2025 Median Female Age	46.6	46.3	45.1
2025 Median Male Age	43.3	43.4	42.5

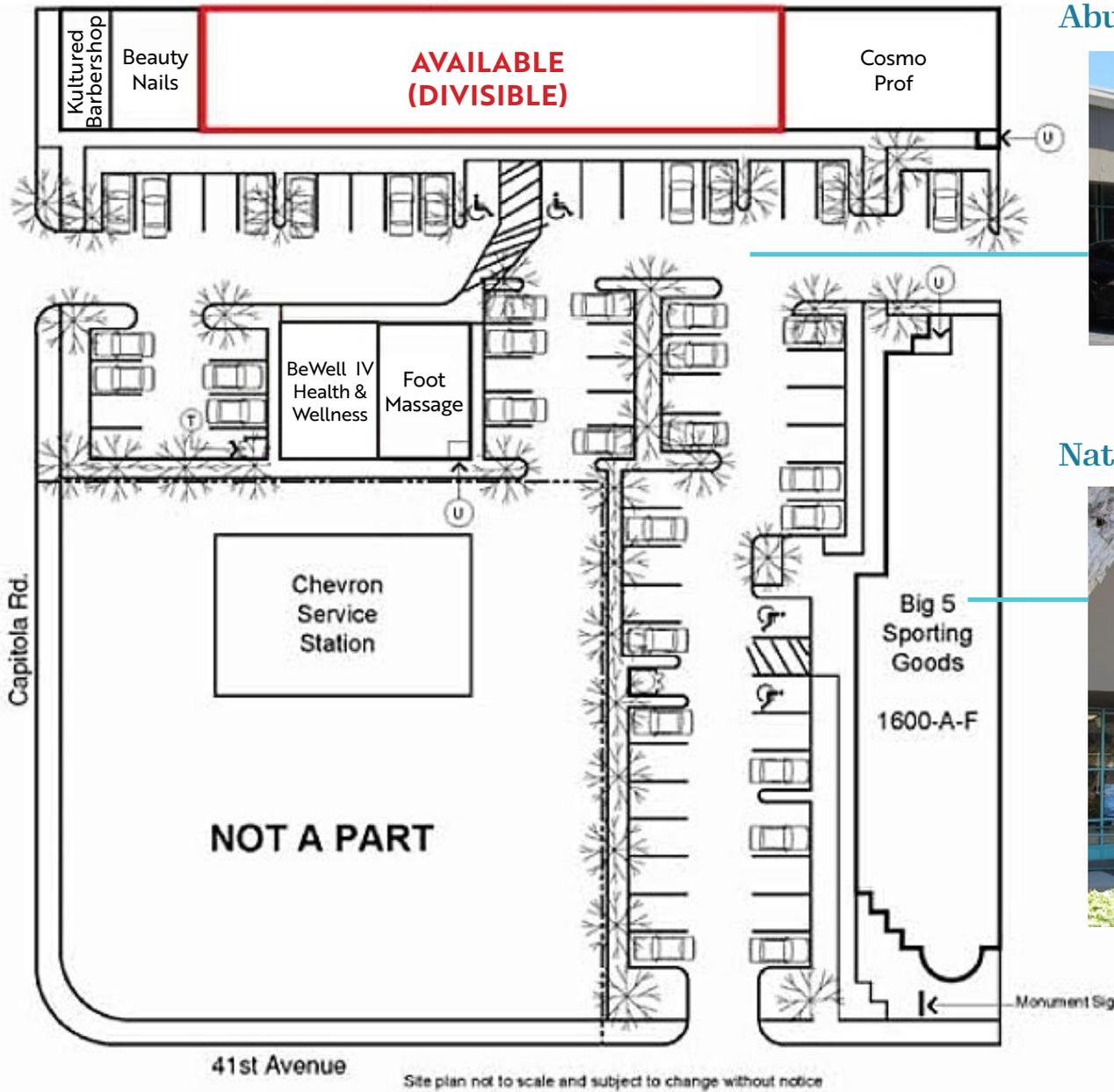
Traffic Counts

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



