



800 Pacific Ave
SANTA CRUZ, CA 95060



RETAIL LEASING BROCHURE

Retail / Restaurant Spaces Available

| 3,475 - 4,622 SF *with Outdoor Patios*

DIXIE DIVINE
408.313.9000

BRENNAN J. MONRO
408.560.6100

www.primecommercialinc.com
408.879.4000

 PRIME COMMERCIAL
INCORPORATED

WELCOME TO

ANTON PACIFIC

At Anton Pacific, a vibrant lavish community awaits you. Just minutes away from downtown restaurants, shopping, entertainment and Santa Cruz's famous beachfront boardwalk, Anton Pacific is close to everything you love about coastal California living.

A PREMIER SANTA CRUZ LOCALE

Anton Pacific is a 7-story, 207-unit Mixed-Use building with ±11,680 square feet of ground-floor retail. Prominently located in the heart of Downtown Santa Cruz as the most luxurious building in the city, Anton Pacific offers its commercial tenants a community with a walkable beach-city lifestyle combined with state-of-the-art modern construction quality.

NOW SEEKING RETAIL & RESTAURANTS

See your business flourish in beautifully designed ground floor retail. All units are *newly built, in warm gray shell condition*. Inquire now about this premium opportunity to grow your business and become apart of one of the newest pillars of Downtown Santa Cruz.



PRICE:	\$3.00 - \$3.25 / SF
TYPE:	Retail / Restaurant
AVAILABLE:	4,622 SF - <i>divisible</i> with 266 SF Outdoor Patio
	3,475 SF - <i>divisible</i> with 1,457 SF Outdoor Patio



YOUR BUSINESS HERE

Ground Floor Retail/Restaurant



Site Plan

COMMERCIAL FEATURES:

- Warm Gray Shell Condition
- (HVAC System)
- Clear height 16-20 feet
- Extensive Window Line
- Vent shafts ready for kitchens
- Grease Interceptors
- Exclusive Outdoor Patios
- Designated Trash Space
- * Separate from Residential*

AVAILABILITY:

