





**FOR SALE**

**1325 - 1329 PACIFIC AVE  
& 1326 - 1332 COMMERCE LN  
SANTA CRUZ, CA 95060**

**SALE PRICE: \$2,795,000**



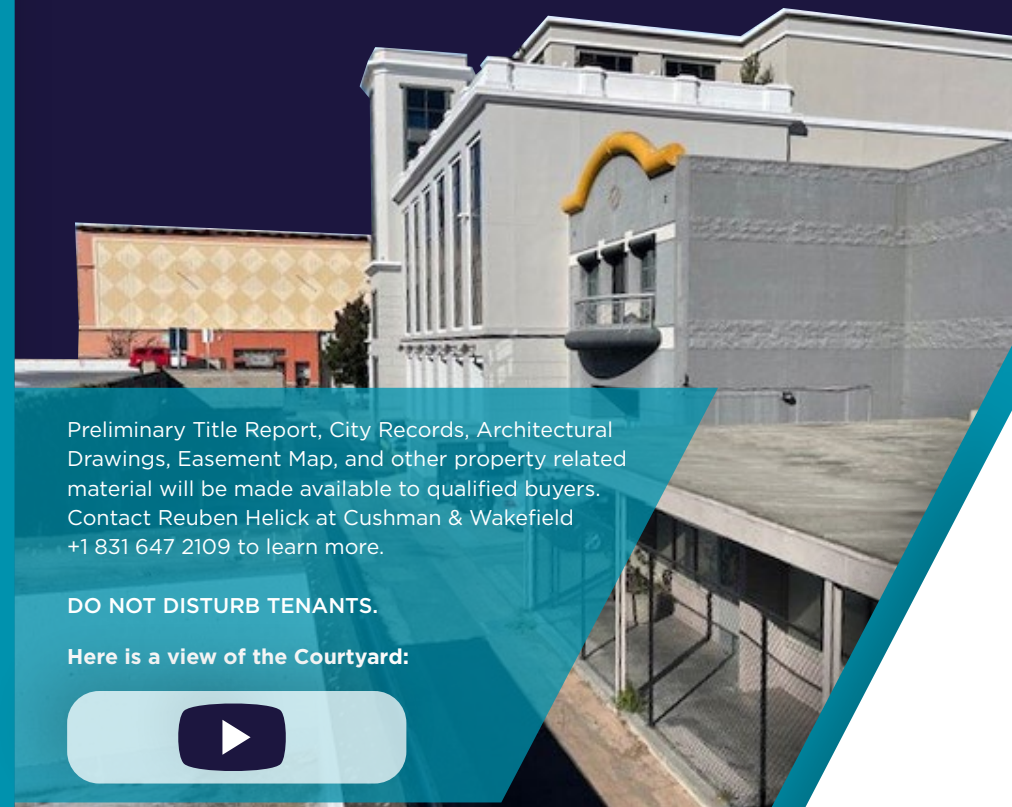
## PHYSICAL PROPERTY CHARACTERISTICS

<b>Legal Address</b>	1325 - 1329 Pacific Ave., Santa Cruz, CA 95060 1326 - 1332 Commerce Ln., Santa Cruz, CA 95060
<b>Street Frontage</b>	±40 Linear feet fronting Pacific Avenue ±87 Feet fronting Commerce Lane
<b>APN</b>	005-076-07
<b>Zoning</b>	CBD (Central Business District) <a href="#">City of Santa Cruz CBD zoning ordinance</a> 
<b>Parcel Size</b>	±7,884 SF (Assessor)
<b>Commercial Improvements</b>	Building at ±5,044 SF (Owner) Original construction: 1930's New construction: 1973 (front retail section rebuilt)
<b>Parking</b>	±4 designated tandem parking spaces on Commerce Ln City Parking Garage directly behind building
<b>Leases</b>	1325 Pacific Ave   "Nectar"- Month to month tenancy 1329 Pacific Ave   "Camouflage" - Lease expires Feb 2025 1332 Commerce Ln   "Paper Vision" - Lease expires Mar 2026
<b>Hazardous Materials</b>	None known - no Phase I on file
<b>Flood Zone</b>	Yes - FEMA flood zone A99. On the edge of the 100-year flood area. (Federal flood protection system in process) <a href="#">1325-29 Pacific Ave Flood Report</a> 
<b>Utilities</b>	City of Santa Cruz Public Utilities + PG&E
<b>Power:</b>	±400A 120/240V - Five Gas Meters
<b>Opportunity Zone</b>	No
<b>Lot / Slope</b>	Level

