

An aerial photograph of the Aptos Village development. The foreground shows several multi-story townhomes with grey roofs and white-trimmed windows. Behind them is a large parking lot filled with cars. In the background, there are commercial buildings, more trees, and a glimpse of the ocean under a clear blue sky.

# APTOS

V I L L A G E

*Welcome Home to Aptos Village*

*retail & office spaces available for sale and lease*

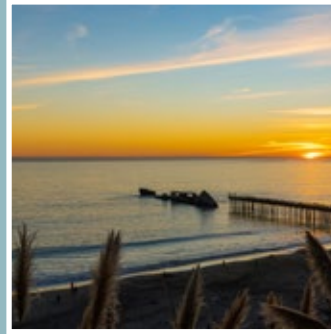
**121 APTOS VILLAGE WAY**  
**APTOS, CA 95003**



**CUSHMAN &  
WAKEFIELD**

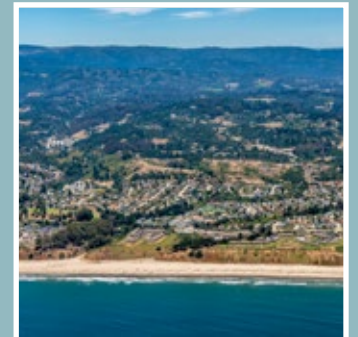
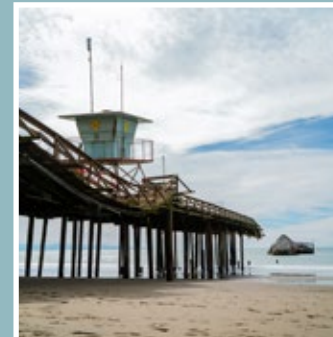
**SWENSON**





# A RARE *opportunity*

- Join the Village's vibrant mixed-use lifestyle development comprised of residential, high-end restaurants and retail (anchored by New Leaf Market)
- Prime investment or owner-user opportunity located  $\pm 1$  mile from the Beach and  $\pm 2$  miles to Sea Scape Golf Club
- Approximately 30 new upscale residential condos (1-3 Bedrooms) coming to market in Q3 2025
- Affluent Community and Strong Demographics (Avg. Median Income \$135,350 /Avg. Home Value \$1,098,000)
- Conveniently located right off HWY 1 - near the entrance to the Forest of Nisene Marks
- Close proximity to tourist attractions in Santa Cruz and Capitola
- Nestled in a highly walkable neighborhood, this location offers the perfect blend of convenience and charm. Just minutes from the sandy shores of local beaches and the scenic beauty of Rio Del Mar, it's an ideal spot to enjoy the best of coastal living. Whether you're grabbing a coffee, dining out, or taking a sunset stroll by the ocean, everything you love is only steps away



# site plan

BUILDING	SUITE #	SF AVAILABLE	DEMISABLE	FOR SALE /LEASE
1	101	1,395	No	Sale
2A		1,880	Yes	Sale
2B		2,036	Yes	Sale
2C		1,880	Yes	Sale
3		2,900	Yes	Sale/Lease
6A	A-2	3,220	No	Lease
8A		2,817	Yes	Sale
8B		2,038	Yes	Sale
8C		2,020	Yes	Sale

## availabilities





**SAFeway**  
**RITE AID**  
**ACE Hardware**  
Aptos Feed & Pet Sup  
ZENSHI  
F45 Training  
Wonderland Toys & Classroom  
Susi's Flowers  
Clean Juice  
Rite Aid  
Anytime Fitness  
Erik's DeliCafe  
Mountain Mikes Pizza  
Showtime Pizzeria  
Fleet Feet  
Jansen Music  
Four Streams Kitchen

**NewLeaf Community Markets**  
The Penny Ice Creamery  
Epicenter Cycling  
Cat & Cloud Coffee  
Norma Jean's Coffee  
Betty Burgers  
Mentone  
Caroline's  
Jet Set Bohemian

**SUBJECT PROPERTY**

Whale City Aptos  
Soul Salad  
Persephone

Aptos St. BBQ  
Beklina  
Hopscotch

The Hideout

The Palm Deli  
California Coffee


Cantine Winepub  
O'Neill Surf Shop  
Akira Aptos  
Aptos Vineyard  
Warmth Company  