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Site Plan



Abundant Pull-up Parking

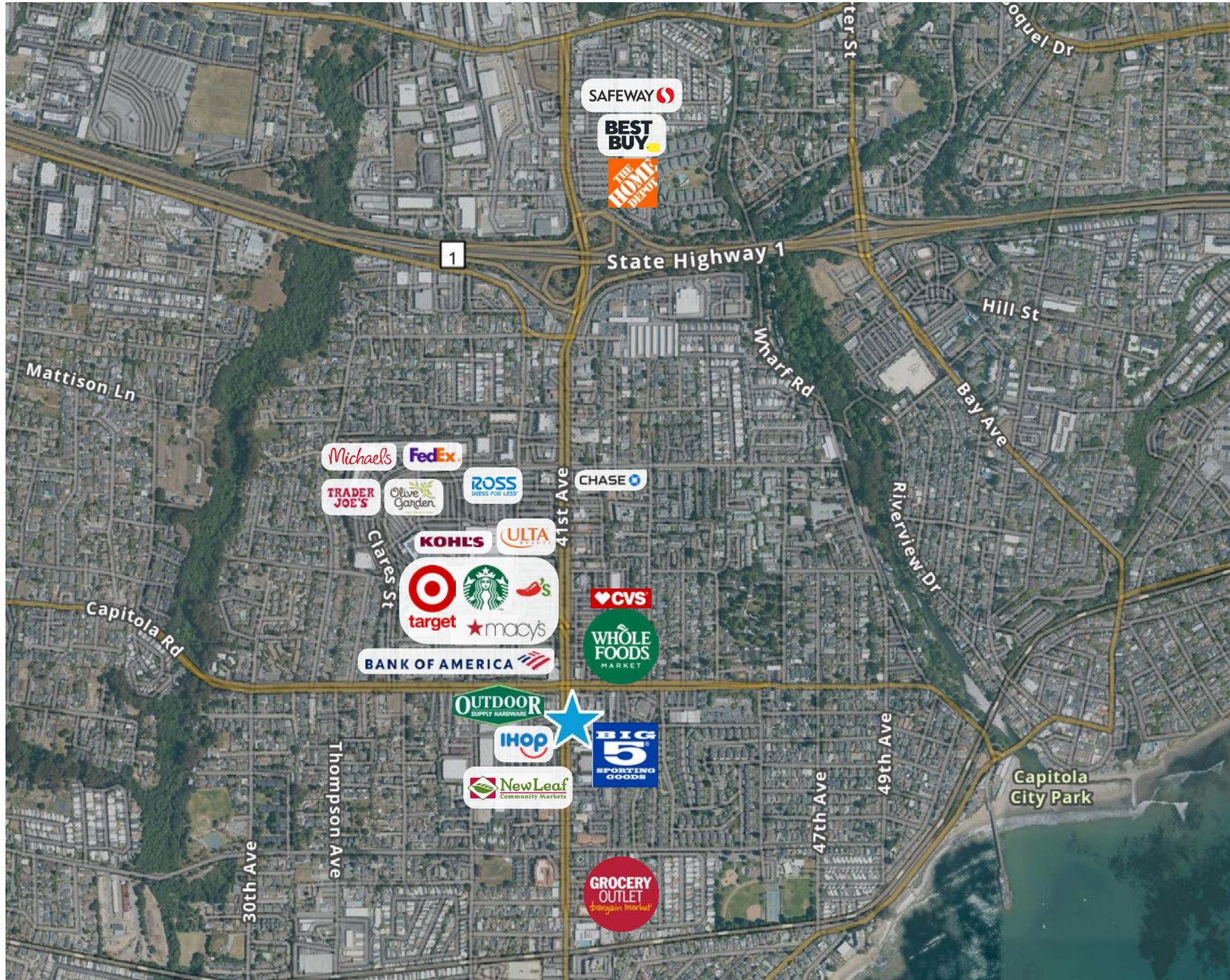


National Co-Tenants



Wind N' Sea Plaza

Capitola



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