**SALE PRICE: \$2,795,000**

First time on the market! The property has been owned by same family for the last 100 years. This property is located in the prime area of Pacific Avenue - in the center of it all. There is a retail section facing Pacific Avenue, and office/storage facing Commerce Lane. In the middle of the property is an enclosed courtyard. Behind the property is a public parking garage. This offering is ideal for an owner-occupant specializing in retail, or an investor who desires to own a Pacific Avenue building. Buildings in this section of Pacific Avenue seldom come to market. Most are kept in the family for generations; a testimony to the strong value of downtown Santa Cruz commercial real estate.

Downtown Santa Cruz is enjoying a significant transition as over 1300 new housing units are in the process of being built and leased. It is widely known as a destination tourist attraction, and benefits from the nearby UCSC student population. There are thousands of new residents moving to downtown Santa Cruz. Amazon rents 40,000 SF of office space at the famous Cooper House right down the street from the Property, and a few doors down the Rittenhouse Building is home to Looker, now owned by Google. Kaiser Permanente is on the same block in the Cooper House, occupying over 20,000 SF. There are several national retailers in proximity, including URBN, Trader Joes, Verizon, the Gap, and many more.

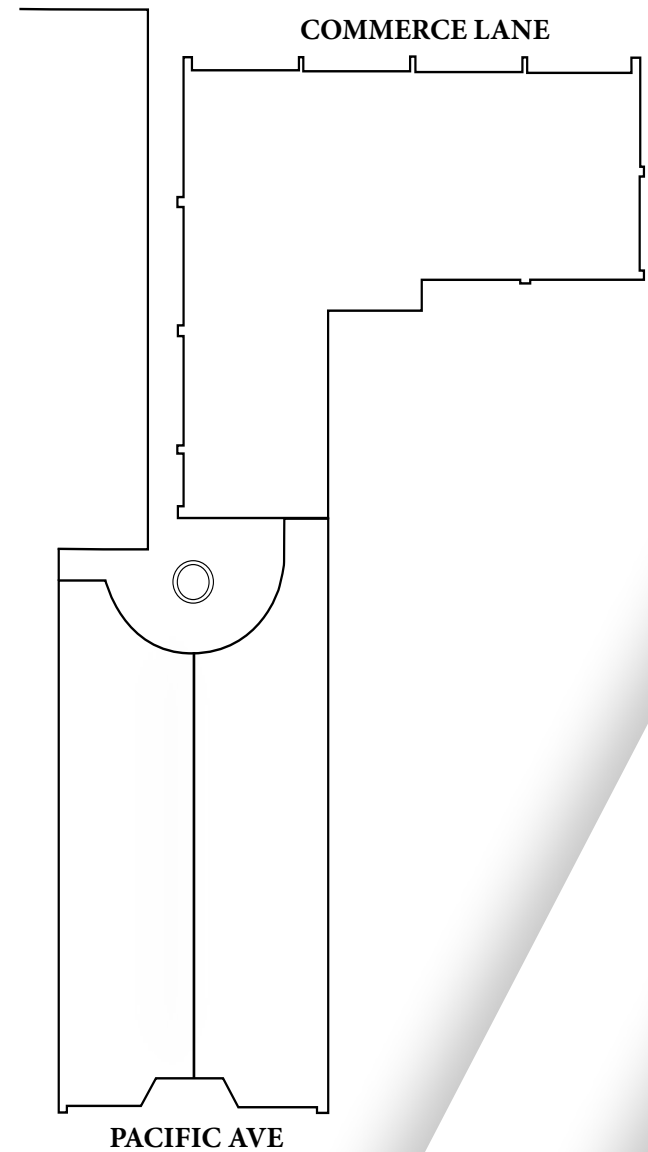
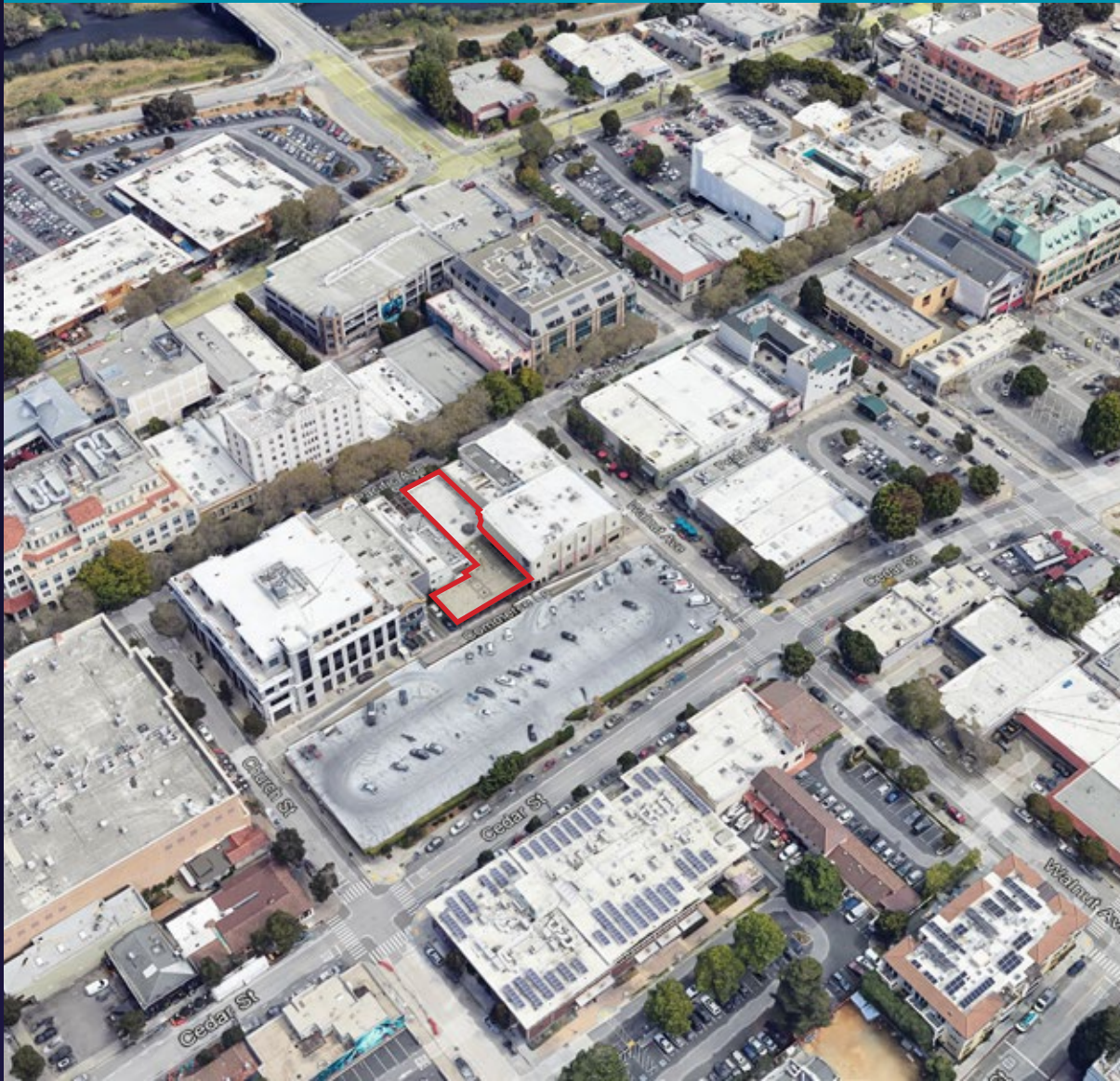


Preliminary Title Report, City Records, Architectural Drawings, Easement Map, and other property related material will be made available to qualified buyers. Contact Reuben Helick at Cushman & Wakefield +1 831 647 2109 to learn more.

