



Harbor Center

2050-2128 Soquel Avenue
Santa Cruz, CA 95062



For Additional information, contact Exclusive Agent:

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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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Property Description

A fantastic opportunity for retail shop space at one of Santa Cruz's busiest signalized intersections. Consider these benefits: high traffic counts, good visibility and easy freeway access to Highway 1 at Soquel Avenue, excellent parking distribution, rear and side door access, building signage and fire sprinklered building.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.75 SF/month - 2023
Available SF:	671 SF
Lot Size:	1.069 Acres
Building Size:	16,029 SF

Property Highlights

- Signalized Intersection
- Good Visibility
- Easy Freeway Access to Highway 1 at Soquel Avenue
- Building Signage Available
- Convenient Storefront Parking
- Fire Sprinklered Building



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Lease Information

Lease Type:	NNN
Total Space:	671 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2116 Soquel Avenue	Available	671 SF	NNN	Negotiable	Former Flower Shop. End cap unit, full height storefront glass with lots of natural light and windows, 100% drop t-bar ceiling, 2' x 4' recessed light fixtures, laminate wood flooring throughout, 1 ADA restroom, separate HVAC, separate electrical and fire sprinklered.



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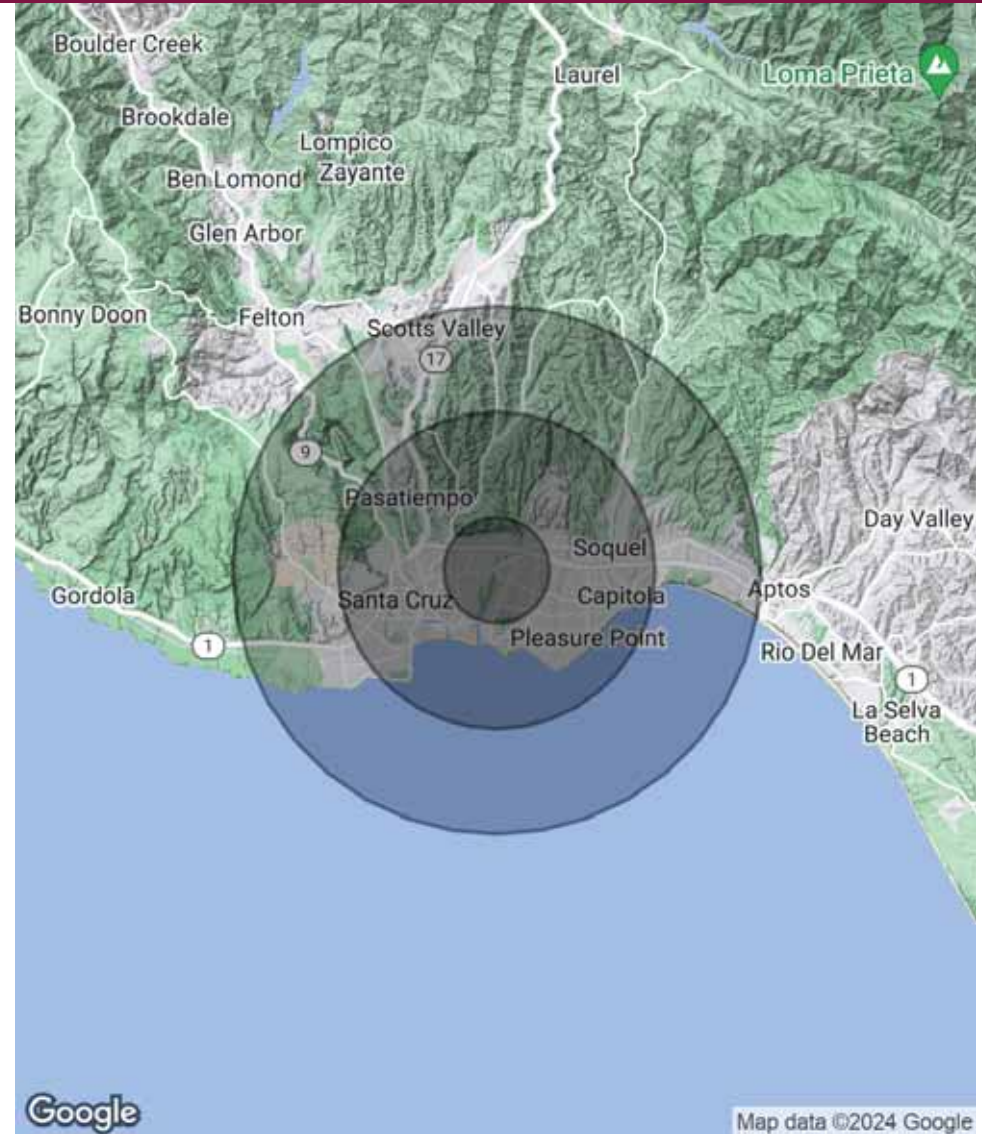
Population	1 Mile	3 Miles	5 Miles
Total Population	15,771	88,389	131,573
Average Age	41.6	39.9	38.7
Average Age (Male)	41.3	39.6	38.2
Average Age (Female)	42.8	40.3	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,690	39,418	54,144
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$107,170	\$109,357	\$113,037
Average House Value	\$752,634	\$794,237	\$813,026

