



±3,761 SF

RETAIL SPACE AVAILABLE FOR LEASE



WHERE CHARACTER MEETS CONVENIENCE

Centrally located in Downtown Santa Cruz, 1130 Pacific Avenue offers tremendous opportunities to tenants seeking a highly walkable and active city. This space benefits from high foot traffic that is characteristic of the area. In the midst of Santa Cruz's rapid growth, this property presents an ideal setting for retailers looking to thrive in a vibrant and growing community.

Anthropologie, a national retail tenant, has signed a lease for a 10 year term at the building next door (pictured). Opening Q2 2026.



Ample private/exclusive parking on-site (10+ spaces)



Prime Central Business District location



Easily access the affluent and growing population of Santa Cruz



High volume of foot traffic daily (±100K total daytime population within a 3 mile radius)

±3,761 SF
TOTAL AVAILABLE

DEMOGRAPHIC	1 mile	3 miles	5 miles
Population	25,336	83,851	115,368
Household Income	\$102,914	\$123,773	\$124,530



SOQUEL AVENUE



Legal Address: 1130 Pacific Avenue

City: Santa Cruz, CA 95060

APN: 005-153-16

Available: ±3,761 RSF

Land Use / Zoning: CBD (Central Business District)

Year Built: 1946

Number of floors: Single Story - 1128-1132 Pacific

Hazardous Materials: None known

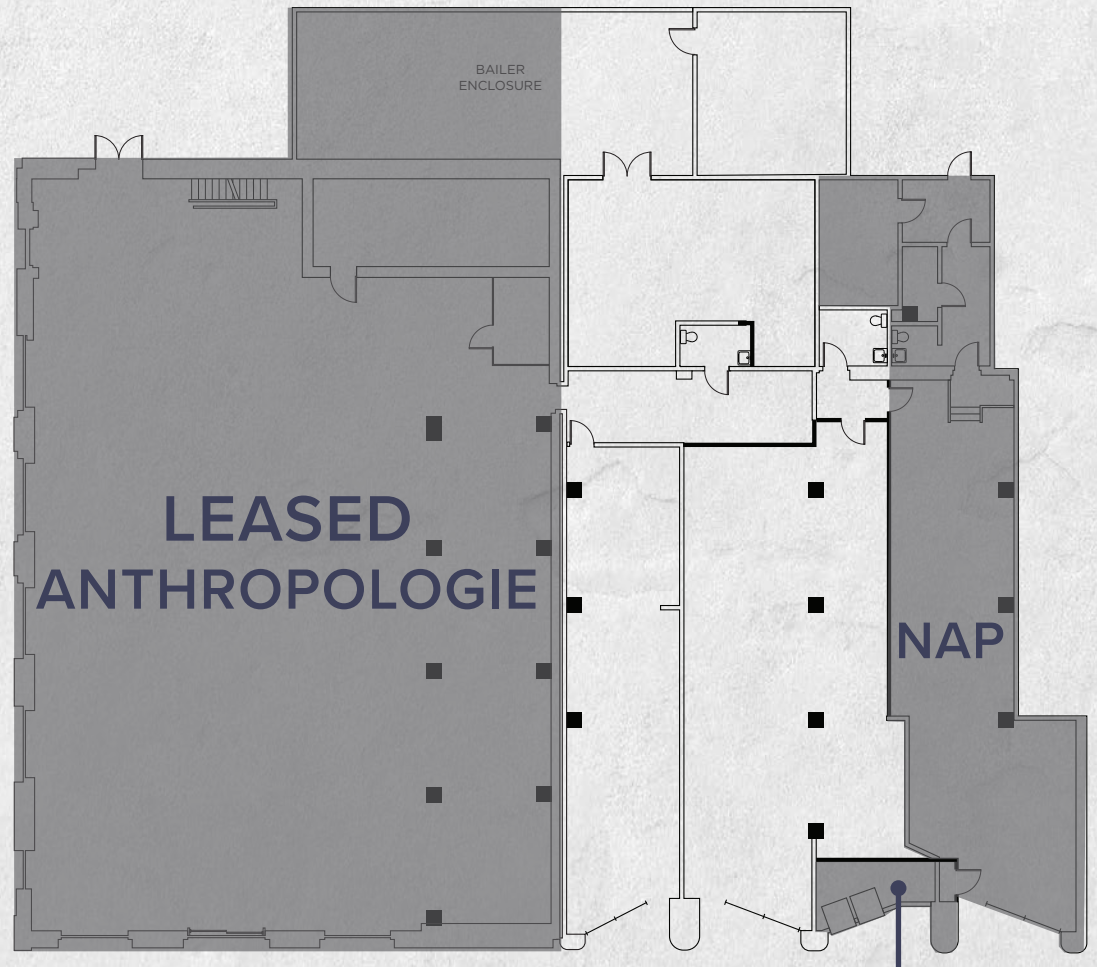
Power: 200A 3ph 208V

Frontage: 33'± on Pacific Avenue

Opportunity Zone: No

Lot / Slope: Level – Rectangle

FLOOR PLAN



SANTA CRUZ COMMUNITY
CREDIT UNION ATM
NAP

EXPERIENCE SANTA CRUZ



Santa Cruz is a premier costal California city located only 30 miles from Silicon Valley. With its designation as a "Top 20 Small Beach Town in the World," Santa Cruz has witnessed a notable uptick in housing demand post-pandemic, attracting both outdoor enthusiasts and tourists alike. Benefitting from growing tech companies establishing their presence and the influence of nearby UC Santa Cruz, the city is quickly evolving into a hub of innovation and growth.



Birthplace of
surfing in California



Over \$1 Billion
of private equity invested into
downtown redevelopment
projects in past 5 years



Home prices have risen by
85% since 2014



71%
college educated



Strong mix of respected local
retail tenants and
national retailers



3-4 Million
visitors per year



6th Best city
for future job growth



Downtown office tenants
include tech giants
Amazon and Google

A VIBRANT DOWNTOWN

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



POSITIONED 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
1,000,000 SF
of net deliveries
expected by 2026



Over 1,400
new housing units
approved



10+
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



Kaiser Permanente Arena

- Santa Cruz Warriors, G-League Affiliate to the Golden State Warriors.
- Proposed site for the new permanent arena as anchor for redevelopment.



The Cruz Hotel

- 228 Room Hotel
- Banquet and Conference Space, Restaurant and Bar.



River Row Apartment Project

- 175 Residential Condos + 20 Affordable Housing Units.
- Ground floor and levee front retail space.



530 Front Street Development

- 276 Market Rate + 37 Affordable Housing Units and outdoor plaza.



130 Center St. 'Calypso'

- 223 Housing Units
- Ground floor food and beverage and retail units.



Pacific- Front-Laurel Development

- Project is completed and over 50% occupied
- 205 Market Rate Housing Units
- 11,000 square feet of ground floor retail.



Pacific Station South

- Currently under construction
- 85 Affordable Housing Units
- The new home for the Santa Cruz Health Center and the Dientes Community Dental Care Center.



Pacific Station North

- Breaking ground Winter 2023.
- The project will feature a first of its kind "net-zero" construction
- 8,046 square feet of commercial retail, 22 bus bays, and 94 affordable housing units.



Cedar/Center Project

- Project is completed and 100% occupied
- 65 affordable housing units
- 2,210 square feet of ground floor retail space.



Downtown Library Mixed Use Project

- 35,000 square feet of programmable space, an additional 5,000 square foot roof deck.
- Affordable housing on top three stories
- 10,000 square feet of commercial.
- Three stories of parking that will service the downtown area.
- Project currently under construction





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