

CONDOMINIUM UNIT \$574,900



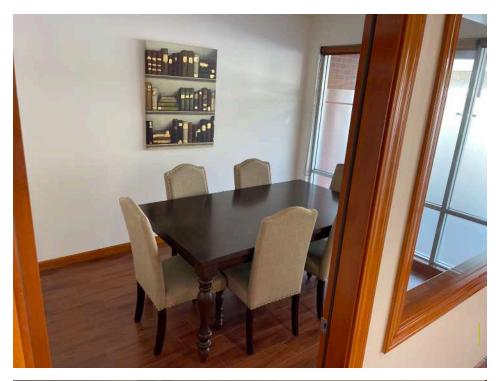
2030 NORTH PACIFIC AVE, SUITE D

OPPORTUNITY

Cushman & Wakefield is pleased to present to the market the opportunity to acquire 2030 North Pacific Ave, Suite D in Santa Cruz, California (the "Property") an eight hundred and fifty-nine (859<u>+</u>) square foot condominium unit.

PROPERTY **HIGHLIGHTS**

- Well located beautiful class A ground floor commercial condominium
- Existing floorplan includes conference room, reception & waiting area, and storage closet
- High ceilings, ceramic tile floorings, wood trim and cabinets, fresh white walls. Lots of natural light throughout!
- Private Restroom
- Highly visible building signage on Pacific Avenue
- Owner-user opportunity to enjoy the benefits of ownership.





2030 North Pacific Ave, Suite D | Santa Cruz, CA



PROPERTY OVERVIEW

| FOR SALE: | \$574,900 | |
|------------------------|--|--|
| Lot / Slope | Level - Corner Lot- Level/Trapezoidal shape | |
| Opportunity Zone: | No | |
| Redevelopment Area: | No | |
| Hazardous Materials | None known | |
| Leases: | No Lease - Delivered Vacant at Close of Escrow | |
| Level: | Ground Floor | |
| Parking: | None | |
| Year Built: | Change to interior improvements – 2008± | |
| Land Use/Zoning | CO- Office District | |
| Parcel Size (SF): | 859 <u>+</u> SF Ground Floor Condominium Unit | |
| APN: | 006-541-25 | |
| County: | Santa Cruz | |
| City: | Santa Cruz | |
| Legal Address: | 2030 N Pacific Ave Suite D, Santa Cruz CA | |

2030 North Pacific Ave, Suite D | Santa Cruz, CA







AERIAL MAP

AREA AMENITIES

THE REDROOM BAR & RESTAURANT

- 33 RIP CURL STORE DOWNTOWN **34 ARTISAN'S & AGENCY** 35 WOODSTOCK'S PIZZA 36 AMAZON OFFICES 37 ABBOT SQUARE PACIFIC WAVE SURF SHOP 38
- 32 SANTA CRUZ MUSEUM OF MODERN ART
- 31 SANTA CRUZ CIVIC AUDITORIUM
- **30** CRUZIE

40 FREE PEOPLE

- 29 EL PALOMAR RESTAURANT

39

- 27 URBAN OUTFITERS 28 CVS
- 26 FOREVER 21
- 25 MOTIV NIGHTCLUB
- 24 NEW LEAF COMMUNITY MARKET
- 23 NICKELODEAN THEATRE
- TANNERY WORLD DANCE & CULTURAL CENTER 22 DEL MAR THEATRE
- 21 SANTA CRUZ DOWNTOWN FARMERS MARKET
- 17 2030 PACIFIC AVE

TANNERY ARTS CENTER

WOODHOUSE BLENDING & BREWING

JEWEL THEATRE CO

WORLD MARKET OFFICE MAX

COSTCO

PETSMART

OSWALD

TRADER JOES

13 KAISER PERMANENTE ARENA

WHOLE FOODS MARKET

BOARDWALK BOWL

24 HOUR FITNESS

THE CALLYST CLUB QUICKLY BOBA TEA

HULA'S ISLAND GRILL

20 KIANT'S PIZZA AND PASTA BAR

2 3

4

5 ROSS

6

7

8

9 10

11

14 15

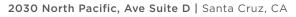
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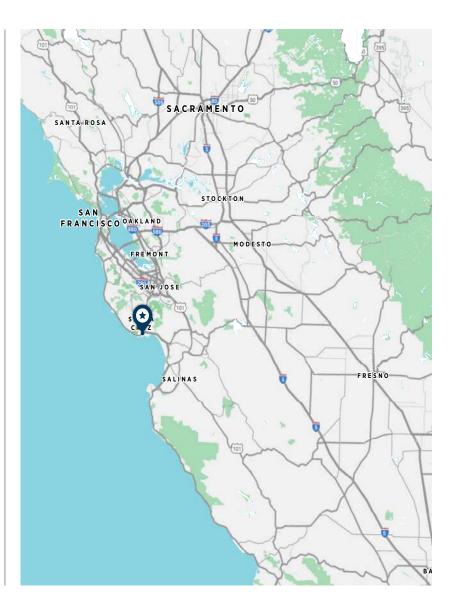
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Water St:

DEMOGRAPHICS & TRAFFIC COUNTS

| | 3 Mile | 5 Mile |
|---|------------|------------|
| Estimated Population (2022) | 85,163 | 120,740 |
| Projected Population (2027) | 84,962 | 120,458 |
| Estimated Households (2022) | 30,618 | 45,679 |
| Projected Households (2027) | 30,548 | 45,529 |
| Est. Average Household Income (2022) | \$139,076 | \$143,350 |
| Projected Average Household Income (2027) | \$166,764 | \$171,117 |
| Daytime Population (2022) | 93,586 | 130,185 |
| Median Age (2022) | 34.3 Years | 37.2 Years |
| 2023 Estimated Annual Daily Traffic for | | 20,447 |



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CITY OF Santa Cruz

Santa Cruz is a premier coastal California city located only 30 miles from Silicon Valley. Santa Cruz is home to both home-grown companies as well as a growing depth of technological companies that have established a presence in the City to supplement their Silicon Valley headquarters. The city's technology innovation in driven largely by the University of California Santa Cruz and has a focus in environmental technologies and sustainability.

Labeled as a "Top 20 Small Beach Town in the World", Santa Cruz has a seen a sharp spike in demand for housing following the pandemic.

As the city has become a mecca for outdoor enthusiasts. From surfing to mountain biking, and everything in-between, millions of people flock from all over the world to come and experience what Santa Cruz has to offer.









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