WALKING PATH TO BEACH

Sno White Drive-In

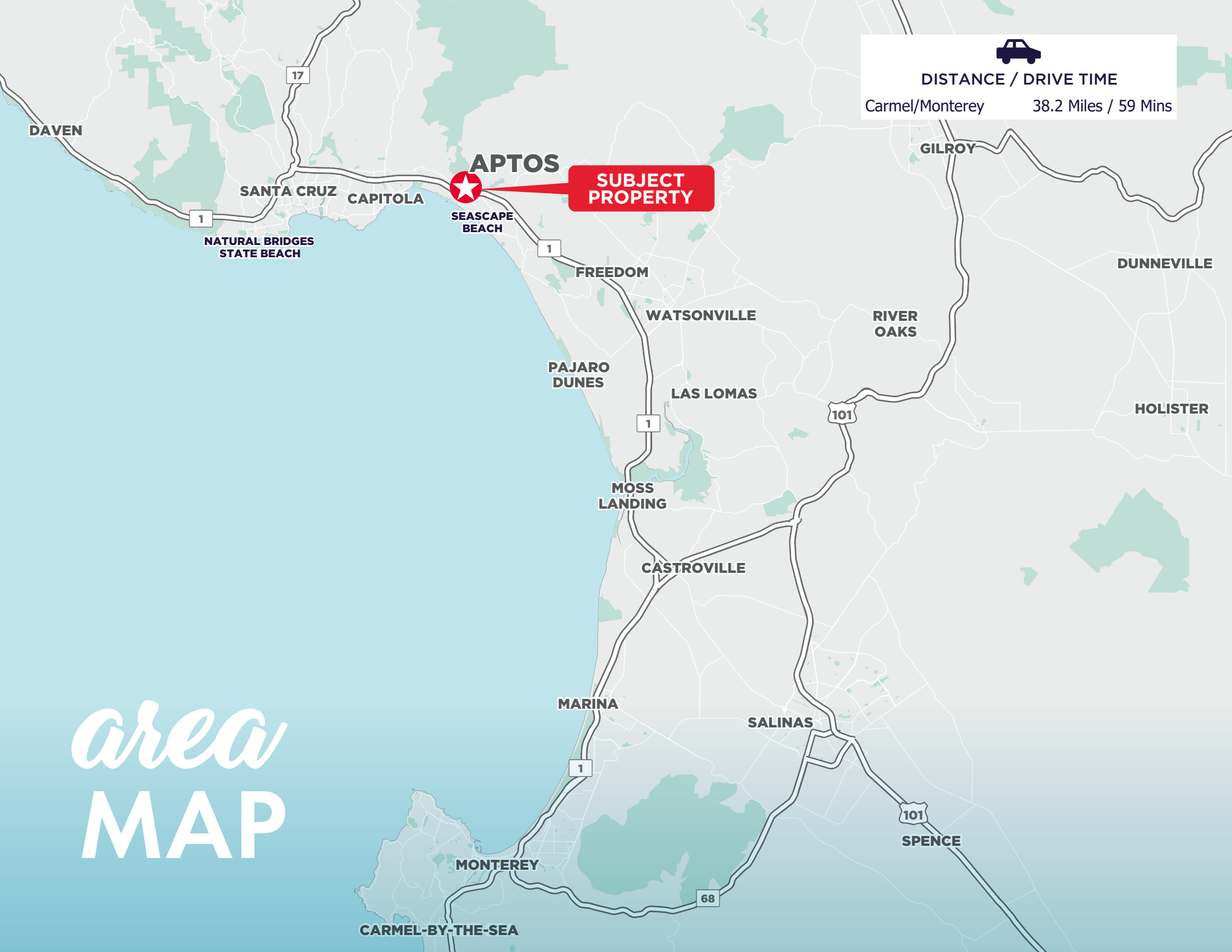
Marianne's Ice Cream  
Manuel's Mexican Restaurant  
Castelli's Cafe & Deli

