



# *Downtown Santa Cruz*

Luxurious Retail & Restaurant Spaces for Lease  
Located on Laurel & Pacific Ave



**PC INC** PRIME COMMERCIAL  
INCORPORATED

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# PROPERTY HIGHLIGHTS

- Exceptional opportunity to grow your business in the most lavish building in Santa Cruz
- New mixed-use commercial building with 207 luxury residential units
- Fantastic location in the heart of Downtown Santa Cruz
- Beautifully designed ground floor retail with attractive facades & proprietary outdoor patios
- Target uses include restaurants, retail, service commercial and medical

**AVAILABLE NOW!**

## AVAILABLE RETAIL / RESTAURANT SPACE

- 4,622 SF *sf divisible*
- 3,457 *sf divisible*

## PRICING

\$3.00 - \$3.25 / SF



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STREET LEVEL VIEW



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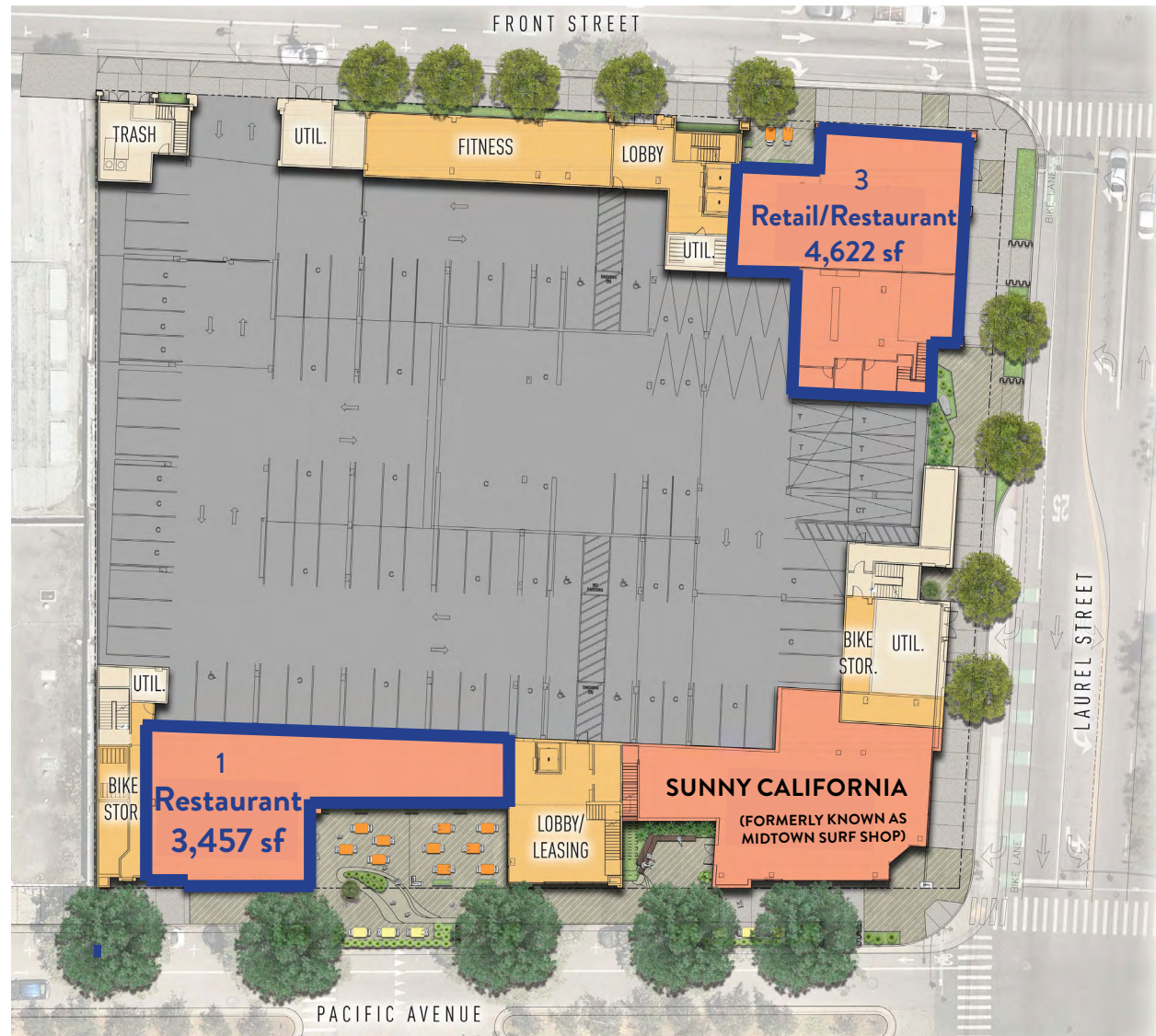
## Available Space