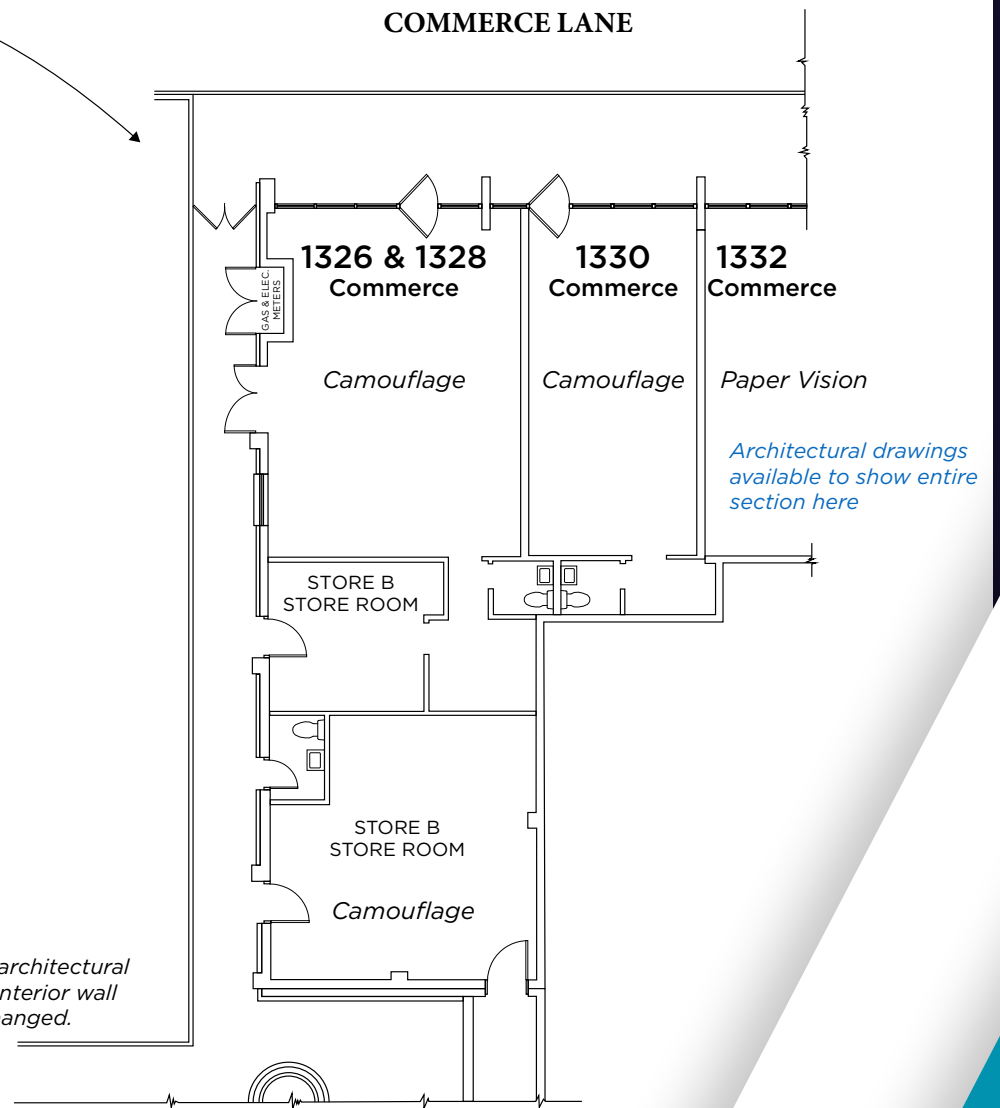
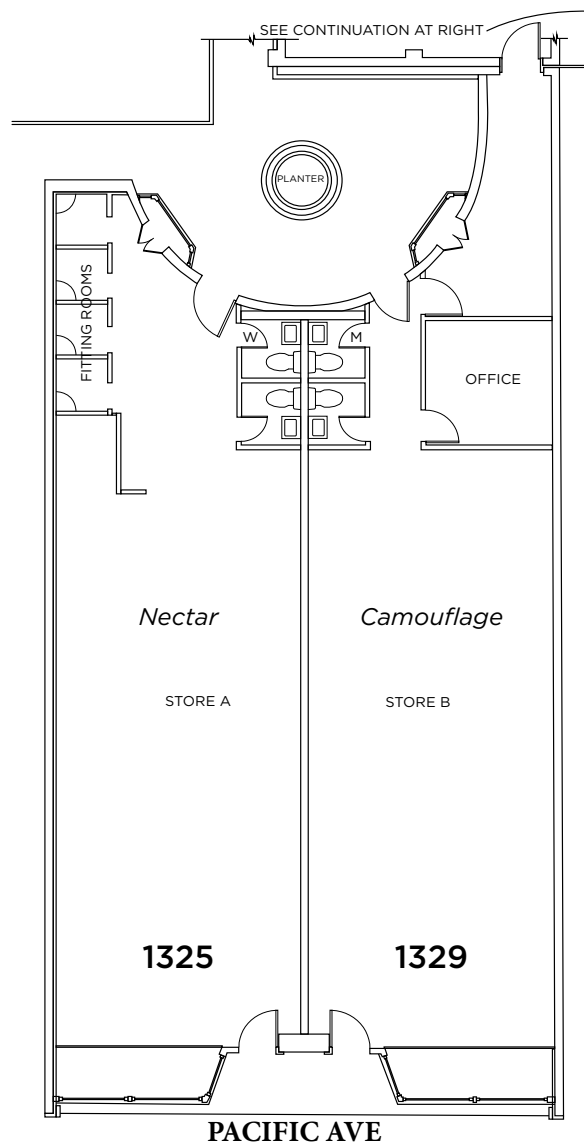
**DO NOT DISTURB TENANTS.**