Venus Pie Trap  
Venus Spirits Cocktails & Kitchen  
Pixie Deli and Good Eats

  
**CVS/pharmacy**  
Red Apple Cafe  
Panda Inn  
Mangiamo Pizza  
Bittersweet Bistro

*nearby amenities*





DISTANCE / DRIVE TIME

Carmel/Monterey

38.2 Miles / 59 Mins

*area*  
**MAP**



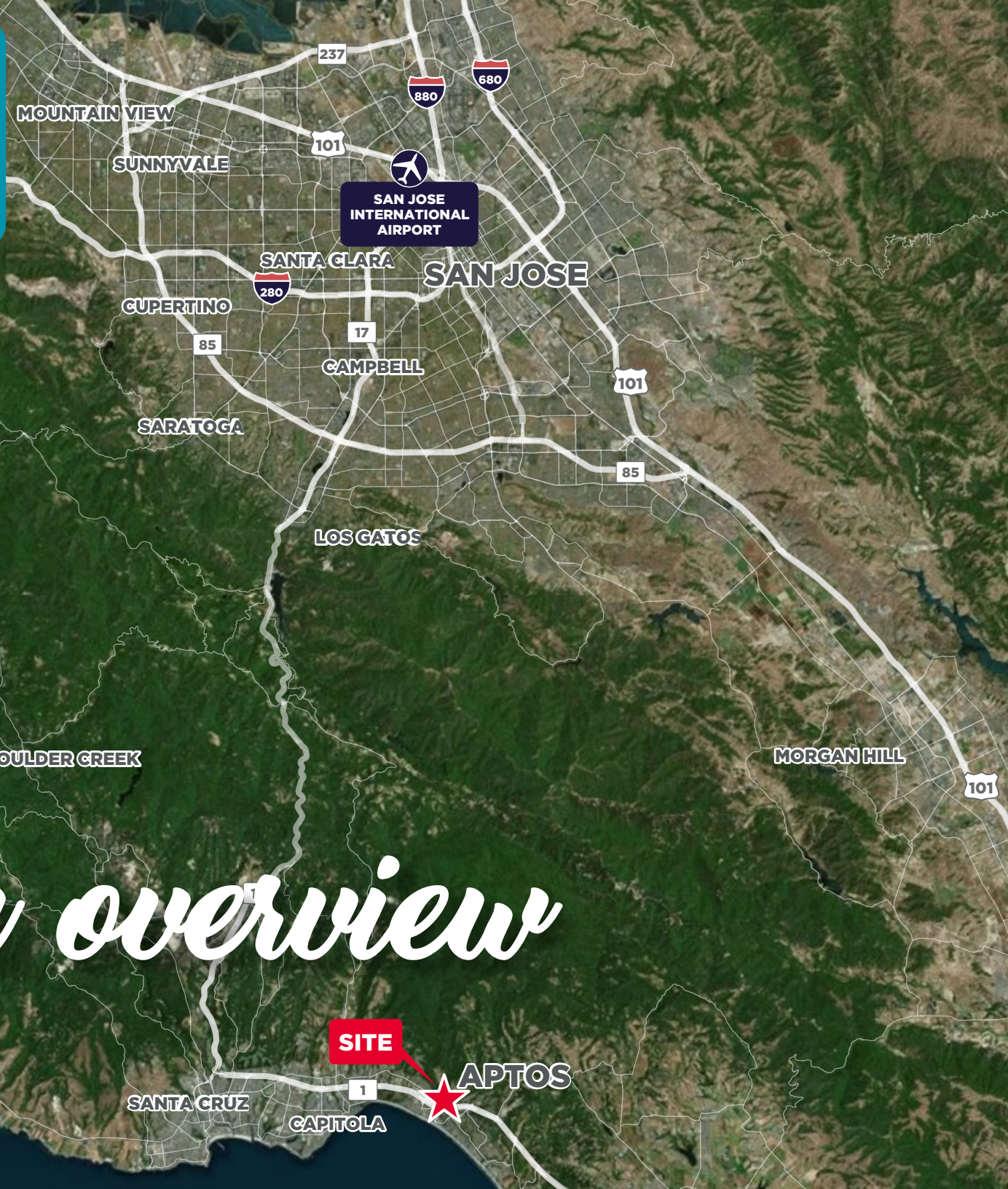


## DISTANCE / DRIVE TIME

San Jose 38 Miles / 51 Minutes

San Jose International Airport 38.7 Miles / 54 Minutes

Silicon Valley 41.5 Miles / 1 Hr 10 Minutes



# location overview MAP



# *people drive* CONNECTION

## POPULATION

1 MILE

8,645

3 MILES

31,006

5 MILES

71,629

## AVERAGE HHI

1 MILE

\$175,250

3 MILES

\$170,509

5 MILES

\$158,332

## DAYTIME POP.

1 MILE

7,510

3 MILES

28,313

5 MILES

68,316

*10,174 addt*

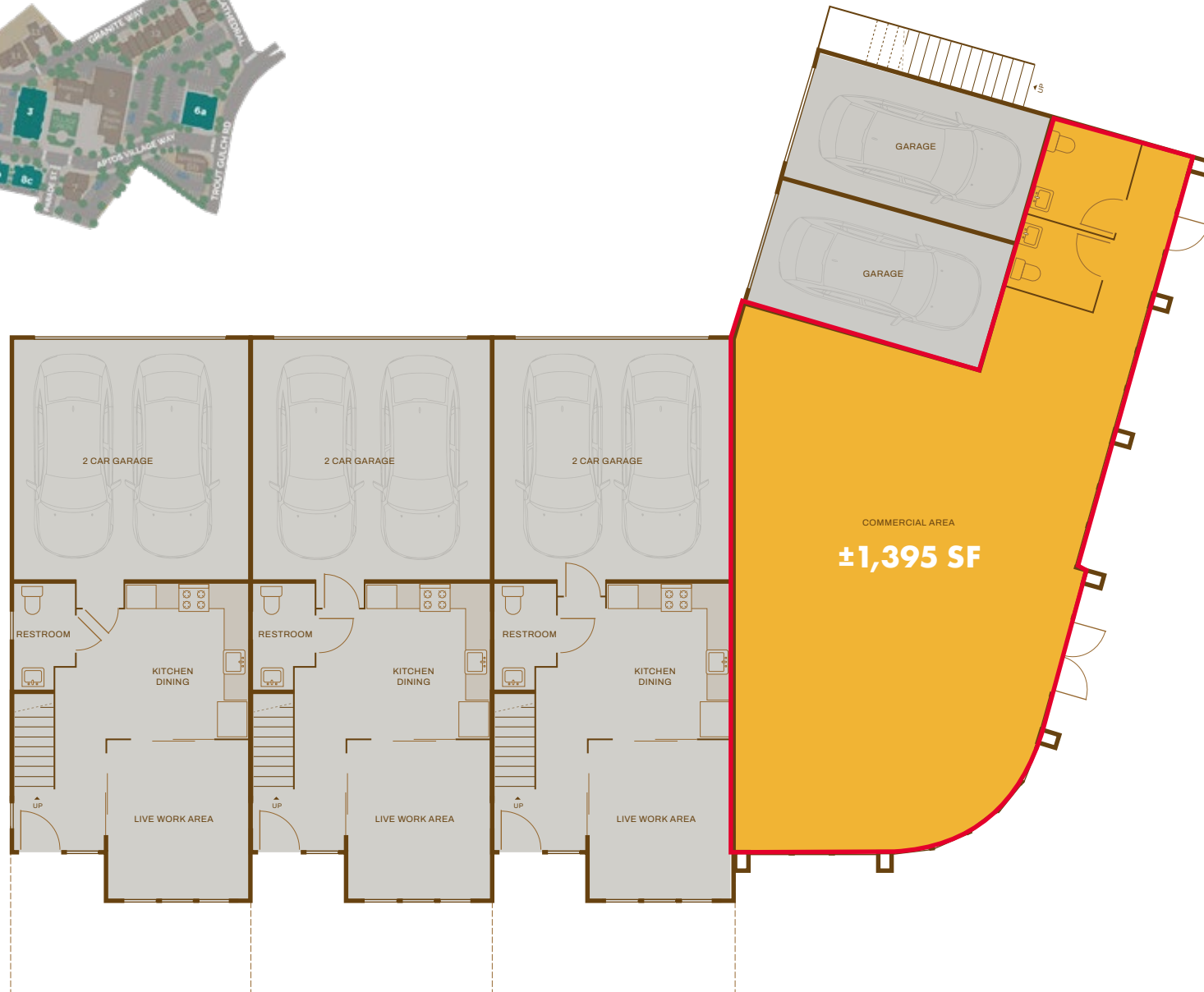
TROUT GULCH RD.

*21,509 addt*

TROUT GULCH RD.

