



Soquel Ocean Center

333-381 Soquel Avenue
Santa Cruz, CA 95062



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. December 10, 2024

Retail | Freestanding Office Building For Lease



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

Signalized intersection of Soquel Avenue at Ocean Avenue at one of Santa Cruz's busiest signalized intersection. Entrance point to Santa Cruz downtown and the Pacific Mall area, blocks from Santa Cruz City Hall and Santa Cruz County Courthouse.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.12 SF/month - 2024
Number Of Units:	11
Available SF:	791 - 1,014 SF
Lot Size:	67,954 Acres
Building Size:	18,142 SF

Property Highlights

- Close to Santa Cruz Pacific Mall Area
- Busy Signalized Intersection of Soquel & Ocean with Heavy Traffic
- ADA Upgrades to the Common Area
- Monument Signage: 2 Monument Signs (one facing Soquel Avenue and one facing Ocean Avenue)
- Building Signage: Cabinet Box Sign facing Soquel Avenue
- Major Tenants: Sala Thai House Restaurant, Beach Hut Deli, Spenga Fitness Center, UPS Store



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Lease Information

Lease Type:	NNN
Total Space:	791 - 1,014 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 333 Soquel Avenue	Available	791 SF	NNN	Negotiable	± 36' 6" W x 22' 3" D. Freestanding office building, large open office, 1 restroom, separate HVAC, separate utilities, 4 private offices, carpet throughout, secured covered outer storage area (3' x 6') and alarm. Available Now.
■ 347 Soquel Avenue	Available	1,014 SF	NNN	Negotiable	1,014 Square Feet Ground Floor plus 357 Square Feet Mezzanine Area ± 17' 7" W x 57' 4" D. Beautiful high open beam ceiling, drop lights, composite hardwood flooring throughout, mezzanine area with upgraded composite hardwood flooring, 1 non-ADA restroom, 40-gallon electric hot water heater, alarm system, separate electrical (100 amp; 3W; 1PH; 120/240V), no fire sprinklers, rear door. Available Now.



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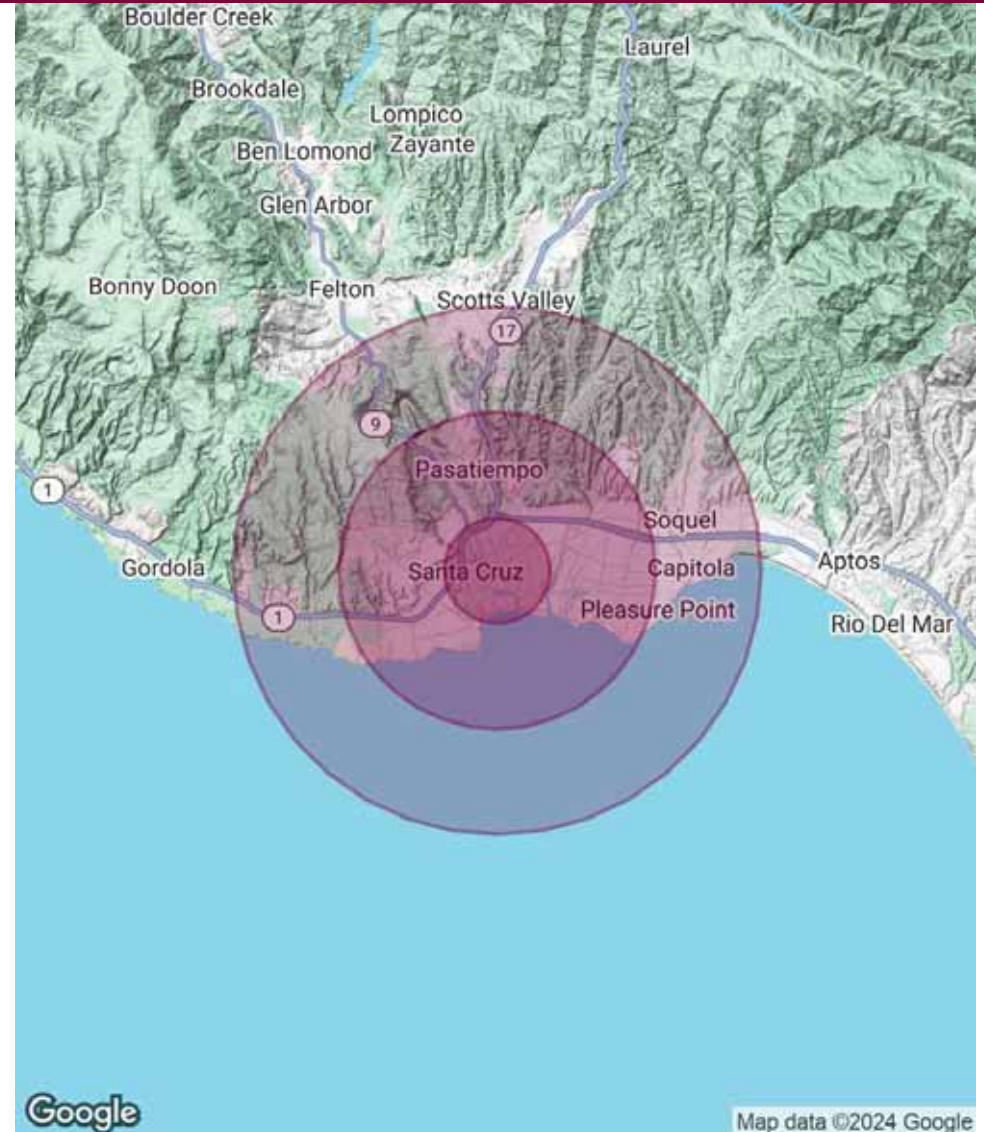
Population	1 Mile	3 Miles	5 Miles
Total Population	24,613	91,916	121,503
Average Age	33.7	36.5	38.2
Average Age (Male)	33.6	36.1	37.6
Average Age (Female)	34.5	36.9	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,519	36,345	49,570
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$92,531	\$110,379	\$112,086
Average House Value	\$767,379	\$836,574	\$810,721