**Here is a view of the Courtyard:**





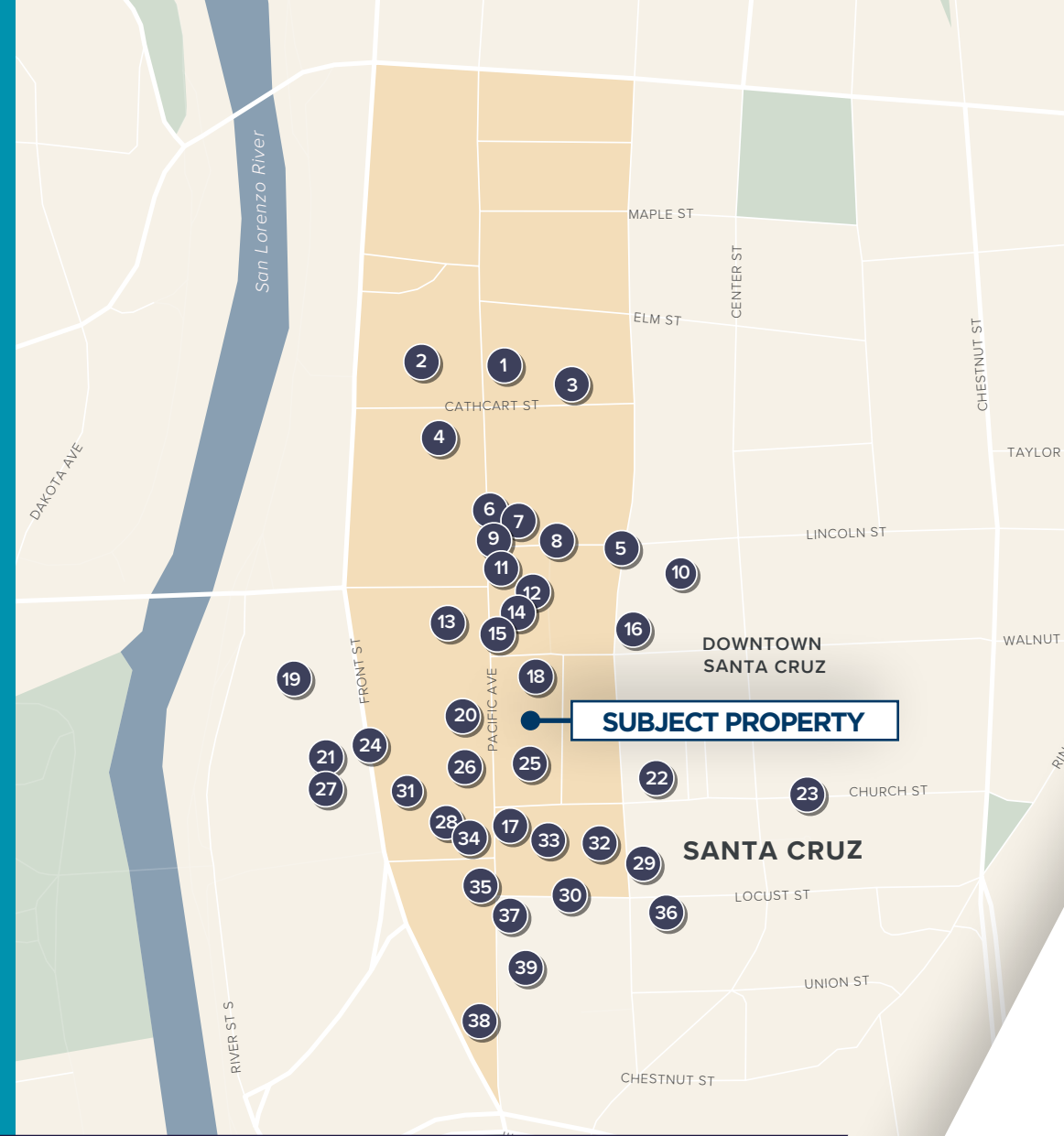
# AERIAL & SITE PLAN



*Note: From 1973 architectural drawings. Some interior wall locations have changed.*

# FLOOR PLAN

- 1. The Catalyst Club
- 2. Quickly Boba Tea
- 3. Hula's Island Grill
- 4. Kianti's Pizza an Pasta Bar
- 5. Santa Cruz Downtown Farmer's Market
- 6. Del Mar Theatre
- 7. Coldstone Creamery
- 8. Toadal Fitness
- 9. Nick the Greek
- 10. Nickelodeon Theatre
- 11. Pacific Cookie Company
- 12. Motiv Nightclub
- 13. Forever 21
- 14. The Gap Gap Kids
- 15. Berdles Clothing Store
- 16. Alderwood Santa Cruz
- 17. Urban Outfitters
- 18. Walnut Ave Cafe
- 19. CVS
- 20. El Palomar Restaurant
- 21. Trader Joe's
- 22. Cruzio
- 23. Santa Cruz Civic Auditorium
- 24. Santa Cruz Museum of Modern Art
- 25. Rip Curl Store Downtown
- 26. Artisans & Agency
- 27. Woodstock's Pizza
- 28. Amazon Offices
- 29. The Penny Ice Creamery
- 30. Kaiser Permanente Medical Offices
- 31. Abbott Square
- 32. Flower Bar
- 33. Santa Cruz Cinema
- 34. O'Neill Surf Shop
- 35. Pacific Wave Surf Shop
- 36. The Redroom Bar & Restaurant
- 37. Sockshop Santa Cruz
- 38. Verve Coffee Roasters
- 39. Free People



# AMENITIES MAP

# POSITION FOR GROWTH



Downtown Santa Cruz will be experiencing significant growth in the coming years, with the City's approval of several large mixed-use development projects.



Projected 400,000 SF of net deliveries expected by 2025



Over 1,000 new housing units approved



8 new mixed-use projects



New state-of-the art Transit Center



A proposed new permanent home for the Santa Cruz Warriors that will anchor mixed-use development in the South of Laurel Downtown area



**For more information, please contact:**

**Reuben Helick**  
Managing Director  
+1 831 647 2109  
reuben.helick@cushwake.com  
CA Lic #01171272

South Ocean Avenue, Suite #202  
Doud Arcade Building  
Carmel-by-the-Sea, CA 93921  
+1 831 375 8000  
**cushmanwakefield.com**