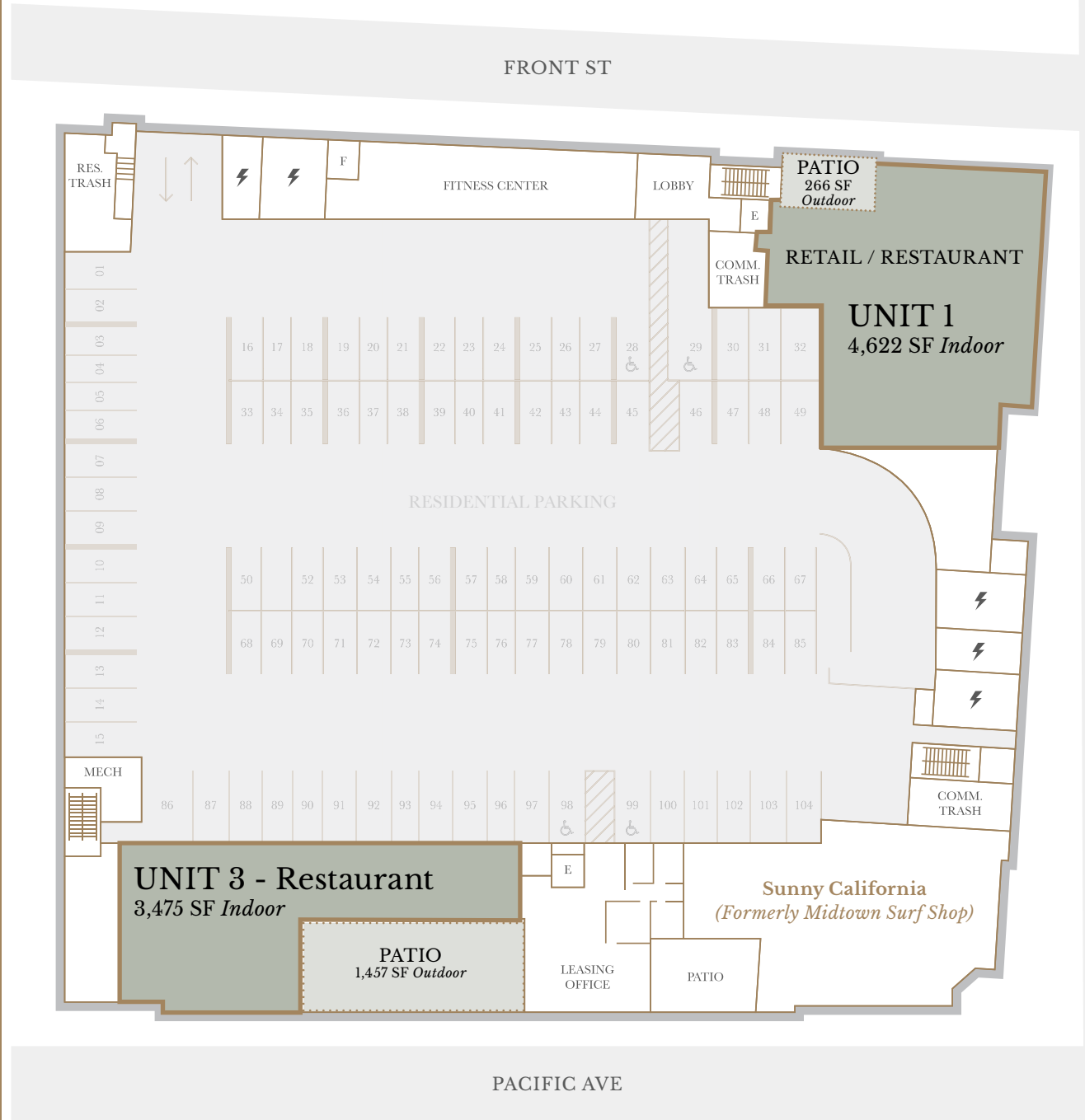
**All units divisible*

UNIT 1: Retail or Restaurant Use

- 4,622 SF w/ 266 SF Patio

UNIT 3: Restaurant Use

- 3,475 SF w/ 1,457 SF Patio



LAUREL ST

Floor Plan

UNIT 1

100 Laurel Street
NWC of Front St. & Laurel St.

Retail or Restaurant Use