2020 American Community Survey (ACS)

Traffic Counts 24 Hour ADT 2018

Capitola Road at 7th Avenue	16,481
Soquel Avenue at Carl Avenue	17,639
Soquel Avenue at Drway	23,818
State Highway 1 at La Fonda Avenue	96,900



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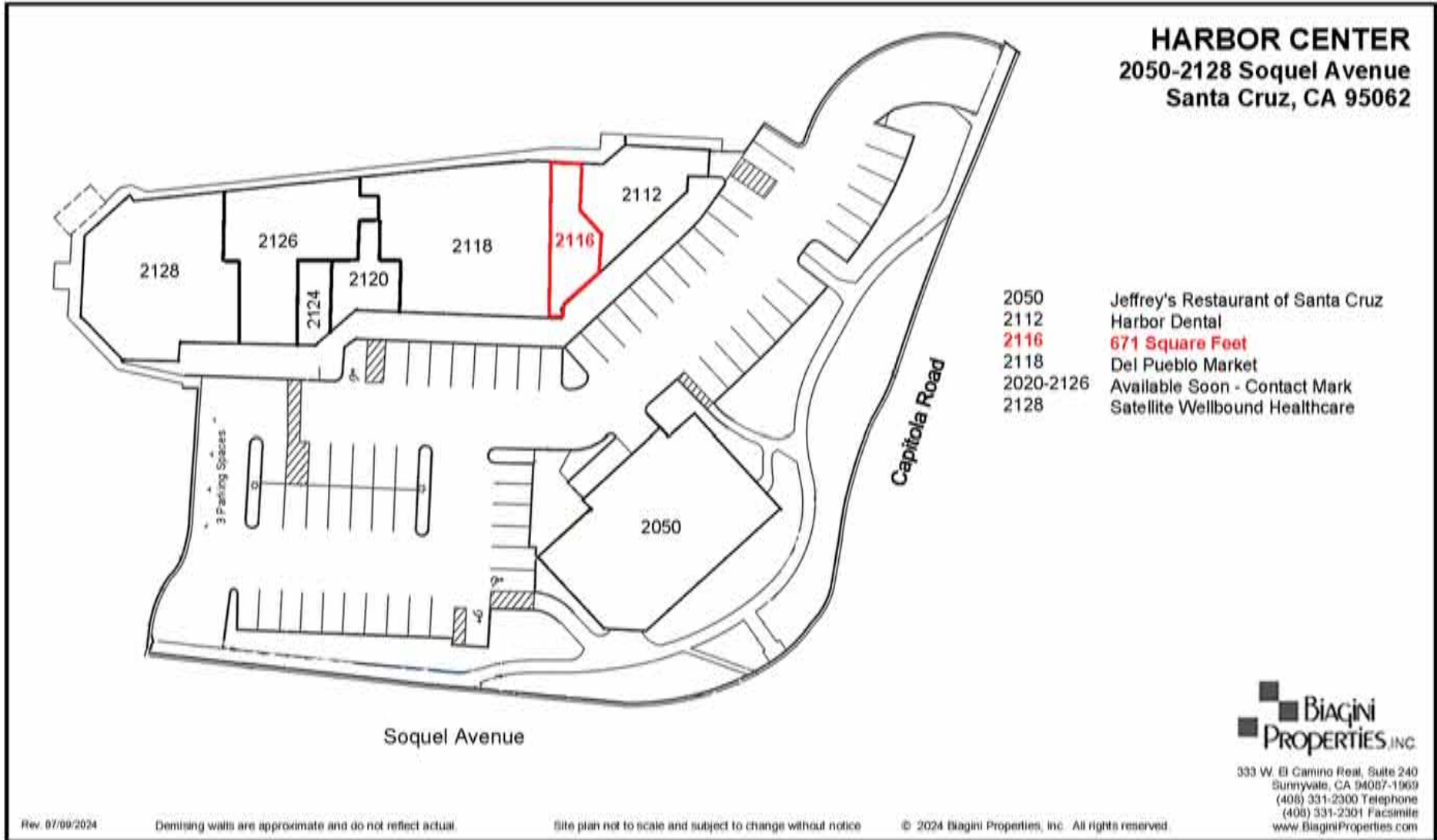
