



# East Cliff

## VILLAGE

**21151 - 21521 East Cliff Drive**  
SANTA CRUZ, CA 95062

### AVAILABLE FOR LEASE:

MEDICAL/CHILDCARE CENTER  
*W/ OUTDOOR LOT AREA*

2ND GEN RESTAURANT  
*W/ OUTDOOR PATIO*

RETAIL SPACES



## ADDRESS

21507 - 21521 East Cliff Drive  
Santa Cruz, CA 96052



## PROPERTY HIGHLIGHTS

Approx. 46,000 sq. foot neighborhood shopping center  
Ample parking lot

Located within desirable East Cliff neighborhood  
Excellent demographics in affluent area  
Approx. 10,839 daytime pop

Medical/Childcare, Retail, & Restaurant Opportunities Available  
Spaces available from  $\pm 1,000$  SF - 9,442 SF

Located highly trafficked East Cliff Drive  
with  $\pm 15,481$  ADT

Notable tenants include:  
Dollar Tree (Anchor)  
Balefire Brewing Company & Beer Garden  
Live Oak Farmer's Market (Sundays)

Currently undergoing exterior renovations

## Availability

### JR. ANCHOR PAD

SIZE: 9,442 SF PAD Building  
w/ 10,000 ± SF Outdoor Area

PRICE: \$1.60 / SF + NNN \$0.55

### 2ND GEN RESTAURANT

SIZE: 1,469 SF Corner Unit  
w/ 2,538 ± SF Outdoor Patio

PRICE: \$2.50 / SF + NNN \$0.55

### IN- LINE RETAIL

SIZE: 1,556 SF  
1,685 SF  
2,255 SF  
2,483 SF - 2<sup>nd</sup> Gen Yoga Studio

PRICE: \$2.00 - 2.50 / SF + NNN \$0.55



## Jr. Anchor Pad Building

### ADDRESS

21507 East Cliff Drive

### SIZE

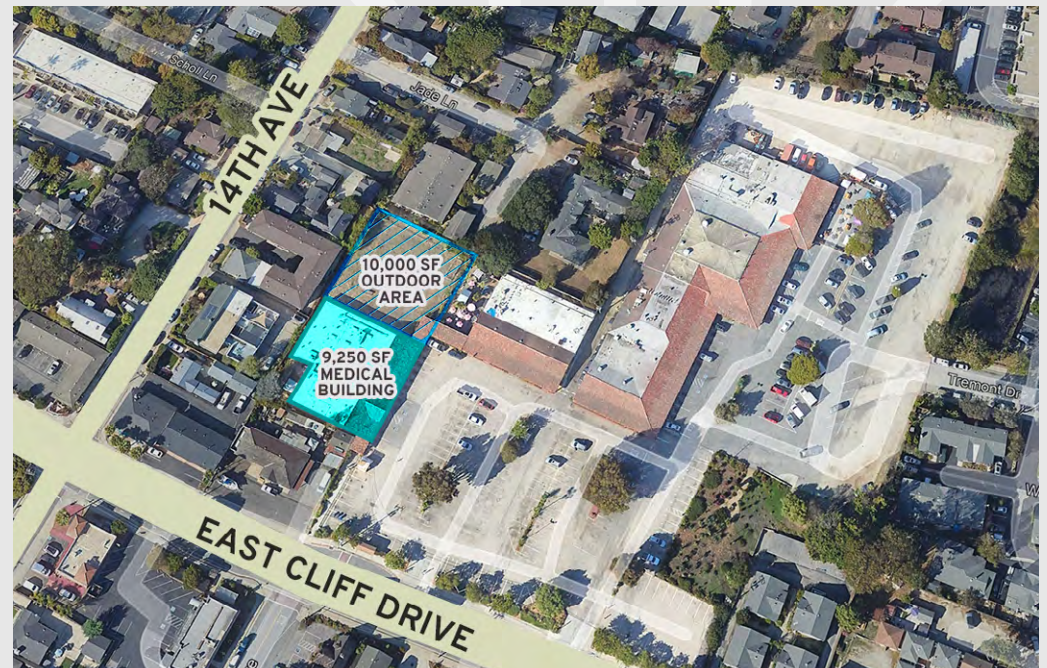
9,442 SF - PAD Building  
Attached 10,000± SF Outdoor Area