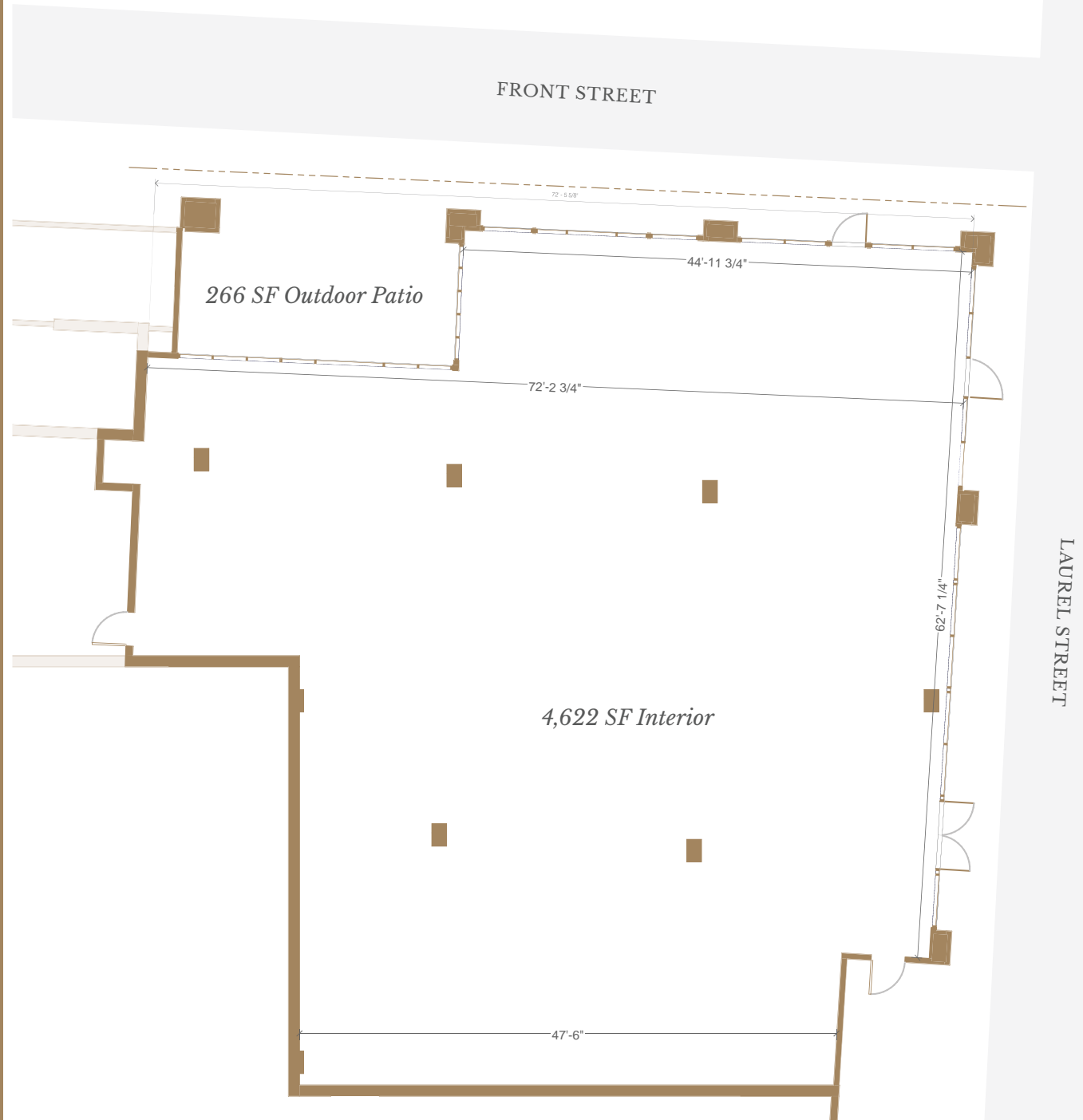
INTERIOR: 4,622 SF

OUTDOOR PATIO: 266 SF

Divisible

COMMERCIAL FEATURES:

- Exclusive Outdoor Patio
- High Ceilings
- Grease Interceptor
- Extensive Window Line
- High Identity
 - on Signalized Intersection
- Warm Gray Shell