# Building 1A

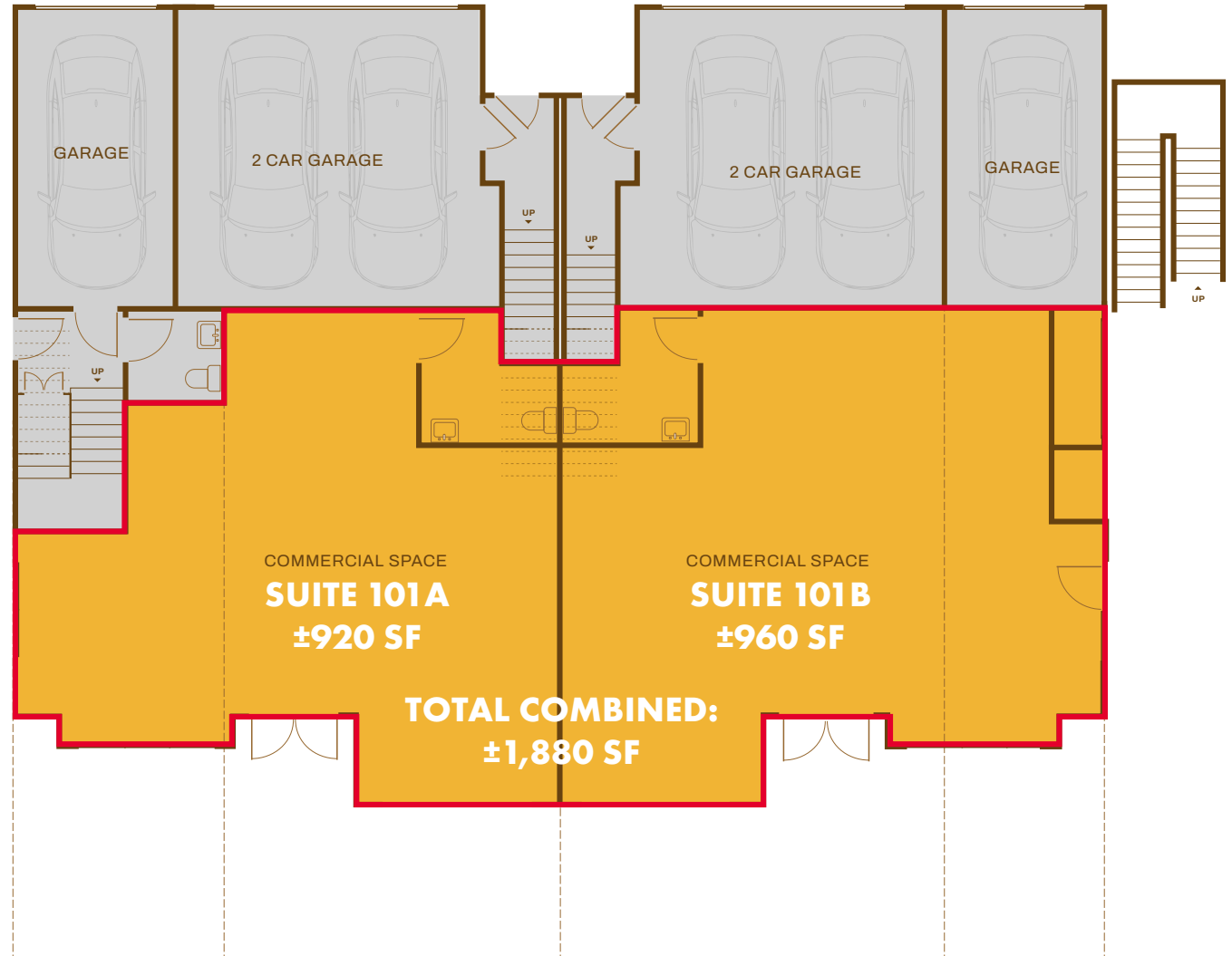
*First floor plan*





# Building 2A

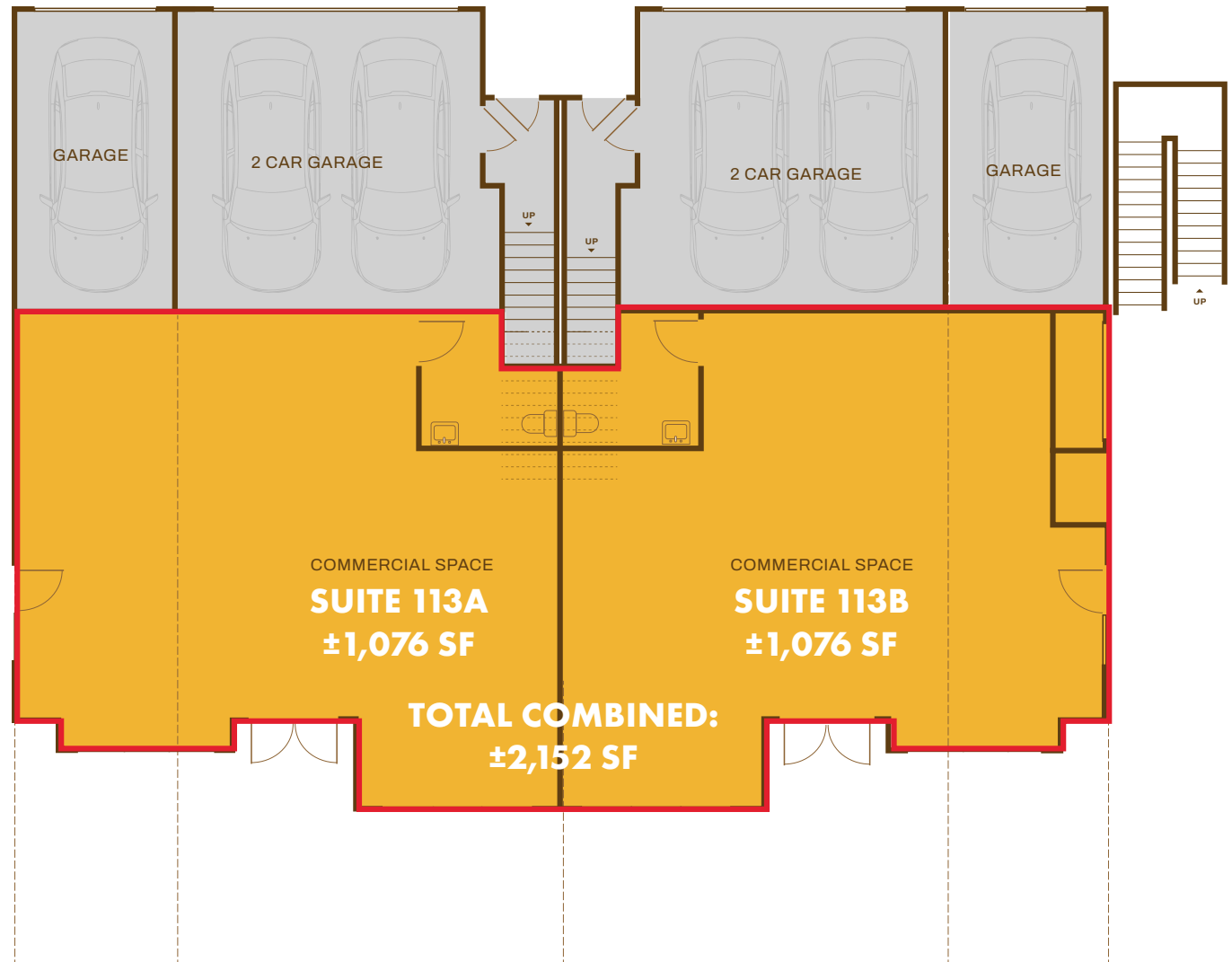
*First floor plan*





# Building 2B

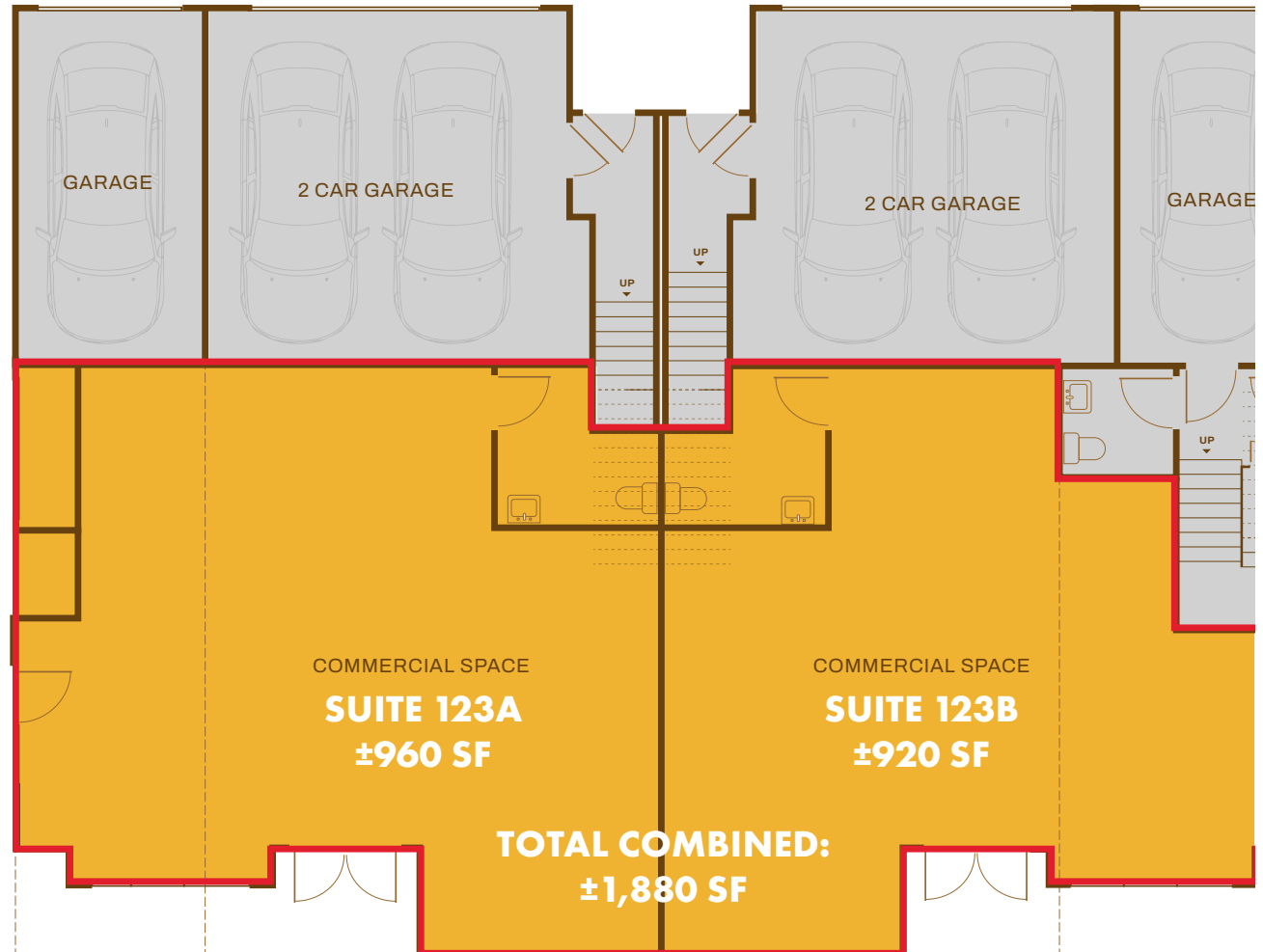
