



FOR SALE | \$6,900,000 (\$87±PSF)

DEVELOPMENT SITE | MID COUNTY - PLEASURE POINT NEIGHBORHOOD

3501-3513 PORTOLA DRIVE | SANTA CRUZ, CA 95062

DEVELOPMENT HIGHLIGHTS



3501-3513 Portola Drive presents a rare opportunity to acquire a large commercial parcel close to the beach



Development site with C-2 zoning, allowing a wide range of uses including hospitality and mixed-use. Potential eligibility for 100% affordable housing under AB2011 and AB2043.



Close to Pleasure Point, the City of Capitola, and beaches.



Covered land play - existing tenants provide income to offset operating costs during entitlement and permitting. Leases provide for six month advance notice to terminate/vacate.



Convenient access to major employment centers - approximately 15 minutes to Downtown Santa Cruz and 20 minutes to University of California Santa Cruz



PHYSICAL PROPERTY CHARACTERISTICS

Legal Address:	3501, 3507, 3509, 3513 Portola Drive
Assessor's Parcel Numbers:	032-041-68
Land Area/Lot Size:	$\pm 79,541$ SF (1.83 \pm Acres)
Zoning:	C-2, Community Commercial
Zoning Description/ Permitted Uses:	<p>C-2 zoning district supports a broad mix of commercial and residential uses. The district encourages pedestrian oriented design, corridor revitalization, and infill housing.</p> <p>C-2 Uses include:</p> <ul style="list-style-type: none">• Visitor accommodations (hotels and motels)• Mixed-use residential (up to 80% of floor area)• Retail stores and service businesses• Professional and medical offices• Community facilities and public serving• Restaurants and cafes <p>Strong entitlement potential: May qualify for 100% affordable housing under AB2011 and AB2043.</p> <p><i>Santa Cruz County Code</i></p>
Topography:	Level
Street Frontage:	± 286.5 feet along Portola Drive, ± 231.5 feet along 35th Avenue
Flood Zone:	Yes, a portion of the site is within an A flood zone
Utilities:	Public utilities and PG&E
Improvements:	<p>Improvements include multiple structures used for auto repair and other general commercial purposes, with a significant portion of the site dedicated to RV storage.</p> <p>5,796\pm SF total buildings (multiple)</p> <p>Class C construction with deferred maintenance. The combined structure footprints are under 10% of the parcel.</p>
Environmental Studies:	Phase I and Phase II on file – completed in 2025
Opportunity Zone:	Yes
More Information:	Contact Broker with questions. Property Related Materials are available to qualified buyers after signing a Confidentiality Agreement.

