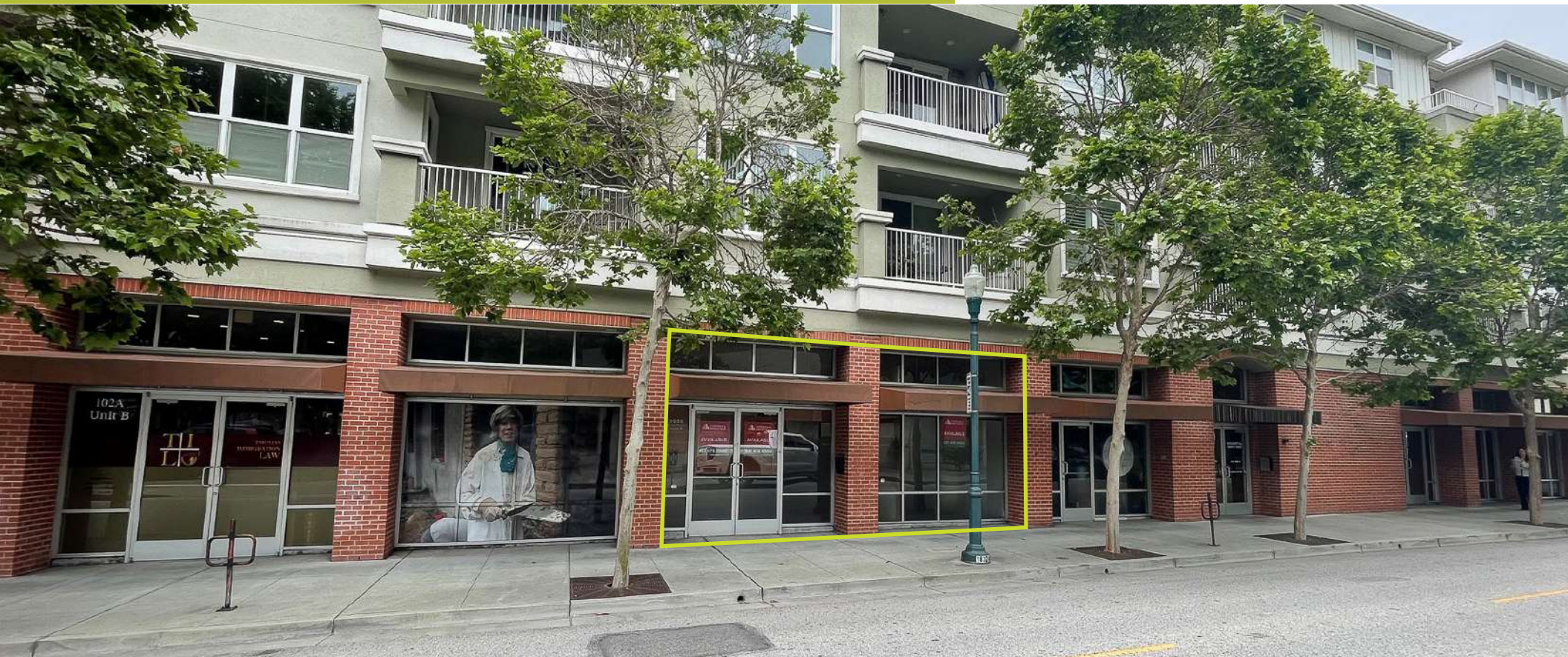


2030 NORTH PACIFIC AVE, SUITE D

SANTA CRUZ, CA



CONDOMINIUM UNIT

\$574,900

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+) square foot condominium unit.