- Unit 1 - 3,457 SF
- Unit 3 - 4,622 SF

\*All Units Divisible

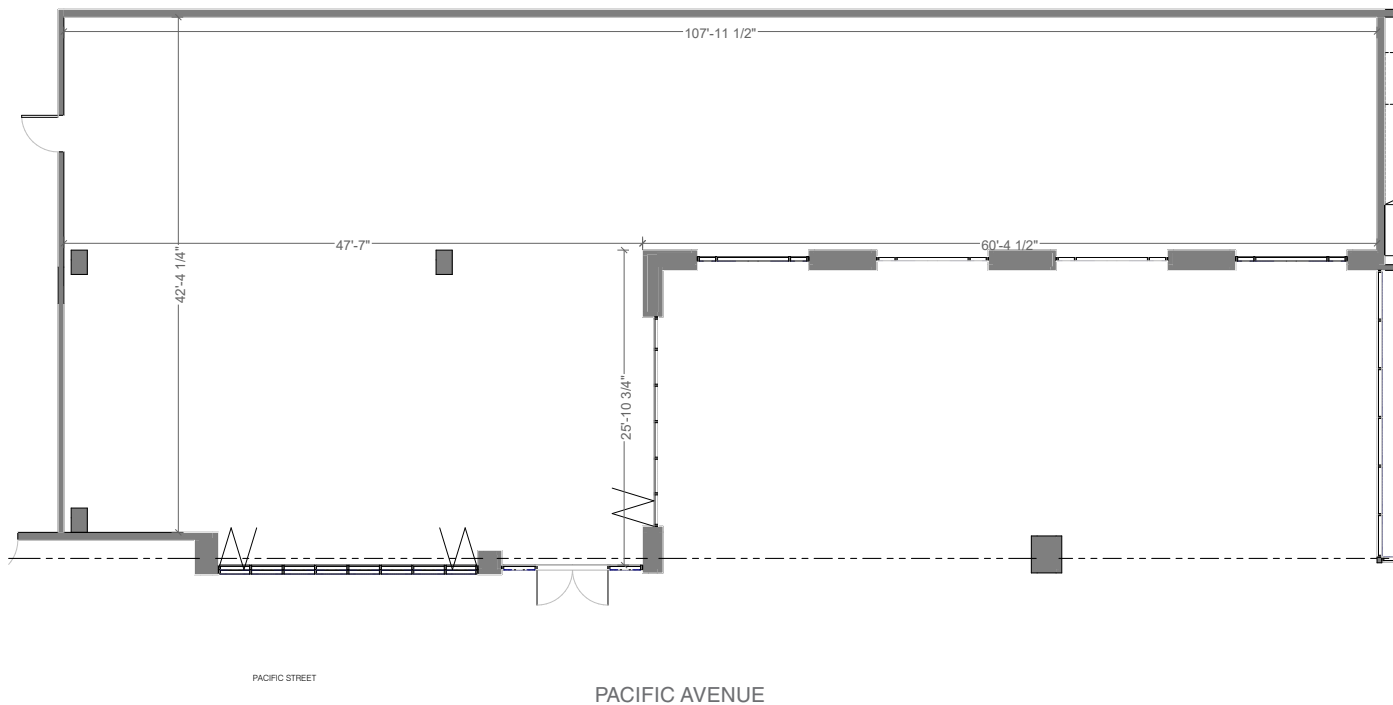
## Features

- Clear height varying from 16-20 feet
- Vent shafts ready for commercial kitchens
- Grease interceptors installed with building
- Proprietary outdoor patios





## COMMERCIAL 1 EXISTING FLOOR PLAN



### Features

- Outdoor patio
- Mezzanine
- Grease Receptors for Potential Restaurant Opportunity