PLAT MAP



AERIAL OVERVIEW | SANTA CRUZ



SUNNY COVE BEACH

DOWNTOWN
SANTA CRUZ

Drive time - 15 minutes



UNIVERSITY OF CALIFORNIA
SANTA CRUZ

Drive time - 20 minutes



CORCORAN BEACH



CORCORAN LAGOON



RODEO GULCH



BROMMER STREET
COUNTY PARK

30TH AVENUE



3501-3513
PORTOLA DRIVE



36TH AVENUE



37TH AVENUE

PORTOLA DRIVE



EL RANCHO
SHOPPING CENTER

38TH AVENUE

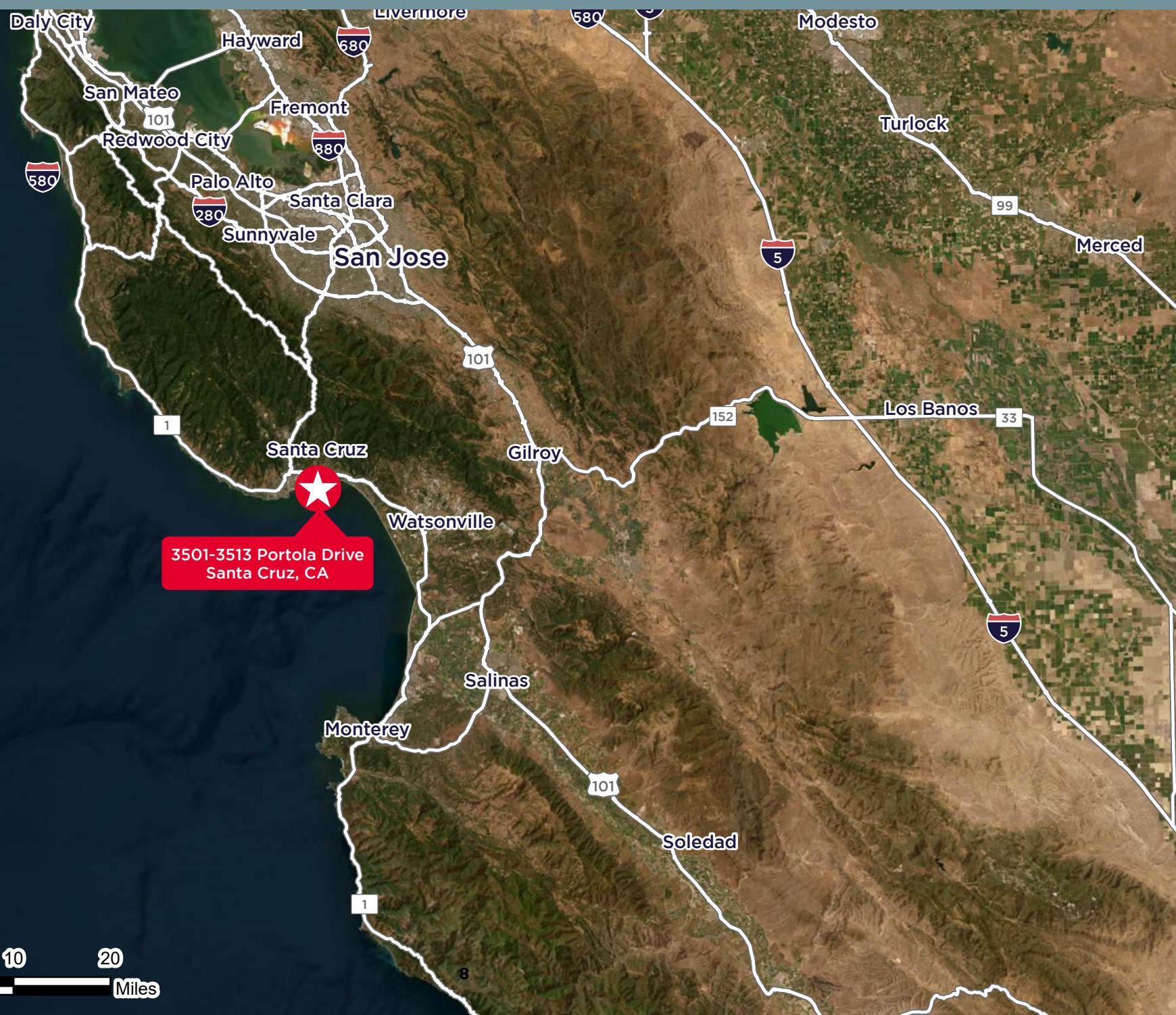
AERIAL OVERVIEW | CAPITOLA & SOQUEL



AERIAL OVERVIEW | CAPITOLA



LOCATION OVERVIEW MAP



0 5 10 20 Miles

SANTA CRUZ & CAPITOLA

Santa Cruz, a premier coastal California city, is conveniently located just 30 miles from Silicon Valley. It boasts a unique blend of home-grown companies and an increasing number of technological firms that have chosen to establish a presence in the city to complement their Silicon Valley headquarters. Much of the city's technological innovation is driven by the University of California Santa Cruz, with a specific focus on environmental technologies and sustainability.

Renowned as one of the “Top 20 Small Beach Towns in the World,” Santa Cruz has experienced a significant surge in housing demand following the pandemic. As a result, the city has transformed into a mecca for outdoor enthusiasts, attracting visitors from around the globe. With activities ranging from surfing to mountain biking and everything in-between, millions of people come to Santa Cruz to experience its diverse and captivating offerings. 3501-3513 Portola Drive is located in the unincorporated area of the County of Santa Cruz, between the City of Santa Cruz and the City of Capitola.



CAPITOLA VENETIAN



BOARDWALK



MAIN BEACH VIEW OF BOARDWALK

CONTACTS

Reuben Helick
Managing Director
Direct: +1 831 647 2109
reuben.helick@cushwake.com

Trevor Thorpe
Managing Director
Direct: +1 831 818 0468
trevor.thorpe@cushwake.com

Ben Rumsey
Associate
Direct: +1 831 232 6922
ben.rumsey@cushwake.com

Doud Arcade Building | Suite 202
Ocean Avenue South
PO Box 999
Carmel-by-the-Sea, CA 93921
cushmanwakefield.com

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3501-3513
PORTOLA DRIVE