PROPERTY HIGHLIGHTS

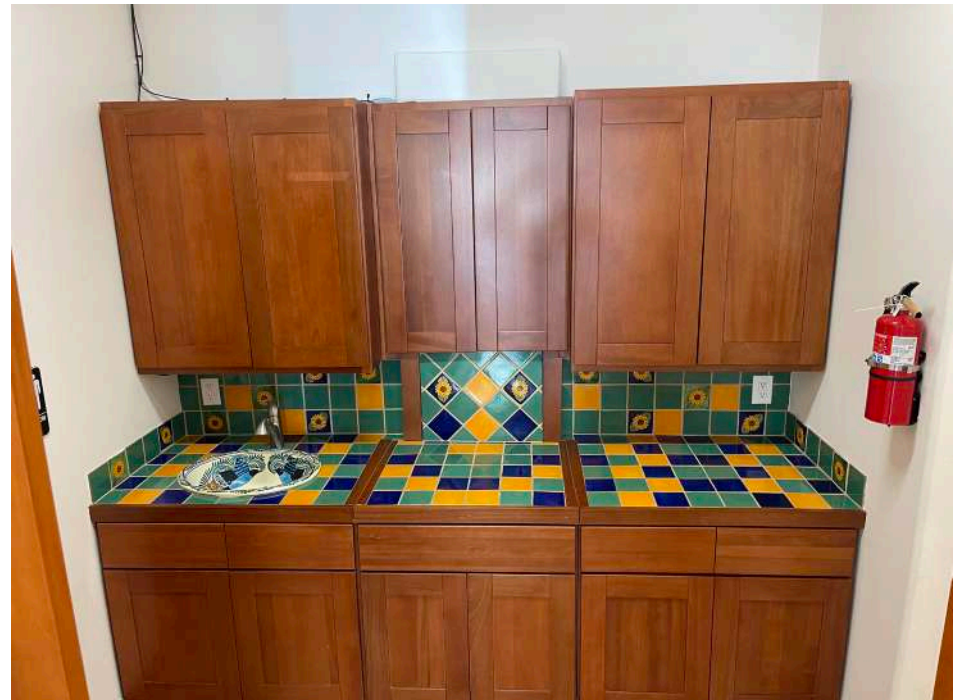
- Well located beautiful class A ground floor commercial condominium
- Existing floorplan includes conference room, reception & waiting area, and storage closet
- High ceilings, ceramic tile floorings, wood trim and cabinets, fresh white walls. Lots of natural light throughout!
- Private Restroom
- Highly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



