

KENNEDY WILSON

BROKERAGE



# Retail Space for Sale or Lease

5451 SCOTTS VALLEY DRIVE, SCOTTS VALLEY, CA 95066

## AVAILABLE

Size: ±1,200 SF  
Lot Size: 17,302 SF/ 0.40 AC  
APN: 411-0021-005-04  
Zoning: C1  
Year Built: 1964  
Rent: \$2.00 PSF/Mo., NNN  
Sale Price: \$2,400,000

## PROPERTY HIGHLIGHTS

- Former convenience store
- Conveniently located near 17 Freeway
- Strong demographics with HHI of \$207,819 within one mile

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



JAIMIE MARCHAND  
jmarchand@kennedywilson.com  
DRE #01904001

DONNA CLARK  
dclark@kennedywilson.com  
DRE #01134266

For more information: (833) 262-3190  
KENNEDYWILSONSERVICES.COM

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>5,355</b>	<b>19,461</b>	<b>47,187</b>
2029 Projected Population	4,871	18,010	44,324
2020 Census Population	5,847	20,429	49,088
2010 Census Population	5,447	19,218	46,503
Projected Annual Growth 2024 to 2029	-1.8%	-1.5%	-1.2%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.1%
2024 Median Age	41.4	45.2	43.7
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,936	7,405	16,876
2029 Projected Households	1,821	7,098	16,332
2020 Census Households	2,107	7,797	17,683
2010 Census Households	1,994	7,462	17,253
Projected Annual Growth 2024 to 2029	-1.2%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	-0.2%	-	-0.2%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	72.3%	75.8%	72.9%
2024 Estimated Black or African American	1.2%	0.9%	1.6%
2024 Estimated Asian or Pacific Islander	7.4%	6.4%	6.1%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	18.6%	16.2%	18.9%
2024 Estimated Hispanic	20.8%	18.7%	20.7%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$207,819</b>	<b>\$210,677</b>	<b>\$200,509</b>
2024 Estimated Median Household Income	\$137,927	\$150,847	\$143,899
2024 Estimated Per Capita Income	\$75,483	\$80,445	\$72,550
<b>EDUCATION</b>			
2024 Estimated High School Graduate	12.8%	12.0%	12.4%
2024 Estimated Some College	16.4%	18.5%	20.8%
2024 Estimated Associates Degree Only	10.0%	10.3%	9.0%
2024 Estimated Bachelors Degree Only	30.2%	30.9%	31.4%
2024 Estimated Graduate Degree	26.5%	24.3%	22.4%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	522	1,104	1,899
<b>2024 Estimated Total Employees</b>	<b>4,282</b>	<b>8,310</b>	<b>13,026</b>
2024 Estimated Employee Population per Business	8.2	7.5	6.9
2024 Estimated Residential Population per Business	10.3	17.6	24.9



## LOCATION