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2014

Soquel Avenue at Ocean Street	9,544
Soquel Avenue at S. River Street	15,328
Ocean Street at Water Street	18,862
Ocean Street at Blaine Street	35,505



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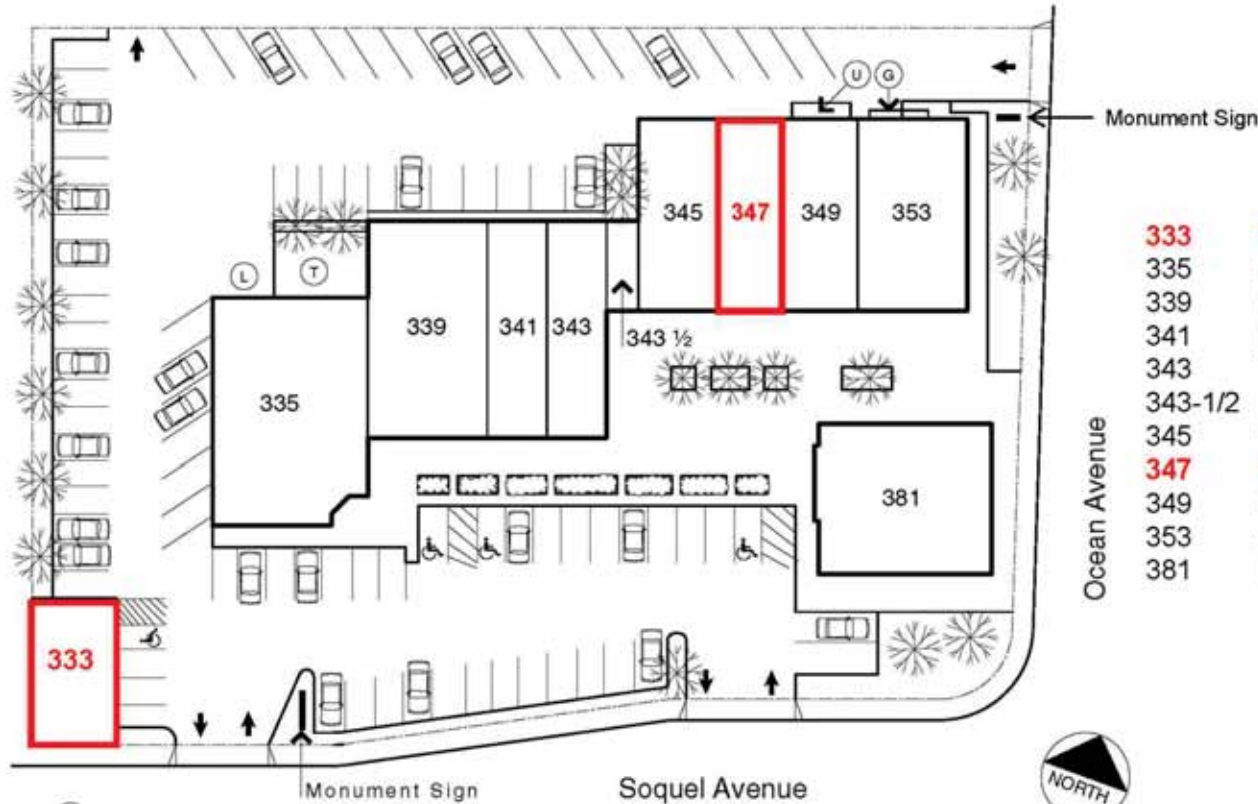
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- 333** **791 Square Feet**
- 335 Spenga Fitness Center
- 339 Lloyd's Liquors
- 341 Nail Club Nail Salon
- 343 The UPS Store
- 343-1/2 Eight and Aces Art Studio
- 345 Good Vibes Apparel
- 347** **1,014 Square Feet**
- 349 Ohana Studios
- 353 Sala Thai House Restaurant
- 381 Beach Hut Deli