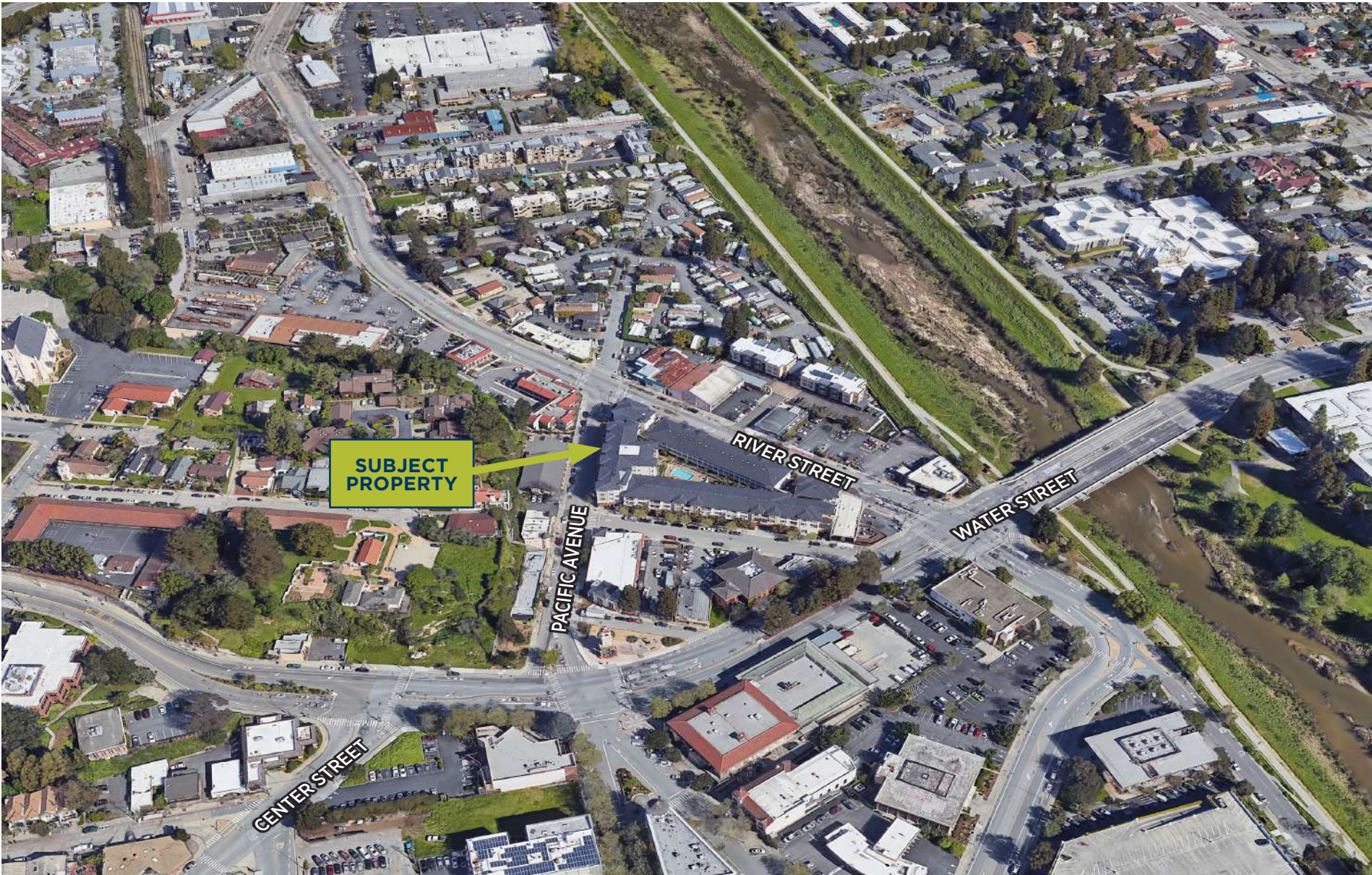


PROPERTY OVERVIEW

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





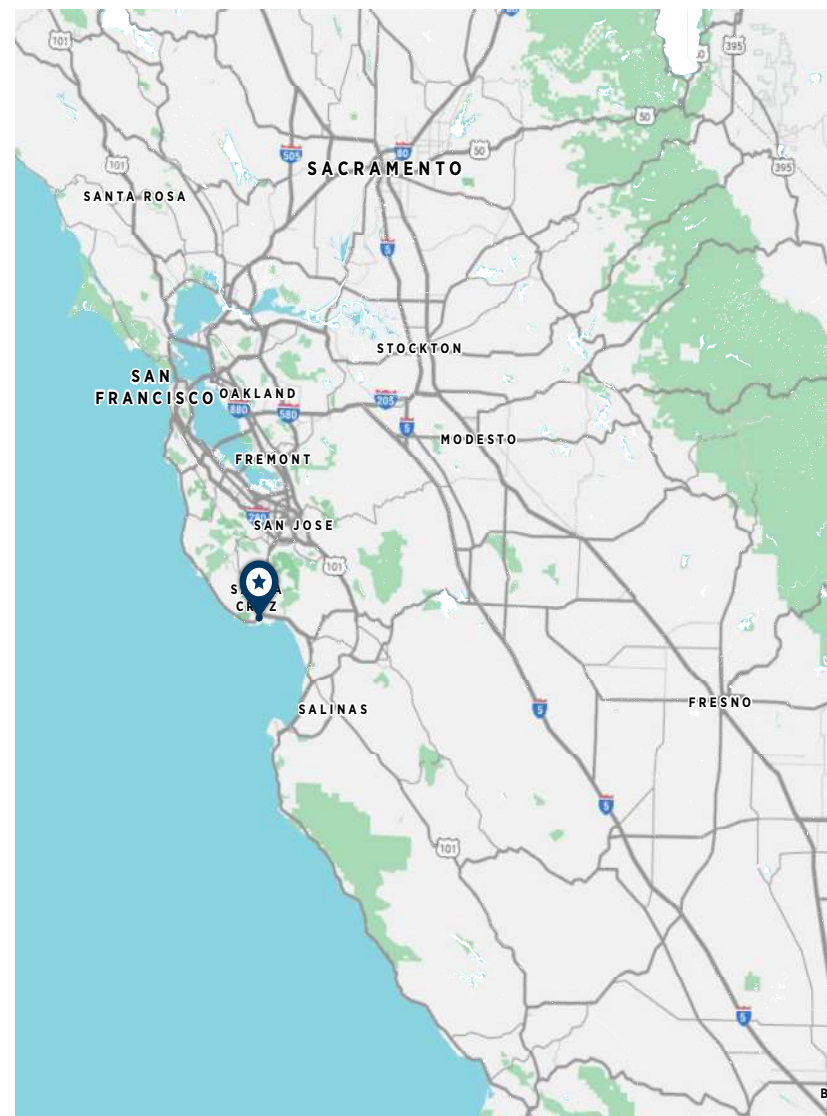


AERIAL MAP



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 Water St:		20,447



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

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 is 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 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.

CAPITOLA VENETIAN



BOARDWALK



MAIN BEACH VIEW OF BOARDWALK



CONTACT INFORMATION

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