### PRICING

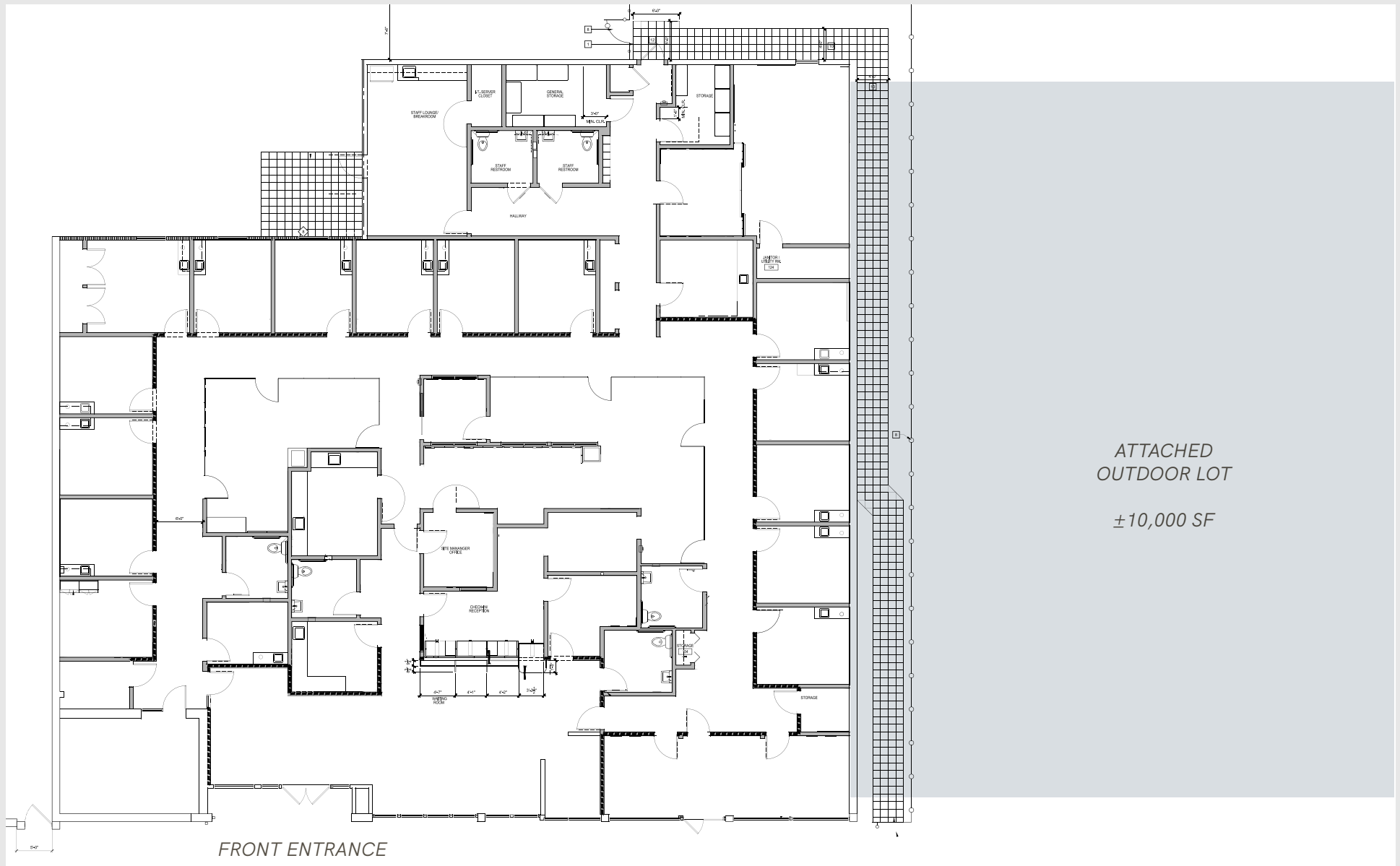
\$1.60 / SF + NNN 0.55

### PROPERTY HIGHLIGHTS

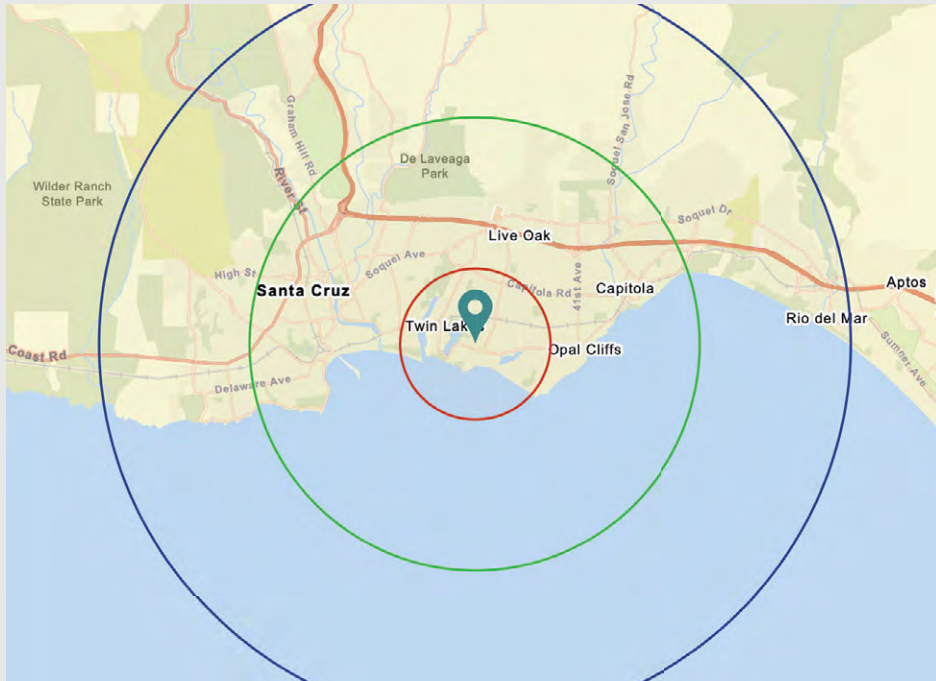
- Existing Medical Build-Out
- Multiple private treatment rooms
- Lobby & Receptionist Area
- Attached Outdoor Area  
*Perfect for potential playground or garden use*
- Currently undergoing exterior remodeling



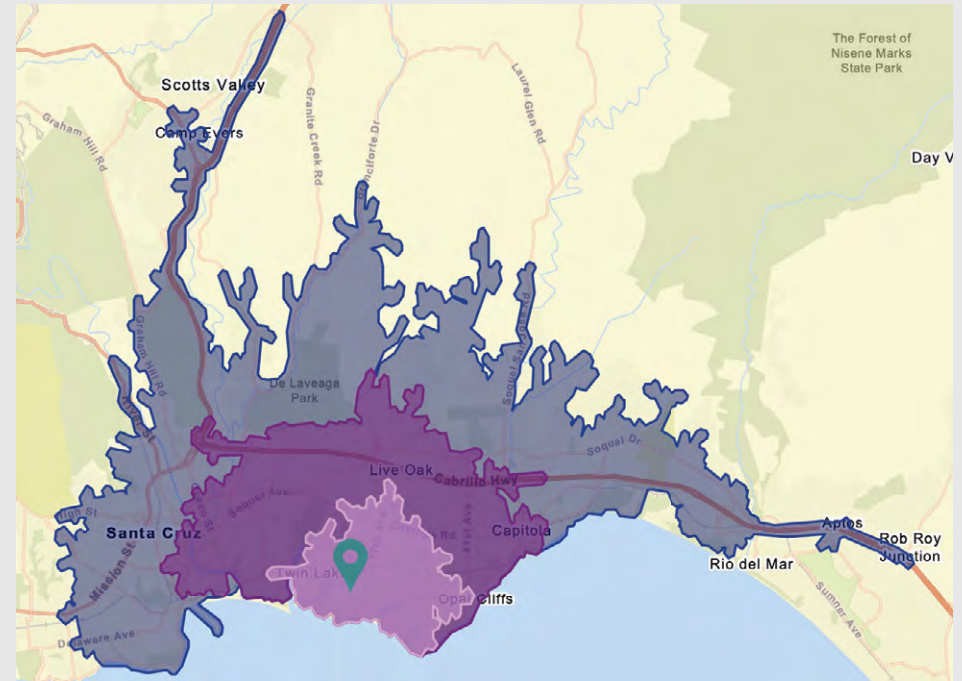
# JR. ANCHOR PAD BUILDING - FLOOR PLAN



Distance: 1 Mile - 3 Miles - 5 Miles



Drive Time: 5 Minutes - 10 Minutes - 15 Minutes



### TRAFFIC COUNTS

\*Cars per day

East Cliff Drive	15,784
17th Ave	7,800



### AVERAGE HHI\*

1 Mile	\$140,671
3 Miles	\$141,874
5 Miles	\$150,294



### POPULATION

1 Mile	14,111
3 Miles	83,933
5 Miles	123,680



### DAYTIME POPULATION

1 Mile	10,839
3 Miles	90,592
5 Miles	131,436





## FOR LEASING INQUIRIES, PLEASE CONTACT:

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*East Cliff*  
VILLAGE

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