Floor Plan UNIT 3

Located along
Pacific Avenue

Restaurant Use

INTERIOR: 3,475 SF

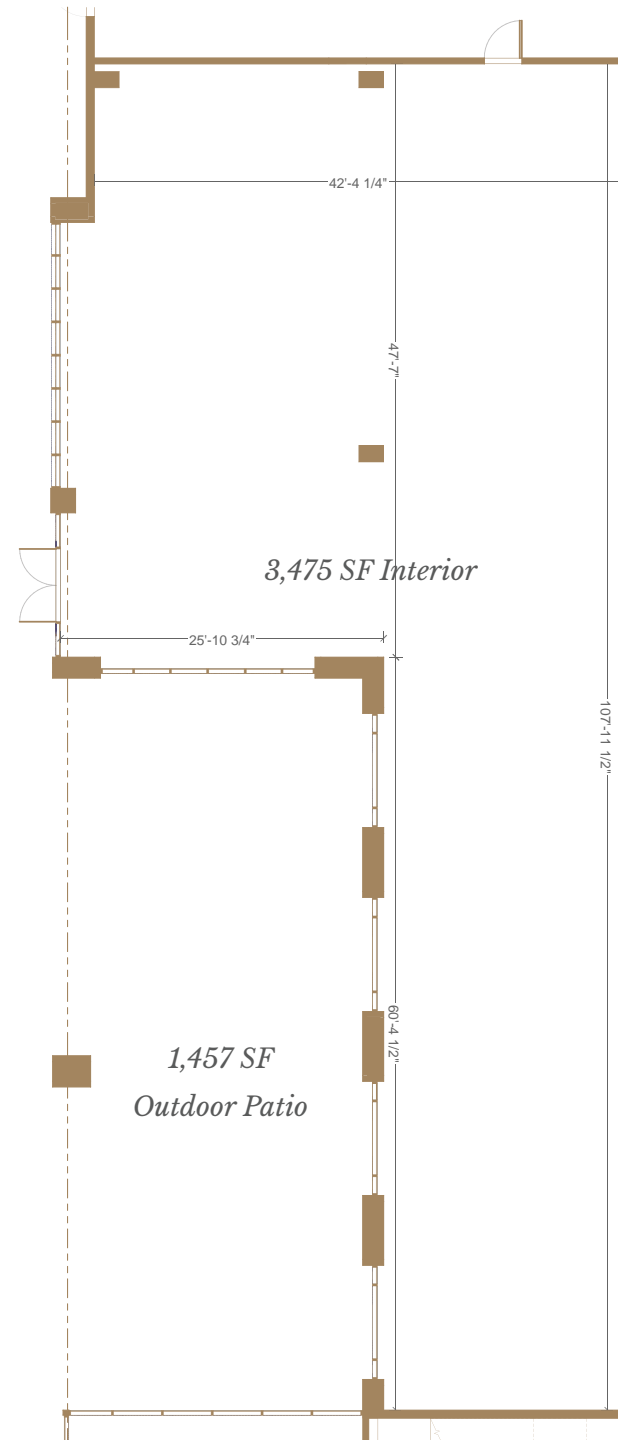
OUTDOOR PATIO: 1,457 SF

Divisible

COMMERCIAL FEATURES:

- Potential Mezzanine Plan
- Exclusive Outdoor Patio
- * Open Air & Covered*
- Accordion Style Doors
- Grease Interceptor
- Extensive Window Line
- Warm Gray Shell

