

**ANTON**  
*Pacific*

*Downtown Santa Cruz*

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



**PC** **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
- Delivery anticipated Summer 2023

### AVAILABLE RETAIL / RESTAURANT SPACE

- 4,622 *sf divisible*
- 3,583 *sf divisible*
- 3,475 *sf divisible*

### PRICING

\$3.00 - \$3.25 / SF



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EPICURIAN

STREET LEVEL VIEW

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STREET LEVEL VIEW

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**Available Space**

- Unit 1 - 4,622 SF
- Unit 2 - 3,583 SF
- Unit 3 - 3,457 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







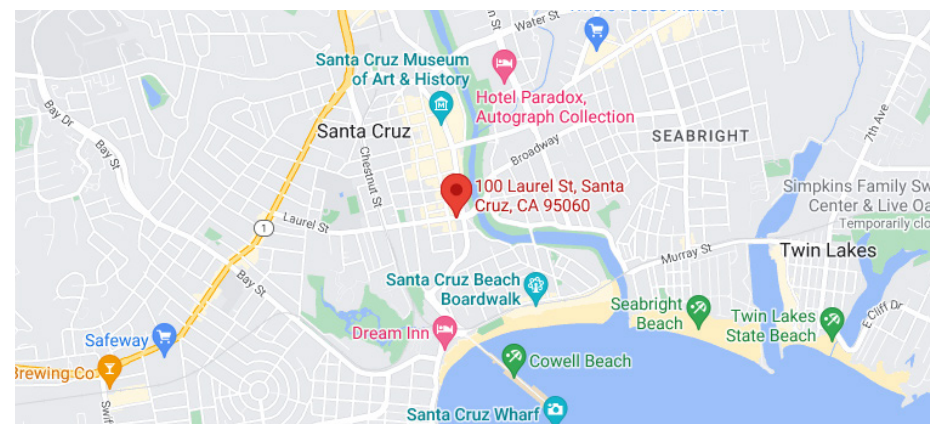
## DEMOGRAPHICS

|                | 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 RETAIL



- VISITOR HIGHLIGHTS**
- 1 Depot Park
  - 2 Harvey West Park
  - 3 Mike Fox Skate Park
  - 4 Monterey Bay National Marine Sanctuary Exploration Center
  - 5 Museum of Natural History
  - 6 Neary Lagoon Park
  - 7 San Lorenzo Park
  - 8 Laurel Street Park
  - 9 Visit Santa Cruz County
  - 10 Santa Cruz Mission & State Park
  - 11 Tannery Arts Center



SANTA  
**DOWNTOWN**  
CRUZ

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How Can We Help? Downtown Ambassadors (831) 430-6311

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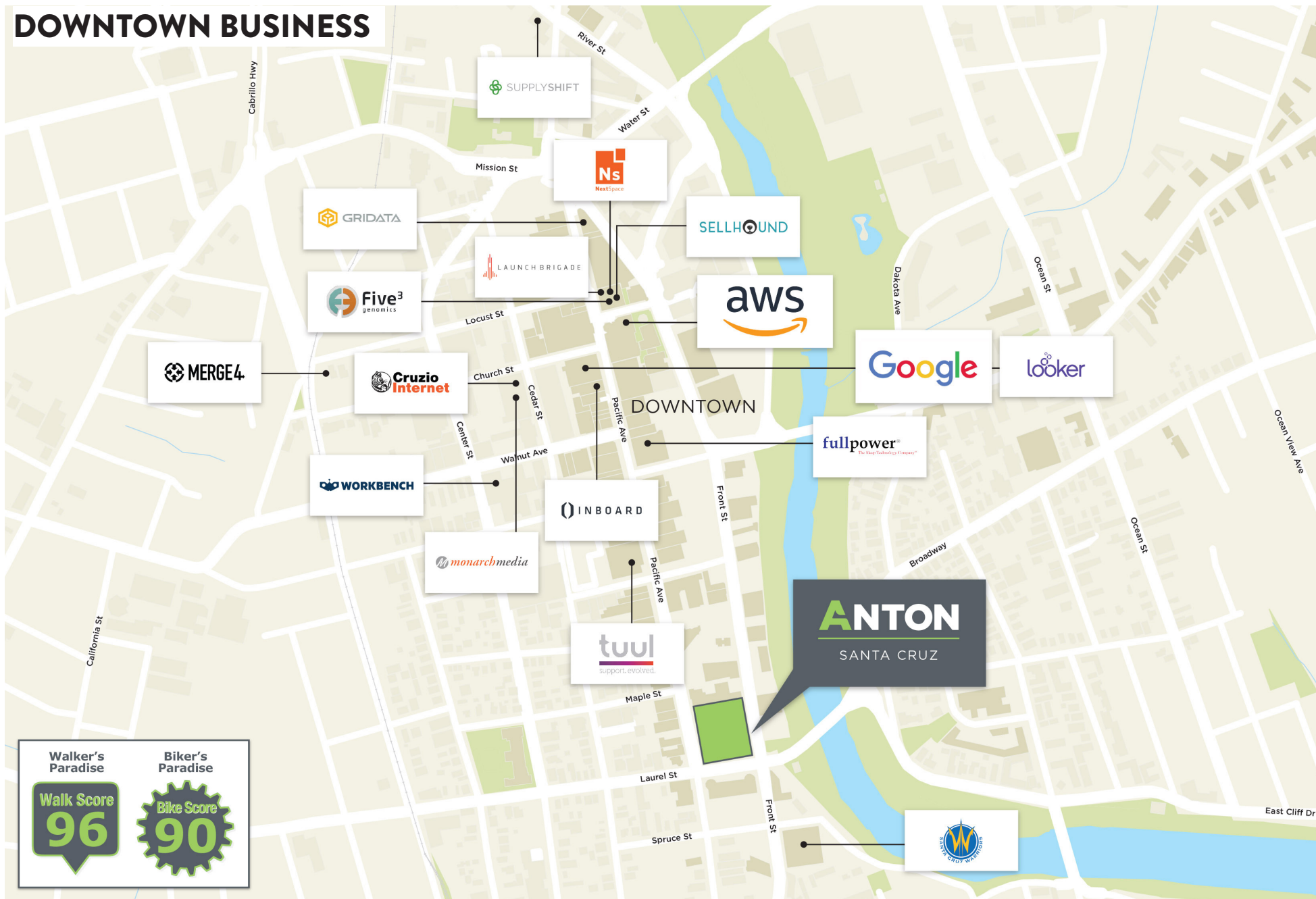
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# DOWNTOWN BUSINESS



**Walker's Paradise**  
Walk Score **96**

**Biker's Paradise**  
Bike Score **90**

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For More Information, Contact

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