

6222 HIGHWAY 9

FELTON, CA



COMMERCIAL BUILDING

\$1,095,000

OPPORTUNITY

Cushman & Wakefield is pleased to present to the market the opportunity to acquire 6222 Highway 9 in Felton, California (the “Property”), a ±2,912 square foot (SF) commercial building. The Property is currently leased to Liberty Bank.

PROPERTY HIGHLIGHTS

- Prime location along Highway 9, Felton’s main commercial thoroughfare
- Excellent visibility and signage potential with consistent vehicle and pedestrian traffic
- Flexible layout suitable for retail, office, or service uses
- Surrounded by popular local businesses, restaurants, and community destinations
- Strong community identity and steady tourism driven by Henry Cowell Redwoods State Park and San Lorenzo Valley recreation
- 100% leased to Liberty Bank
- Investor or Owner-user opportunity to benefit from both investment and operational upside

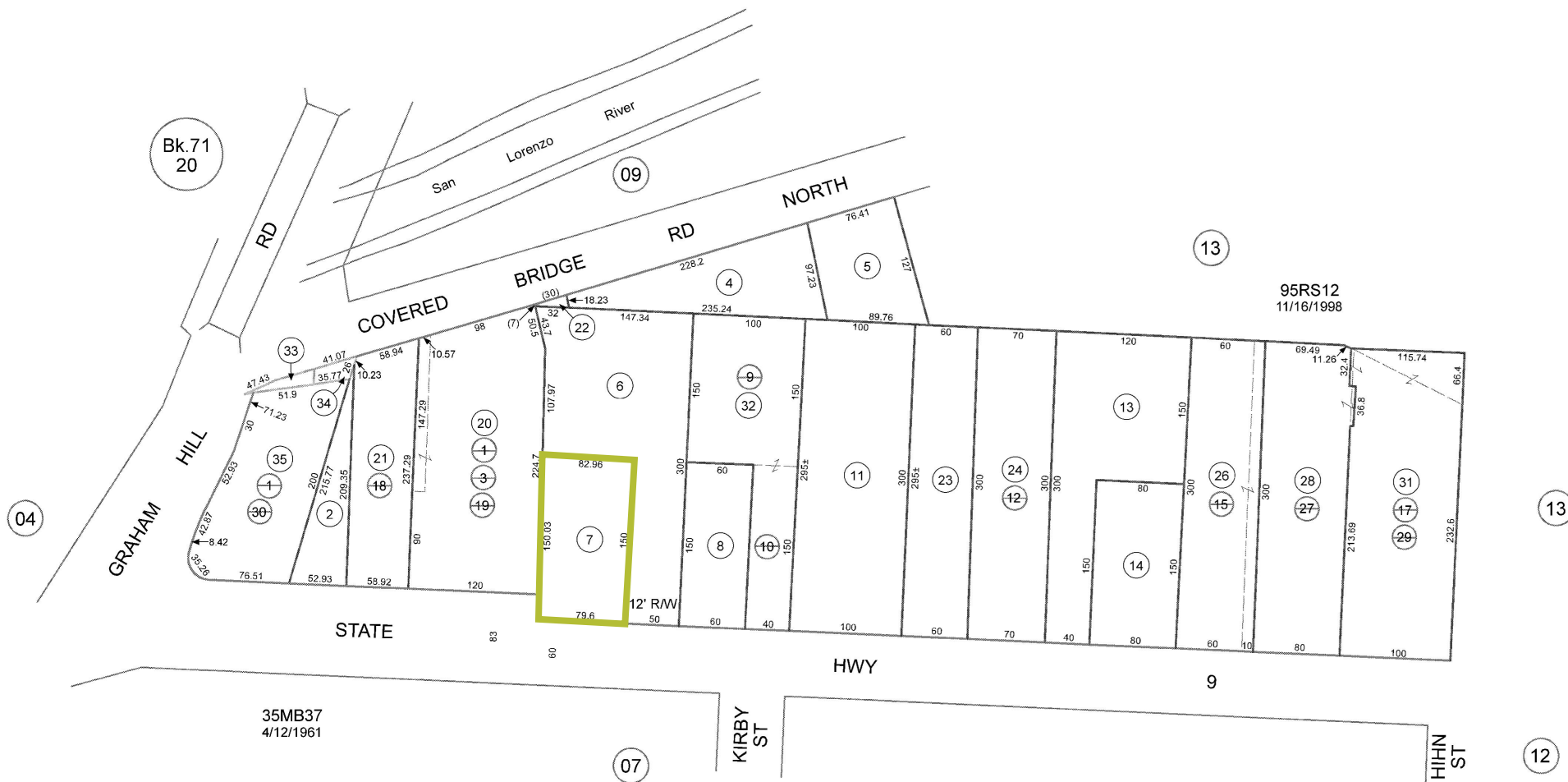
PROPERTY OVERVIEW

Address:	6222 Highway 9
City:	Felton
County:	Santa Cruz
APN:	065-081-07
Parcel Size:	±12,284 SF (0.282 acres)
Lot/Slope:	Level and fully usable
Frontage:	±80 Feet on Highway 9
Parking:	±15 Spaces
Building Size:	±2,912 SF
Year Built:	1955 (Remodeled in 2007)
Leases:	100% Leased to Liberty Bank (w/ ±1,293 SF subleased out)
Hazardous Materials:	None known
Redevelopment Area:	No
Opportunity Zone:	No
FOR SALE:	\$1,095,000

LEASE ABSTRACT

Tenant:	Liberty Bank
Original Lease Commencement:	August 1, 2007
Renewal Options:	Originally two (2) 10-year terms, modified later to one (1) 10-year term and two (2) 5-year terms
Current Term:	August 1, 2022 - July 31, 2027
Current Rent Per SF per month: Per month: Per year:	 \$1.70 \$4,950 \$59,400
Expense Structure:	Modified Gross
Rent Escalations:	None in current term
Options Remaining:	There are no renewal options remaining under the current lease. However, ownership maintains the flexibility to negotiate future extensions with Liberty Bank or pursue alternative strategies at lease expiration.