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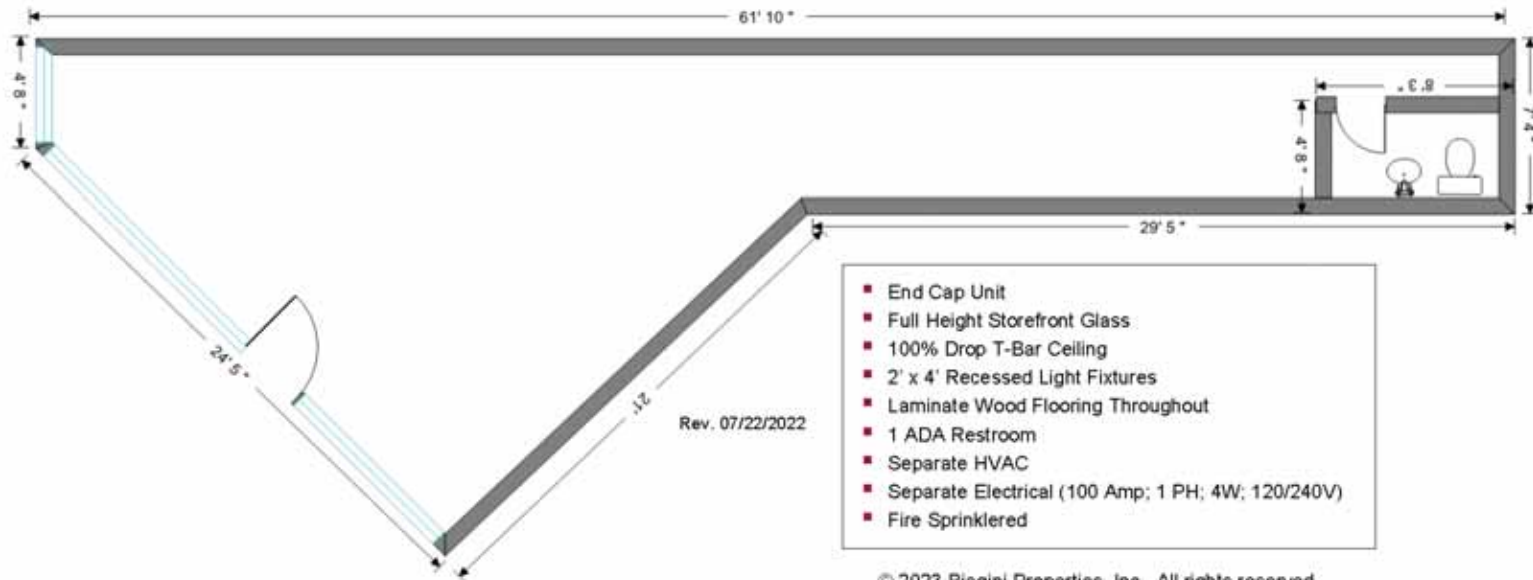
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HARBOR CENTER
2116 Soquel Avenue | Santa Cruz, CA 95062
± 671 Square Feet

Former Flower Shop



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