INTERIOR AREA: 3,321 SF  
PATIO AREA: 1,457 SF





**COMMERCIAL 3**  
EXISTING PLAN

INTERIOR AREA: 4,412 SF  
EXTERIOR AREA: 266 SF





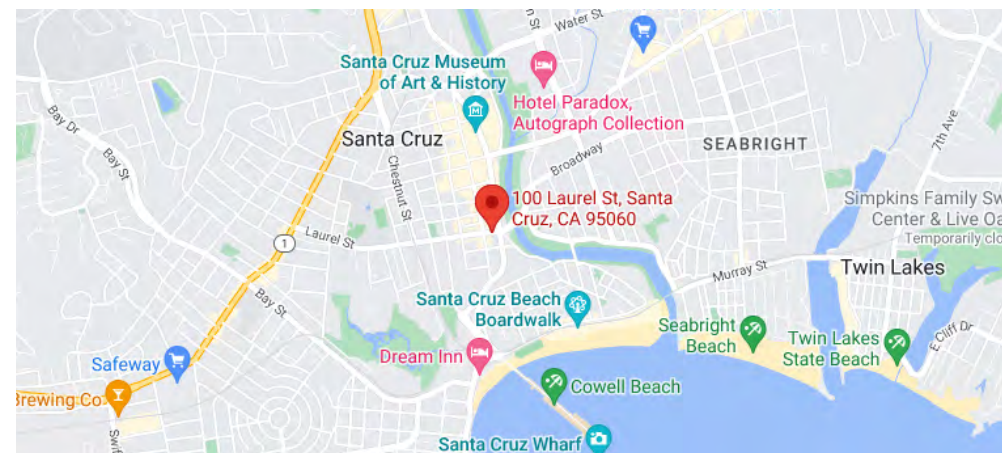
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25,279	86,575	116,754
Avg. HH Income	\$97,042	\$117,842	\$120,707

