



East Cliff VILLAGE

21151 - 21521 East Cliff Drive
SANTA CRUZ, CA 95062



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 Opportunities Available
Spaces available from ±1,000 SF - 9,442 SF

Located highly trafficked East Cliff Drive
with ±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

IN- LINE RETAIL

SIZE: 1,556 SF

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



Jr. Anchor Pad Building

ADDRESS

21507 East Cliff Drive

SIZE

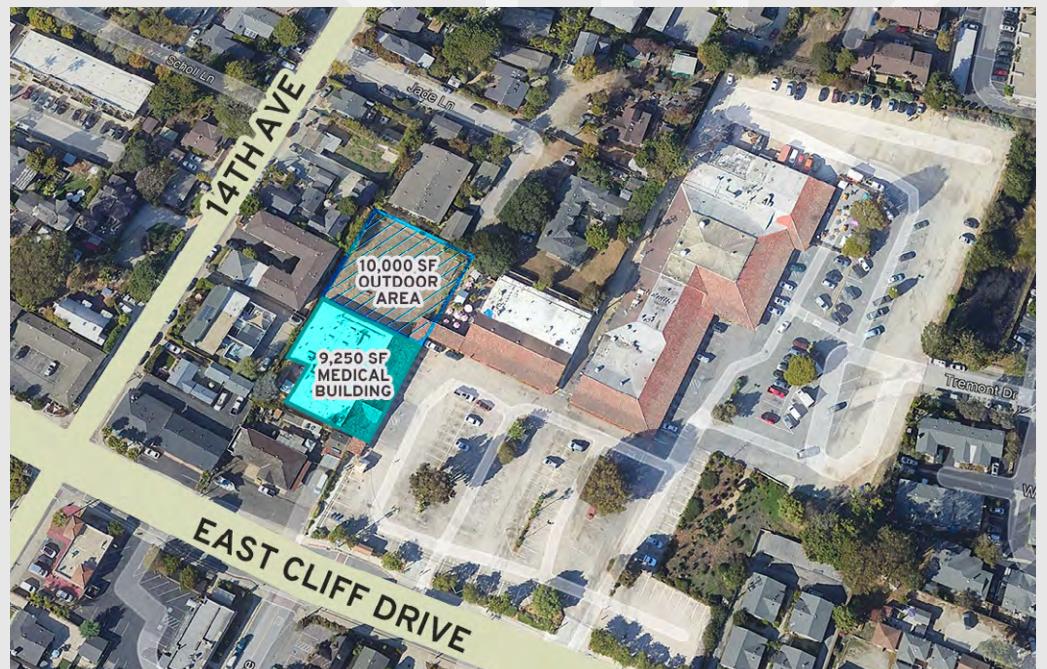
9,442 SF - PAD Building
Attached 10,000± SF Outdoor Area