PACIFIC AVENUE





Interior Photos

All Units in *Warm Gray Shell* Condition



MARKET OVERVIEW

Area Map



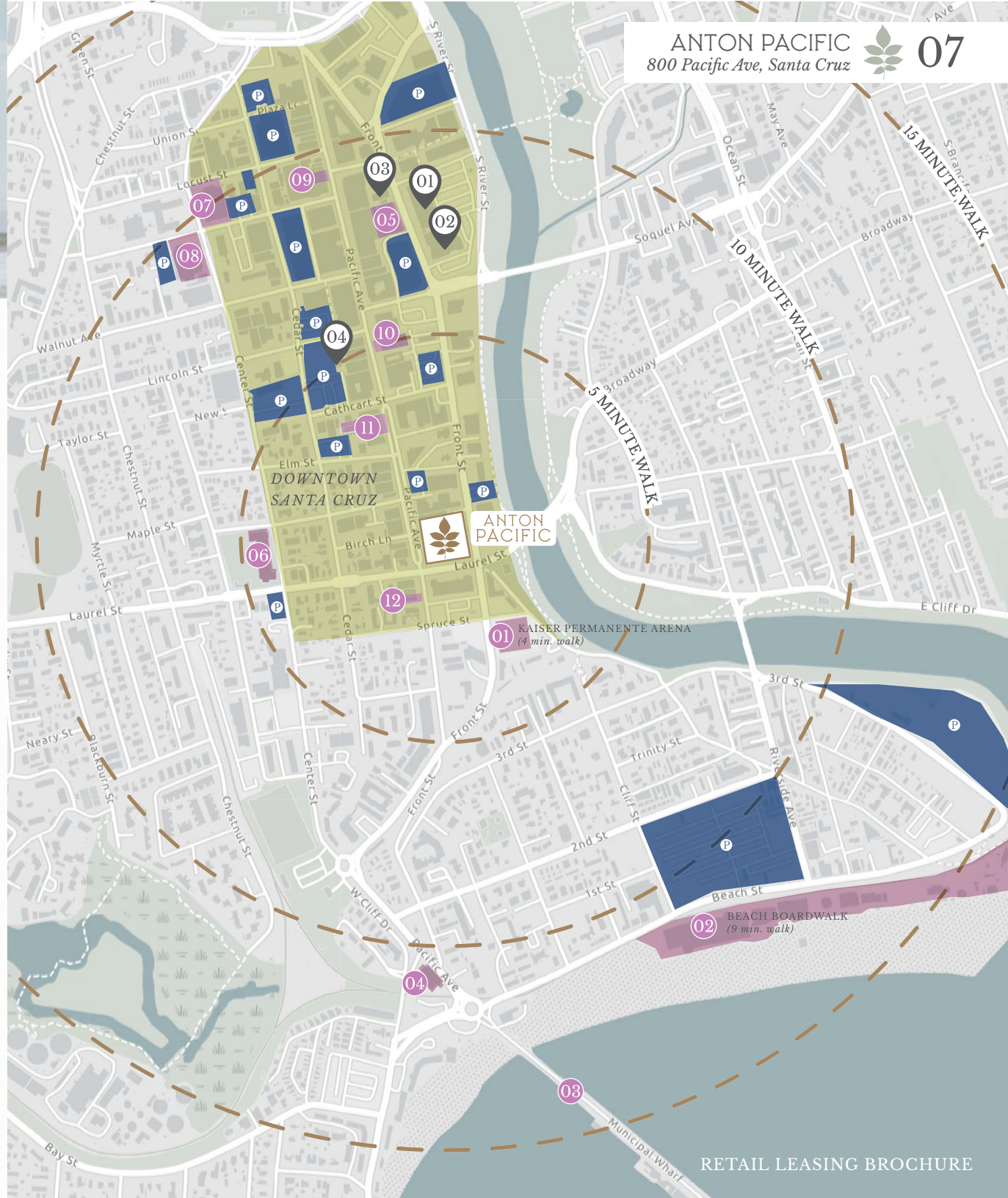
PUBLIC PARKING

ENTERTAINMENT

- 01 Kaiser Permanente Arena
- 02 Santa Cruz Beach Boardwalk
- 03 Santa Cruz Wharf
- 04 Lighthouse Field State Beach
- 05 Museum of Art & History
- 06 London Nelson Community Center
- 07 Civic Auditorium
- 08 Public Library
- 09 Santa Cruz Cinema
- 10 Landmark Theatre
- 11 Catalyst Nightclub
- 12 Oceanview Card Room

SHOPPING (HIGHLIGHTS)

- 01 Trader Joe's
- 02 CVS Pharmacy
- 03 Abbot Square Market
- 04 Farmer's Market



Demographics*

BY DISTANCE	1 MILE	3 MILE	5 MILE
Avg Household Income	\$131,078	\$147,727	\$150,097
Total Population	24,950	83,814	114,654
Daytime Population	31,091	92,241	123,614

BY WALK TIME	5 MIN.	10 MIN.	15 MIN.
Avg Household Income	\$108,645	\$98,931	\$110,750
Total Population	2,310	7,844	12,453
Daytime Population	3,639	10,789	21,028

TRAFFIC COUNTS (CARS PER DAY)

Front Street	13,216 ADT
Laurel / Broadway Street	20,920 ADT
Pacific Ave	9,775 ADT
Soquel Ave	15,328 ADT

UC SANTA CRUZ (2023 - 2024)

Enrolled Students	19,764
Faculty	4,121

* All demographic figures are taken prior to the finished construction of Anton Pacific and do not include Anton Pacific Apartment residents. Demographics are expected to change positively when stable occupancy is reached in 2025.

Contact:

For Leasing Questions and Touring, Contact:

Dixie D. Divine

CA DRE 00926251 & 01481181

ddivine@primecommercialinc.com

408.313.9000

Brennan J. Monro

CA DRE 02180211

bmonro@primecommercialinc.com

408.560.6100



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408.879.4000

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antonpacificapartments.com



DMARCstudio - *Architecture Firm*
www.dmarcstudio.com
dmarcstudio@dmarcstudio.com
831.889.0865

For all residential leasing, please contact Anton Pacific Apartments at 831.777.2750 ————— www.antonpacificapartments.com