## First floor plan





# Building 2C

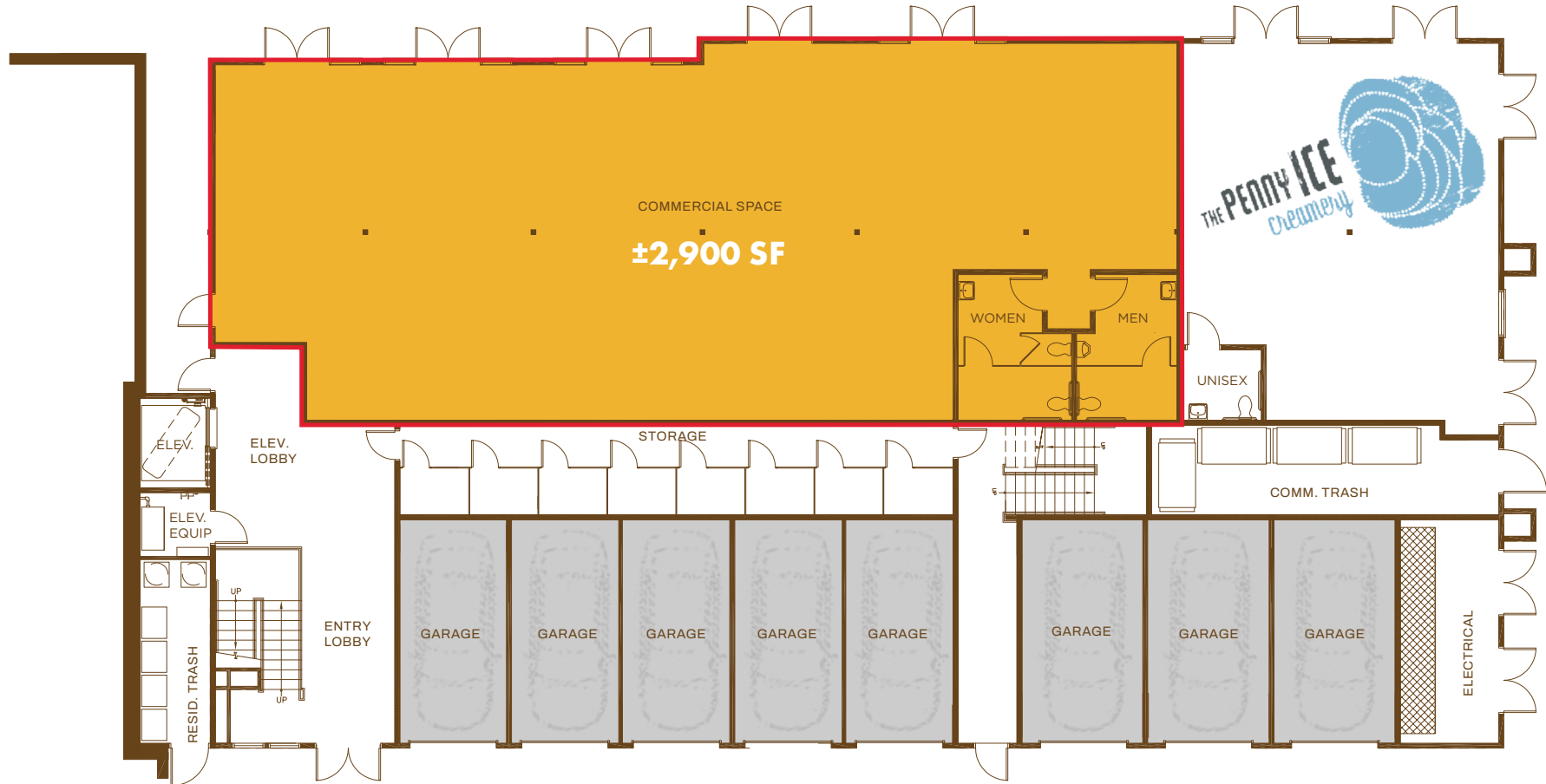
*First floor plan*





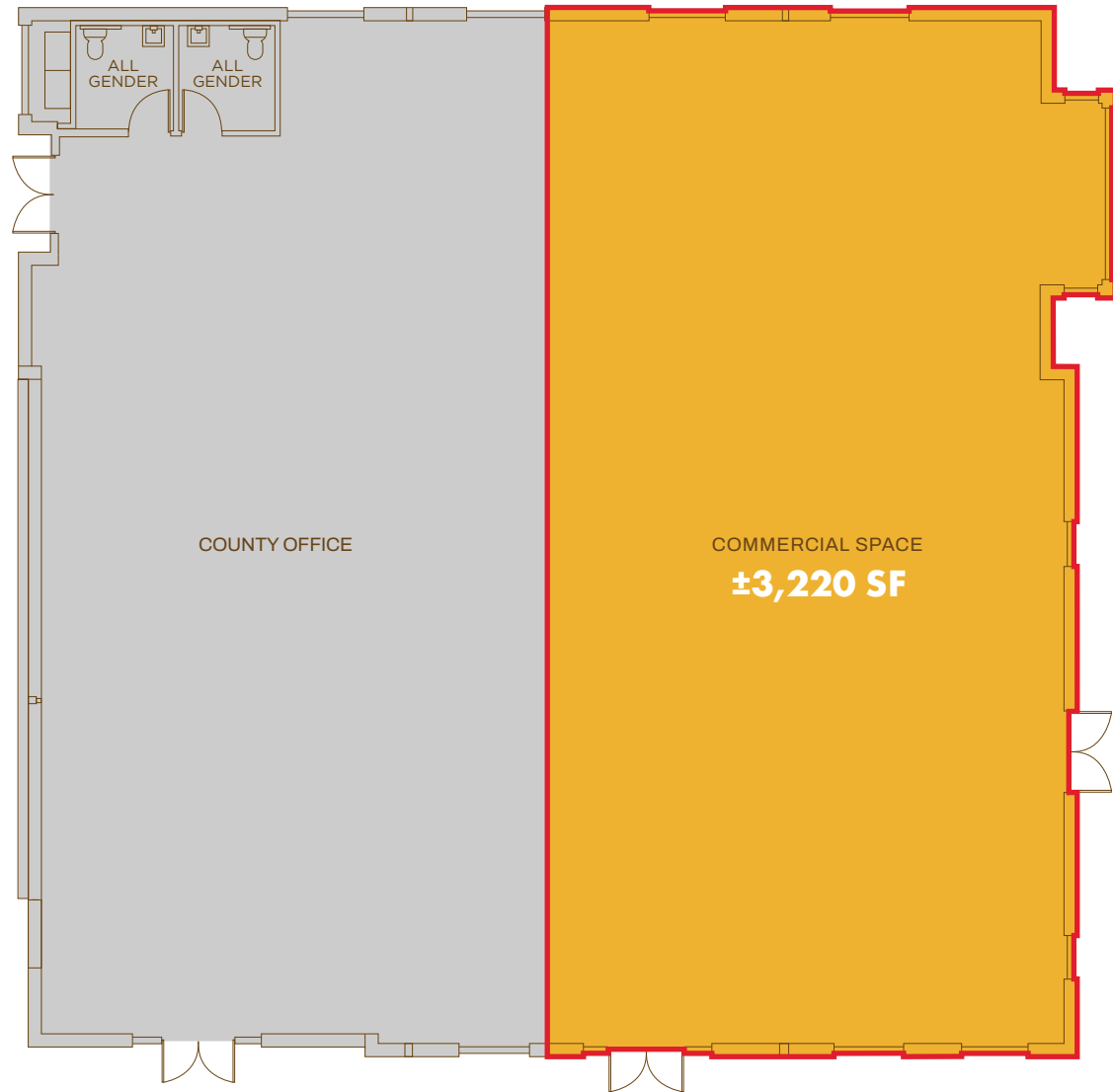
# Building 3

*First floor plan*



# Building 6A

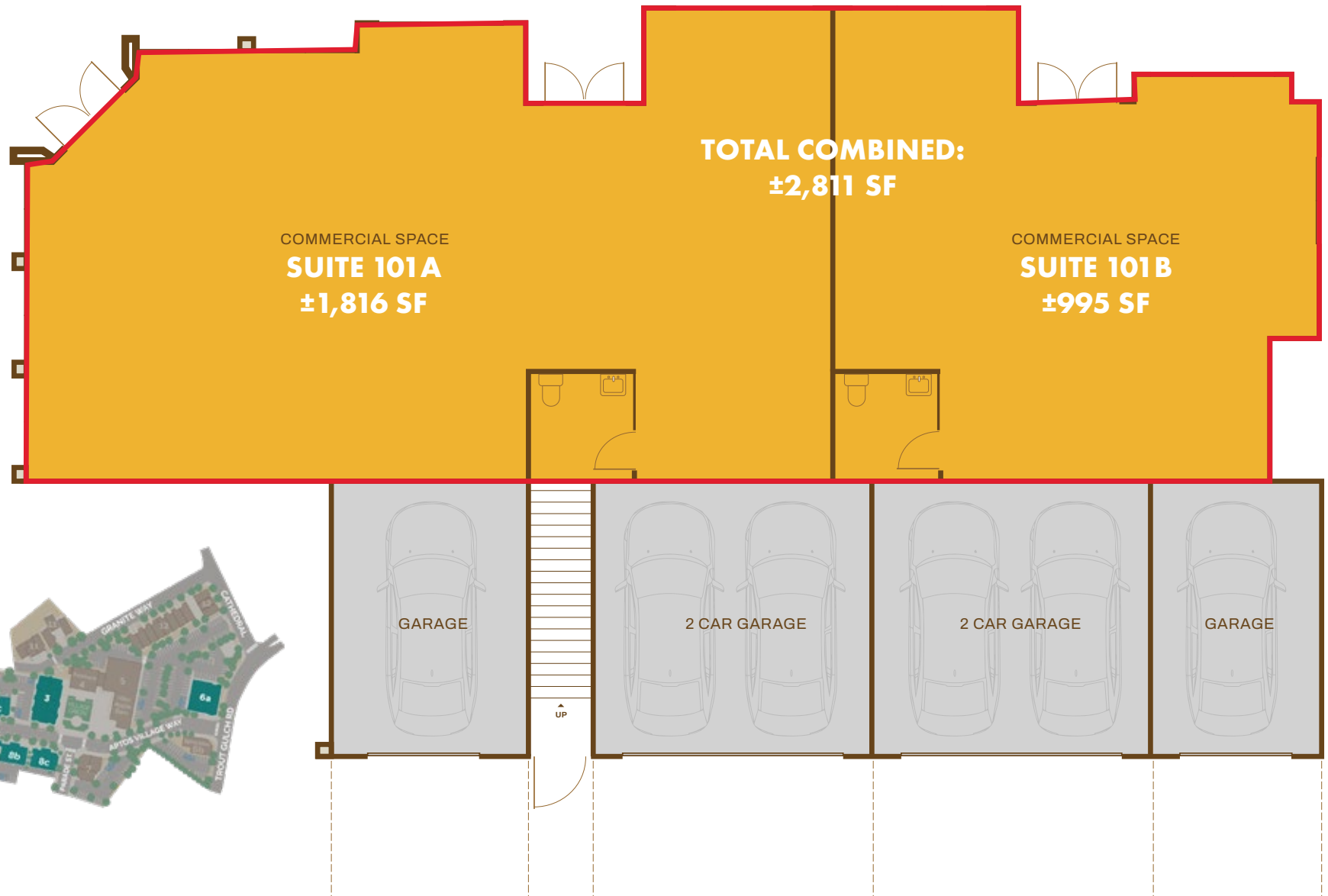