- (G) Natural Gas Meters
 - (U) Utility Closet
 - (T) Trash Compactor
 - (L) Loading Area
- Property Line



Rev. 11/20/2024

Site plan not to scale and subject to change without notice

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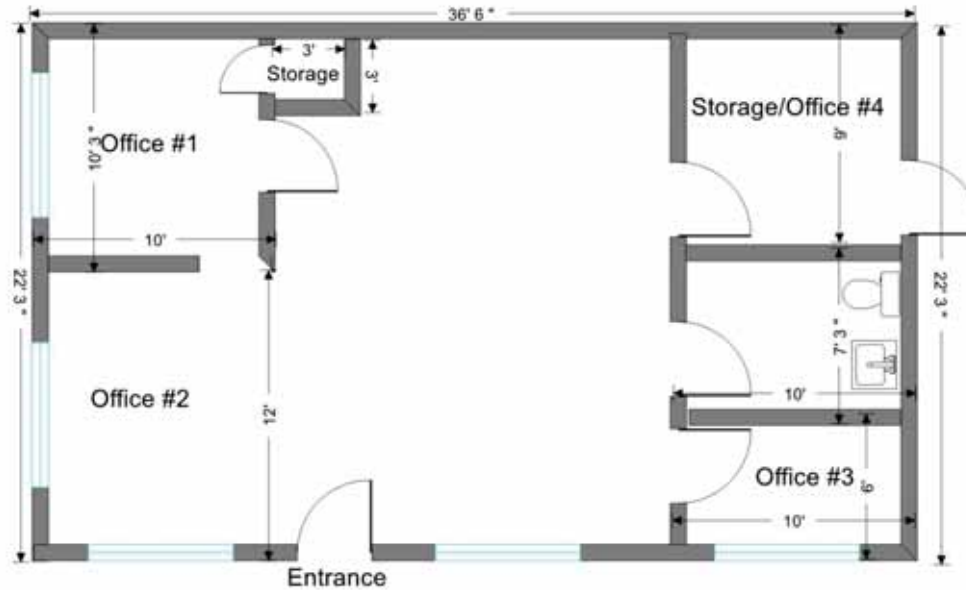
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± 791 Square Feet Ground Floor (± 36' 6" W x 22' 3" D)



- Freestanding Building
- Glass on 2 Sides
- 4 Small Offices
- 1 Restroom Non ADA
- Wall Mounted Heater
- Textured Spray-on Acoustical Ceiling
- Surface Mounted Fluorescent Lights
- Carpet Throughout
- 1 Small Electrical Panel - 4 Circuits; 200 AMP; 240V; FM2
- Concrete Block Construction
- Small (3' x 6') Outdoor Storage Area
- Alarm System