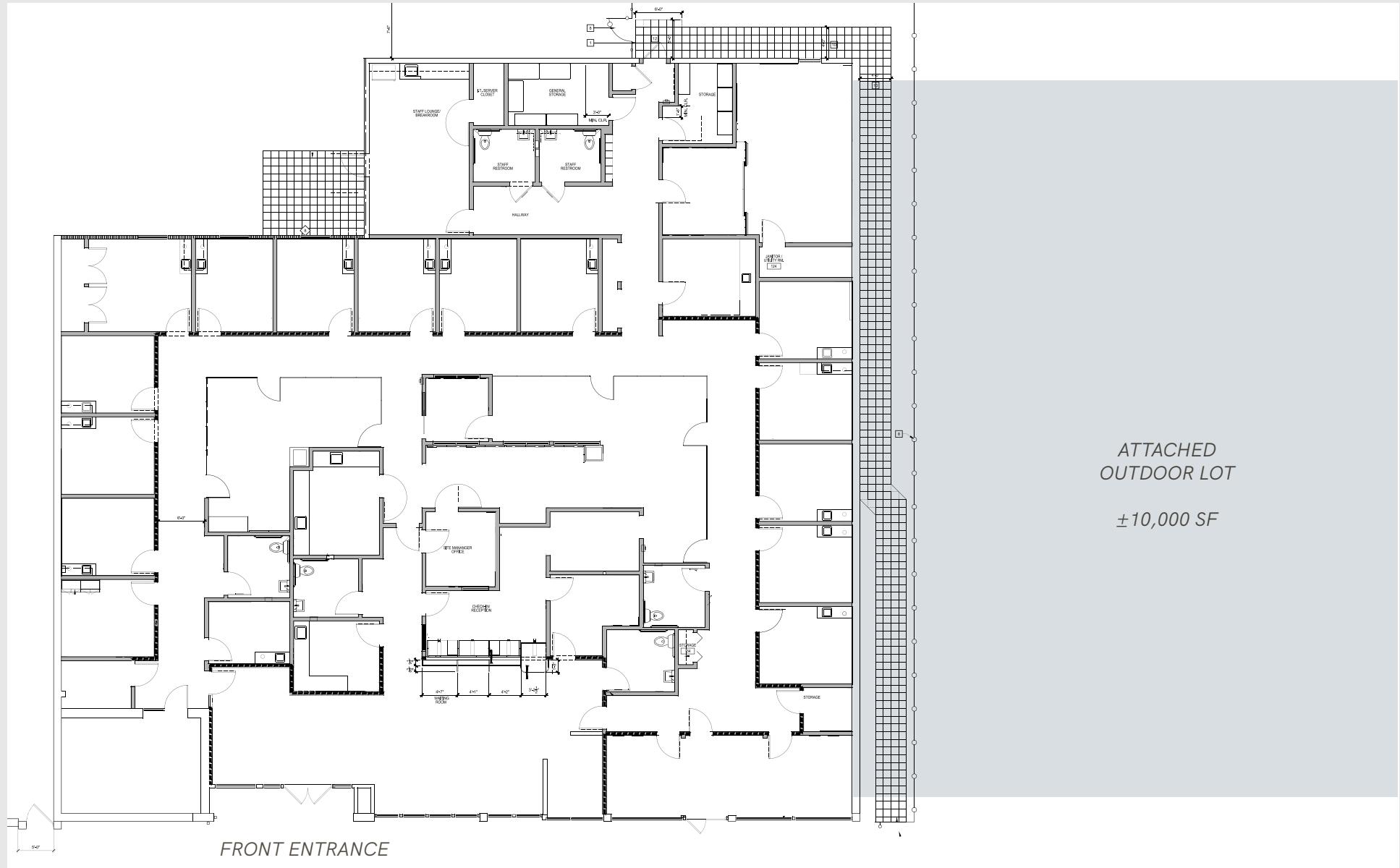
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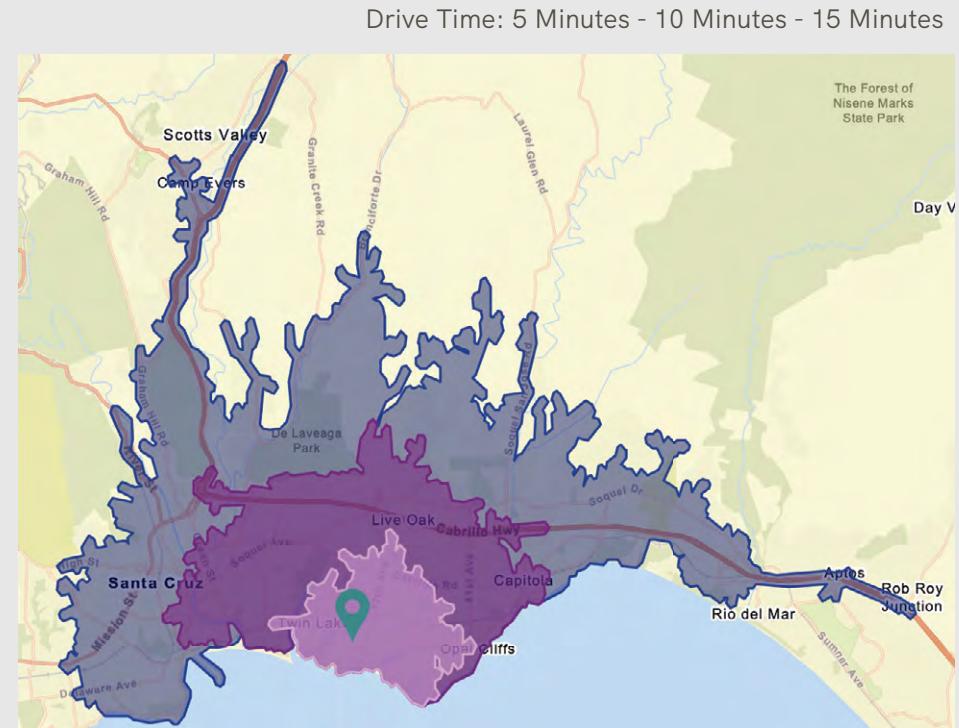
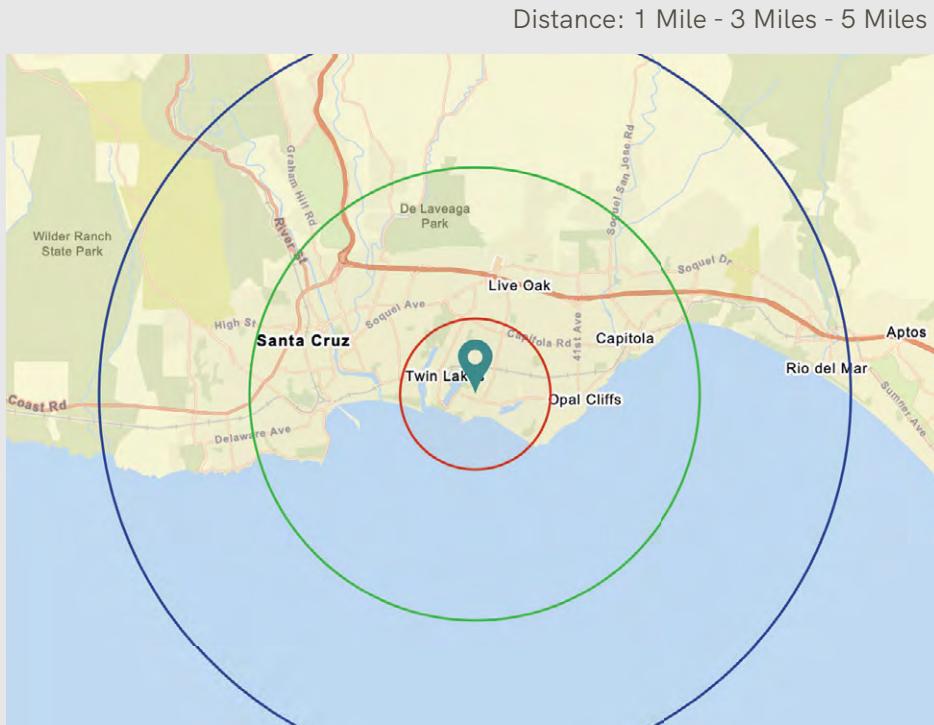
\$1.60 / SF + NNN 0.55