### Abundant Traffic from UC Santa Cruz

- Total Enrollment: 19,494
- Faculty Staff: 4,121

High walk score of 96

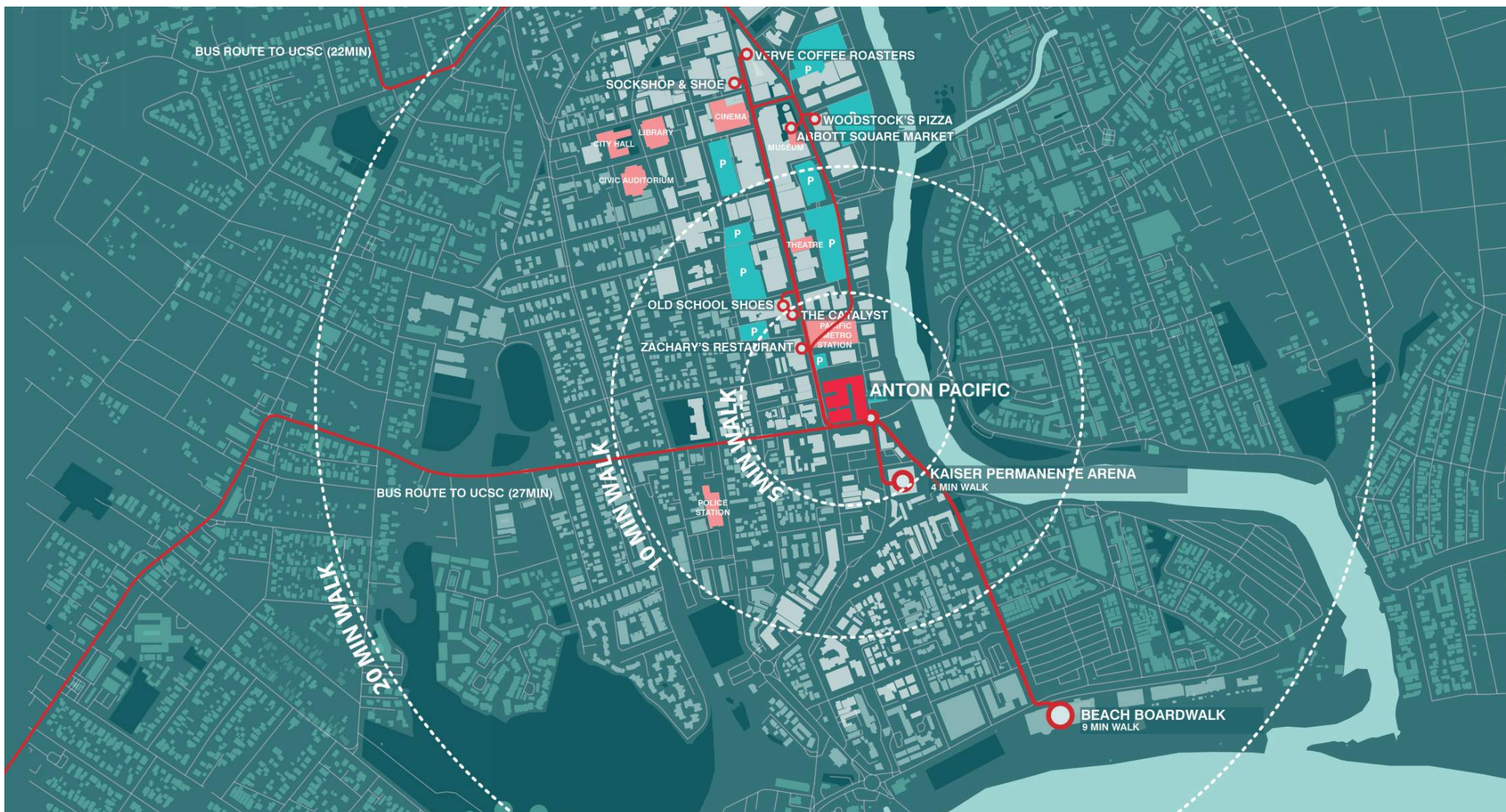


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# DOWNTOWN DIRECTORY



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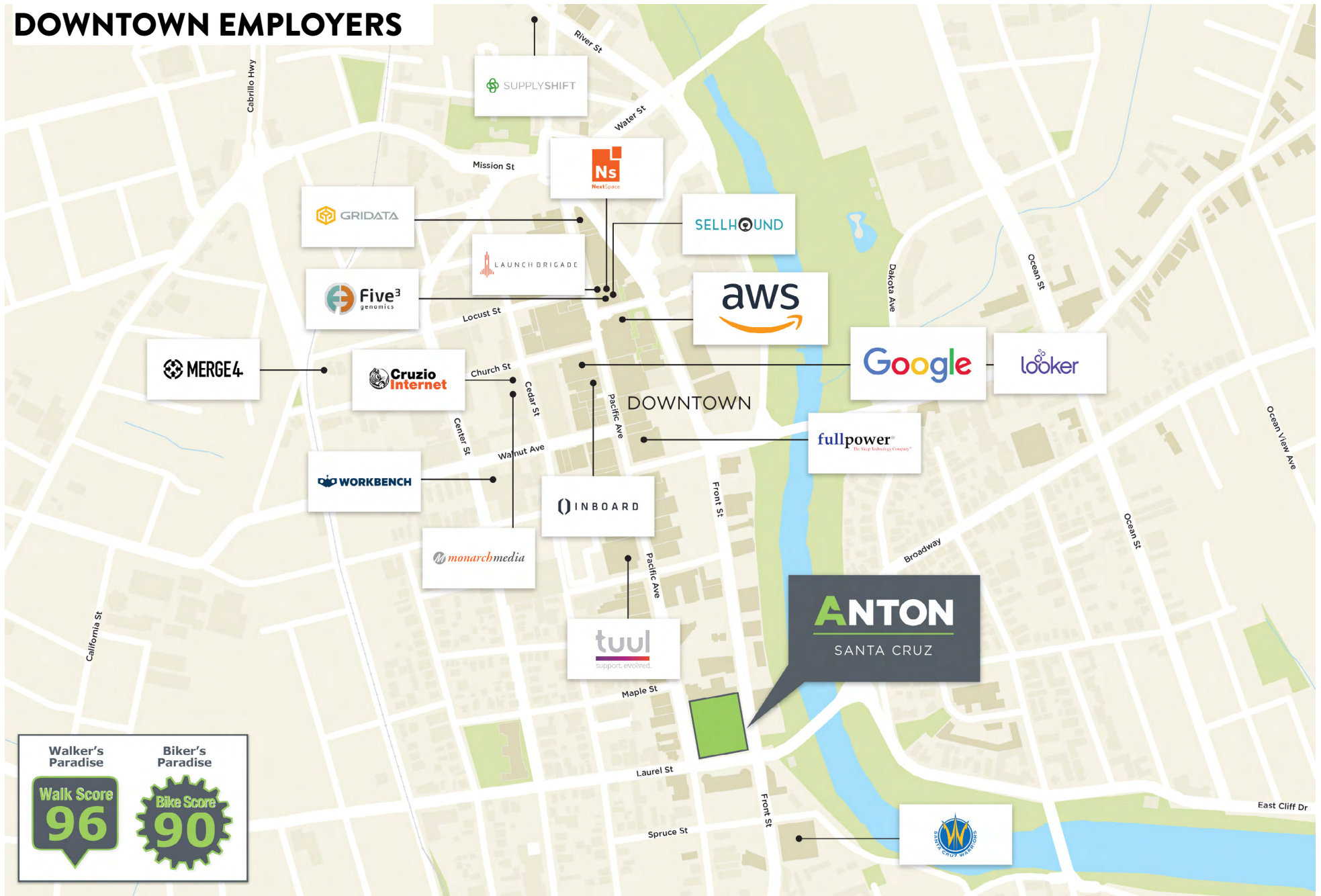
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# DOWNTOWN EMPLOYERS



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# For Leasing, Please Contact:

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