*First floor plan*





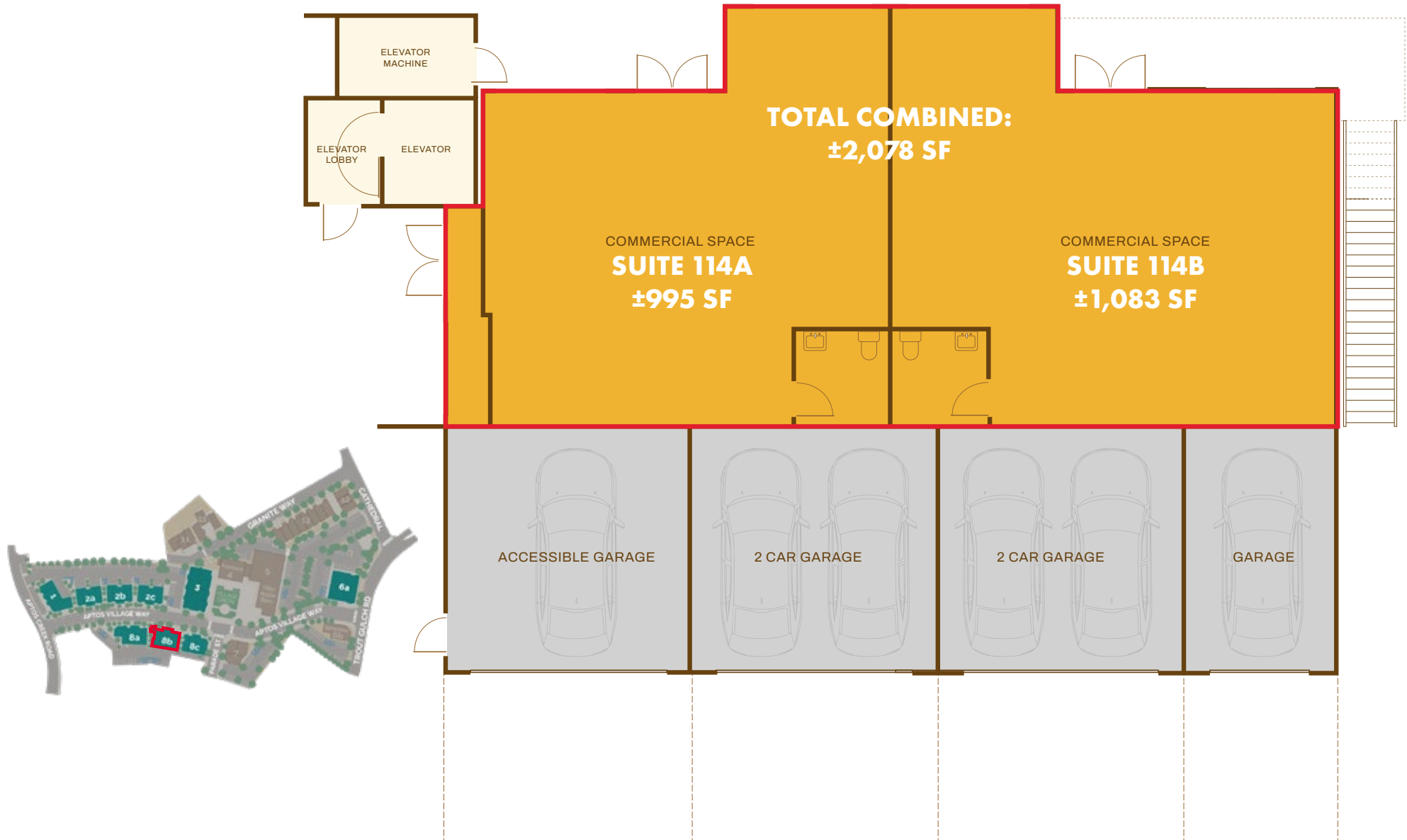
# Building 8A

*First floor plan*



# Building 8B

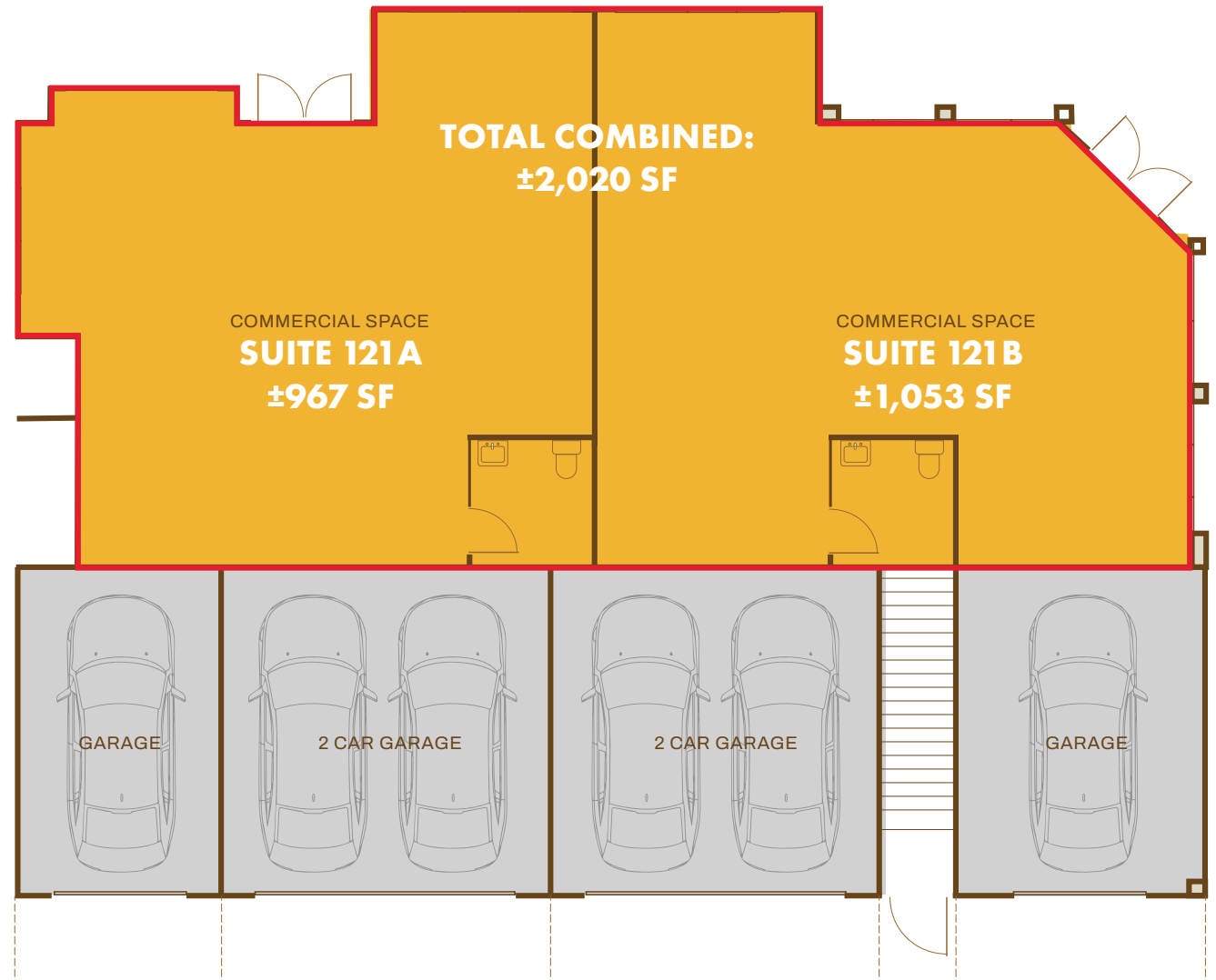
*First floor plan*





# Building 8C

*First floor plan*





*join incredible*  
**RETAILERS**

JUST A SAMPLE OF OUR  
ON-SITE RETAILERS





# IT'S TIME *to explore*

NICK GREENUP

+1 831 647 2106

[nicholas.greenup@cushwake.com](mailto:nicholas.greenup@cushwake.com)

Lic. #02143358

MIKI CORREA

+1 408 642 0826

[miki.correa@cushwake.com](mailto:miki.correa@cushwake.com)

Lic. #01718959

SCOTT O'BRIEN

+1 650 320 0296

[scott.obrien@cushwake.com](mailto:scott.obrien@cushwake.com)

Lic. #01339087



CUSHMAN &  
WAKEFIELD

SWENSON