



±14,979 SF

RETAIL SPACE AVAILABLE FOR LEASE

±14,979 SF
TOTAL AVAILABLE

1132-1134 Pacific: ±11,077 RSF
1128-1132 Pacific: ±3,902 RSF



Ample private/exclusive parking on-site (54 spaces – 3.6/1000 SF)



Historic building with prime Central Business District location

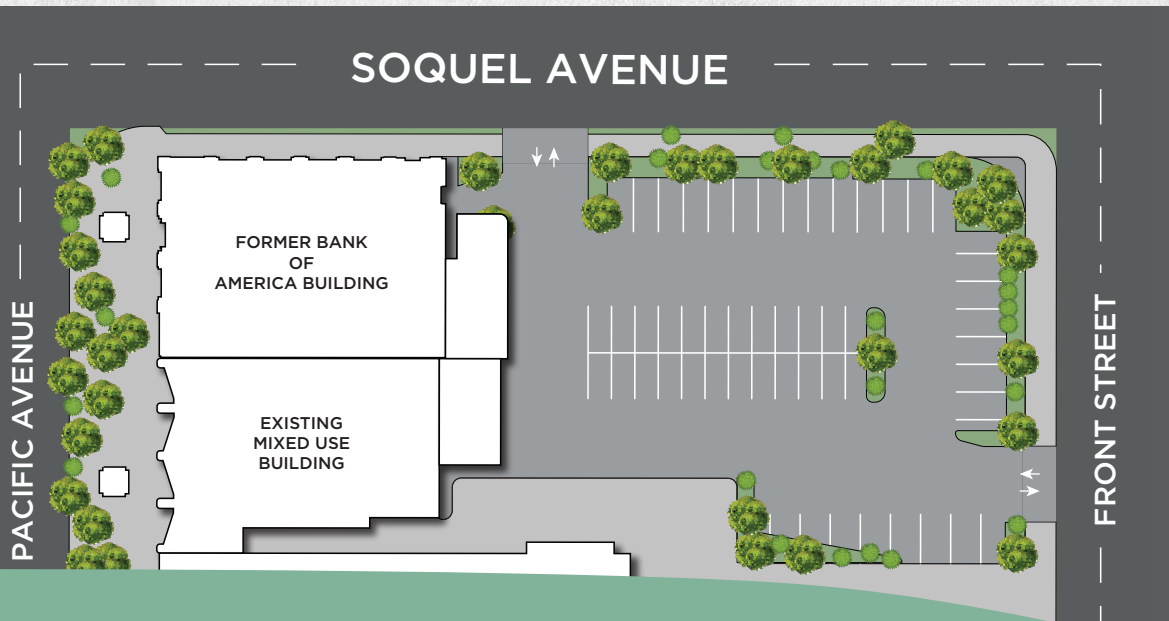


Easily access the affluent and growing population of Santa Cruz

DEMOGRAPHIC	1 mile	3 miles	5 miles
Population	25,336	83,851	115,368
Household Income	\$102,914	\$123,773	\$124,530

Legal Address:	1128-1134 Pacific Avenue
City:	Santa Cruz CA 95060
APN:	005-153-23 (1132-1134 Pacific) 005-153-16 (1128-1130 Pacific)
Parcel Size:	34,456± SF (1132-1134) & 5,793± SF (1128-1130) 40,249± SF total both parcels
Building Size:	14,979± RSF both buildings <i>1132-1134: VACANT (11,077± RSF) (7,317± RSF ground floor (@1134)+ 2,081± RSF mezzanine + 1,679± RSF ground floor (@ 1132))</i> <i>1128-B: BODHI TREE (1,816± RSF)</i> <i>1128-A: SCCCU ATM (300± RSF)</i> <i>1130: PIPELINE (1,786± RSF)</i>

Land Use / Zoning:	CBD (Central Business District)
Year Built:	1929 (Bank of Italy) - listed as a historical landmark in 1990
Number of floors:	Single Story - 1128-1130 Pacific Single Story w/mezzanine – 1134 Pacific
Hazardous Materials:	None known
Power:	600A 3ph 208V – all units separately metered
Frontage:	140'± on Pacific Avenue / 325'± on Soquel Ave.
Opportunity Zone:	No
Lot / Slope:	Level – Rectangle



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