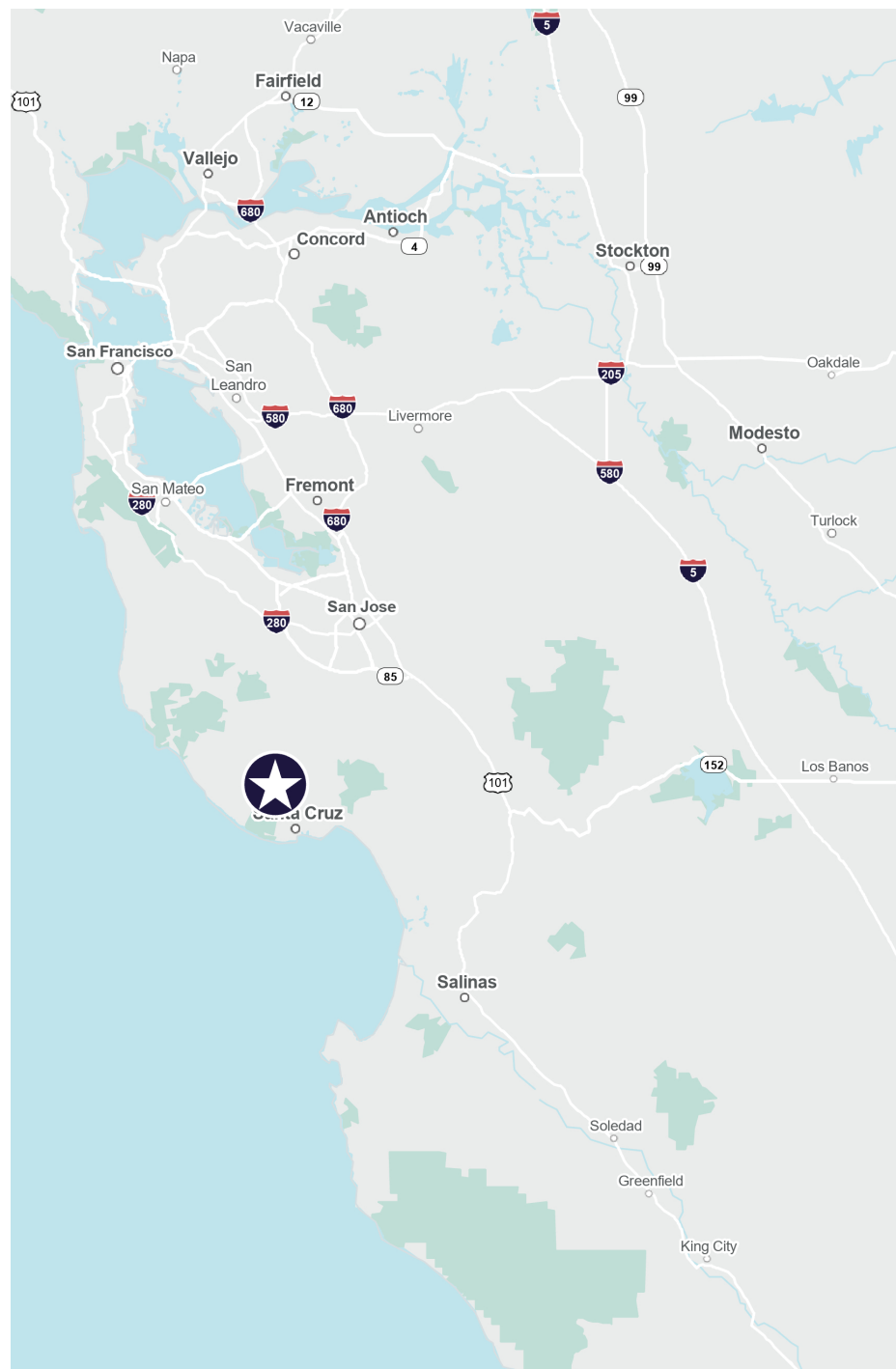


DEMOGRAPHICS & TRAFFIC COUNTS

	3 Mile	5 Mile
Estimated Population (2025)	19,485	47,513
Projected Population (2030)	19,137	47,032
Estimated Households (2025)	7,826	15,850
Projected Households (2030)	7,758	15,792
Est. Average Household Income (2025)	\$170,850	\$175,477
Projected Average Household Income (2030)	\$190,234	\$195,096
Daytime Population (2025)	16,369	44,206
Median Age (2025)	46.9	38.9

2025 Estimated Annual Daily Traffic for Graham Hill Rd: 30,106

Source: Esri, U.S. Census



CITY OF FELTON

Felton is a distinctive mountain town located in the San Lorenzo Valley, just 7 miles north of Santa Cruz and within easy reach of the greater Bay Area. Known for its rich history, small-town charm, and access to the majestic redwood forests, Felton offers a unique blend of community character and natural beauty.

The town serves as a gateway to Henry Cowell Redwoods State Park, one of the most visited parks in the region, attracting hundreds of thousands of visitors annually. Outdoor enthusiasts frequent the area for hiking, camping, and exploring the world-famous Roaring Camp Railroads. This steady tourism, combined with a loyal local population, provides consistent demand for neighborhood-oriented retail, dining, and service businesses.

Felton's commercial corridor along Highway 9 benefits from year-round traffic connecting Santa Cruz to the rest of the San Lorenzo Valley, including Ben Lomond, Boulder Creek, and the broader Santa Cruz Mountains. The community has a strong identity, supported by local businesses, restaurants, music venues, and cultural destinations that create a vibrant small-town environment with regional appeal.

With its combination of natural amenities, stable local economy, and strategic location, Felton continues to attract both residents and visitors seeking an authentic Central Coast mountain lifestyle.



CONTACT INFORMATION

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