



**For Lease: Prime Mid Santa Cruz County Retail Suite  
1220 41st Ave., Suite "H"  
Capitola, CA 95010**

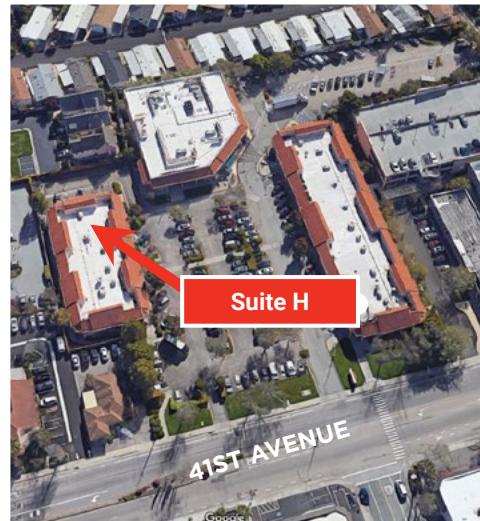


**Exclusively Listed by:**

**DAN WATSON**  
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**DRE# 01786748**

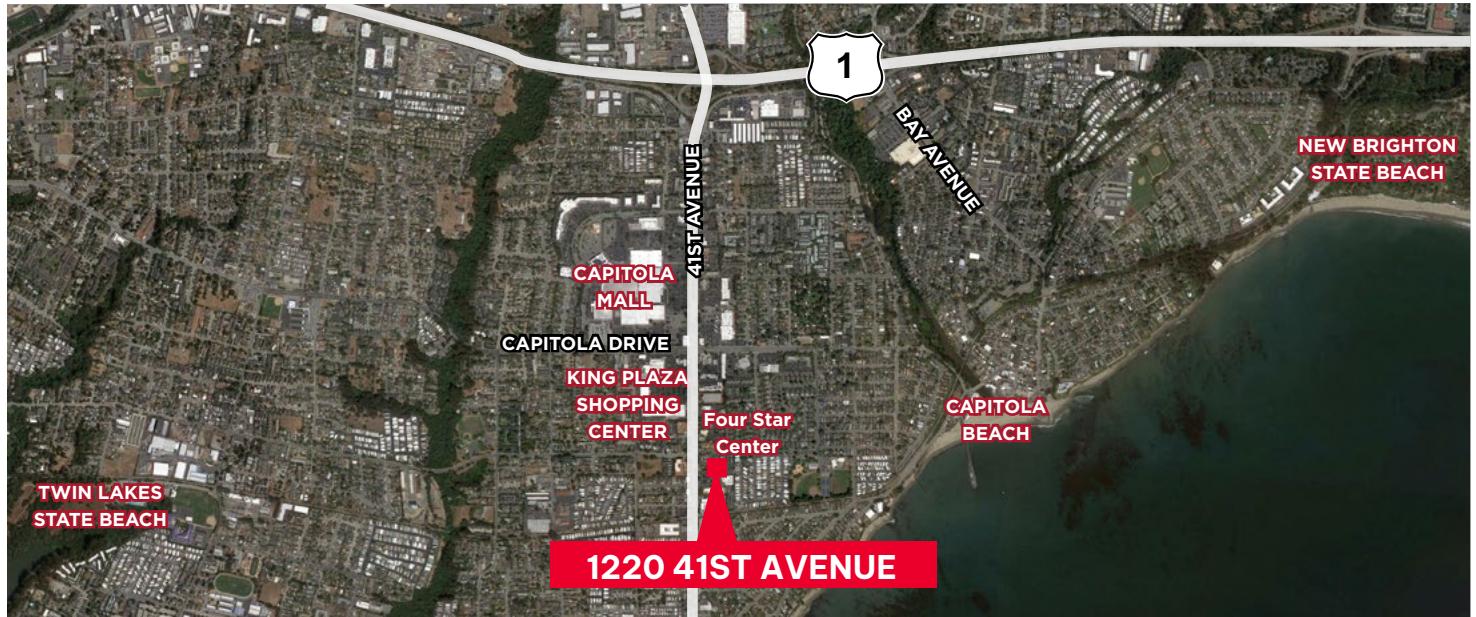
**Property Highlights**

- Suite "H" +/- 1,650 RSF (former Capital Veterinary Hospital);
- High Traffic Count Location, Prime 41st Ave. Visibility;
- Abundant Parking, Right to Prominent Building Signage Included;
- Monument Signage Included With Suite;
- Well Established Co-Tenants Grocery Outlet, In Shape Gym, Busy Bees Catering and More;
- Offered at \$2.85 PSF NNN (+/\$0.75);
- Contact Listing Broker For Additional Information or to Schedule a Tour.



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**Aerial**



**Demographics**

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	18,332	66,940	117,343
Households	7,896	28,230	48,464
Families	4,136	15,060	25,490
Average Household Size	2.29	2.34	2.36
Median Age	39.0	39.8	39.0
<b>2019 Summary</b>			
Population	18,891	69,404	122,762
Households	8,008	28,842	49,907
Families	4,193	15,381	26,202
Average Household Size	2.32	2.36	2.38
Median Age	40.8	41.1	40.2
Median Household Income	\$76,623	\$78,694	\$81,796
Average Household Income	\$108,577	\$112,113	\$120,471
<b>2024 Summary</b>			
Population	19,147	70,531	125,044
Households	8,094	29,251	50,771
Families	4,237	15,598	26,639
Average Household Size	2.33	2.36	2.38
Median Age	41.4	41.5	40.7
Median Household Income	\$92,356	\$94,695	\$99,282
Average Household Income	\$130,869	\$133,491	\$141,266

**Dan Watson**  
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