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







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

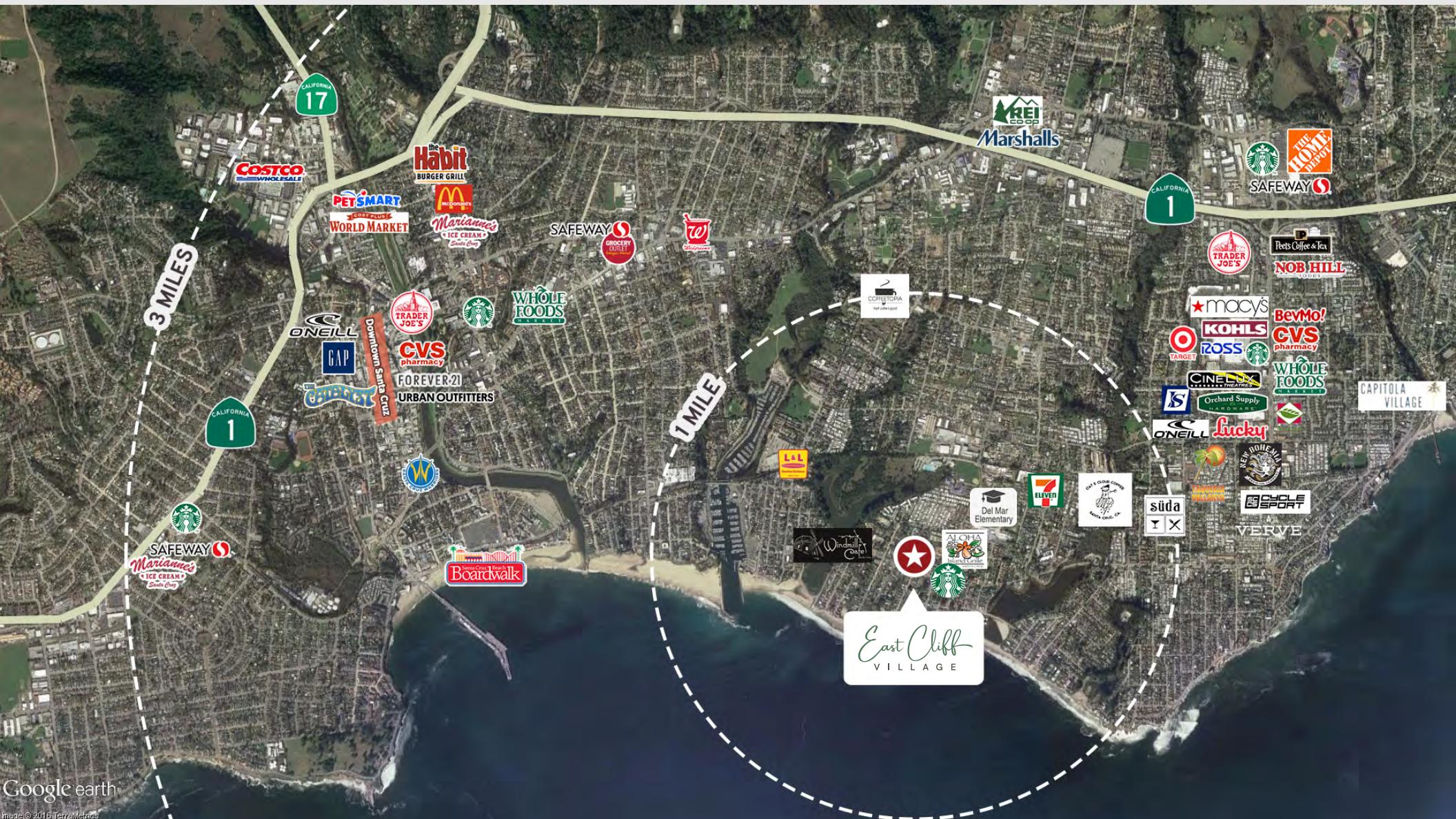


DAYTIME POPULATION

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

East Cliff VILLAGE

AERIAL MAP





FOR LEASING INQUIRIES, PLEASE CONTACT:

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VILLAGE

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