Rev. 11/16/2024

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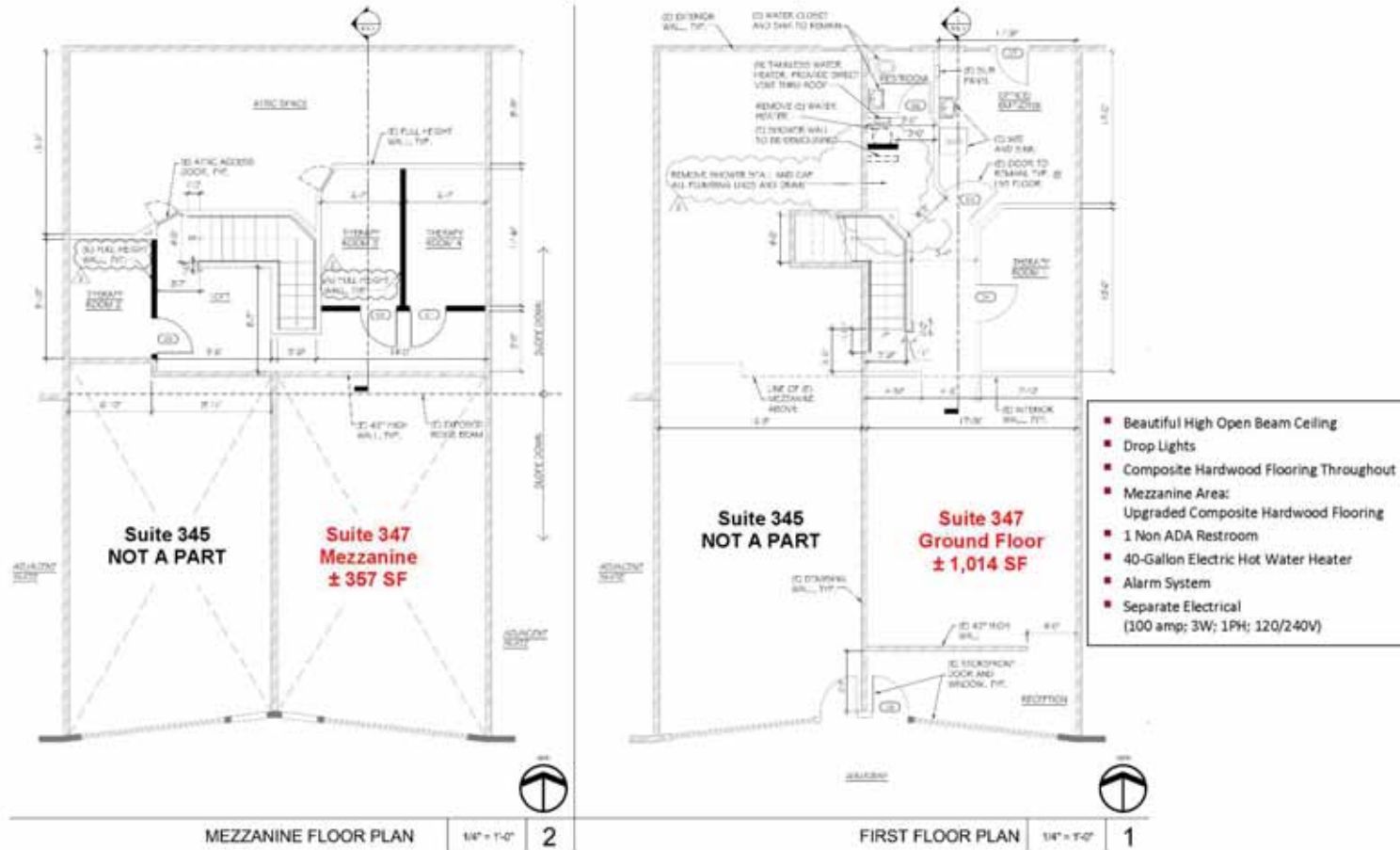
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 ± 1,014 Square Feet Ground Floor
 ± 357 Square Feet Mezzanine
 (± 17' 7" W x 57' 4" D)



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