



THE
Grove
EAST CLIFF VILLAGE

21151 - 21521 East Cliff Drive
SANTA CRUZ, CA 95062

PC INC **PRIME COMMERCIAL**
INCORPORATED

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

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

Notable tenants include:
Dollar Tree (Anchor)
Balefire Brewing Company & Beer Garden

Currently undergoing facade upgrades



AVAILABLE

Medical/Childcare, Retail, & Restaurant
Opportunities Available

Spaces available from 1,000 SF - 9,250 SF

9,250 SF PAD (Former Medical Center)
With over 10,000 SF outdoor yard area - excellent
for child care playground or garden

1,558 SF Restaurant with outdoor patio

Multiple In-Line Retail Units



PRICING

Retail: \$2.00 - \$2.50 / SF + NNN \$0.55
Restaurant: \$2.50 / SF + NNN \$0.55

Medical PAD: \$1.60 / SF + NNN \$0.55

Availability

MEDICAL BUILDING

SIZE: 9,270 SF PAD Building
w/ 10,000 ± SF Outdoor Area

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

2ND GEN RESTAURANT

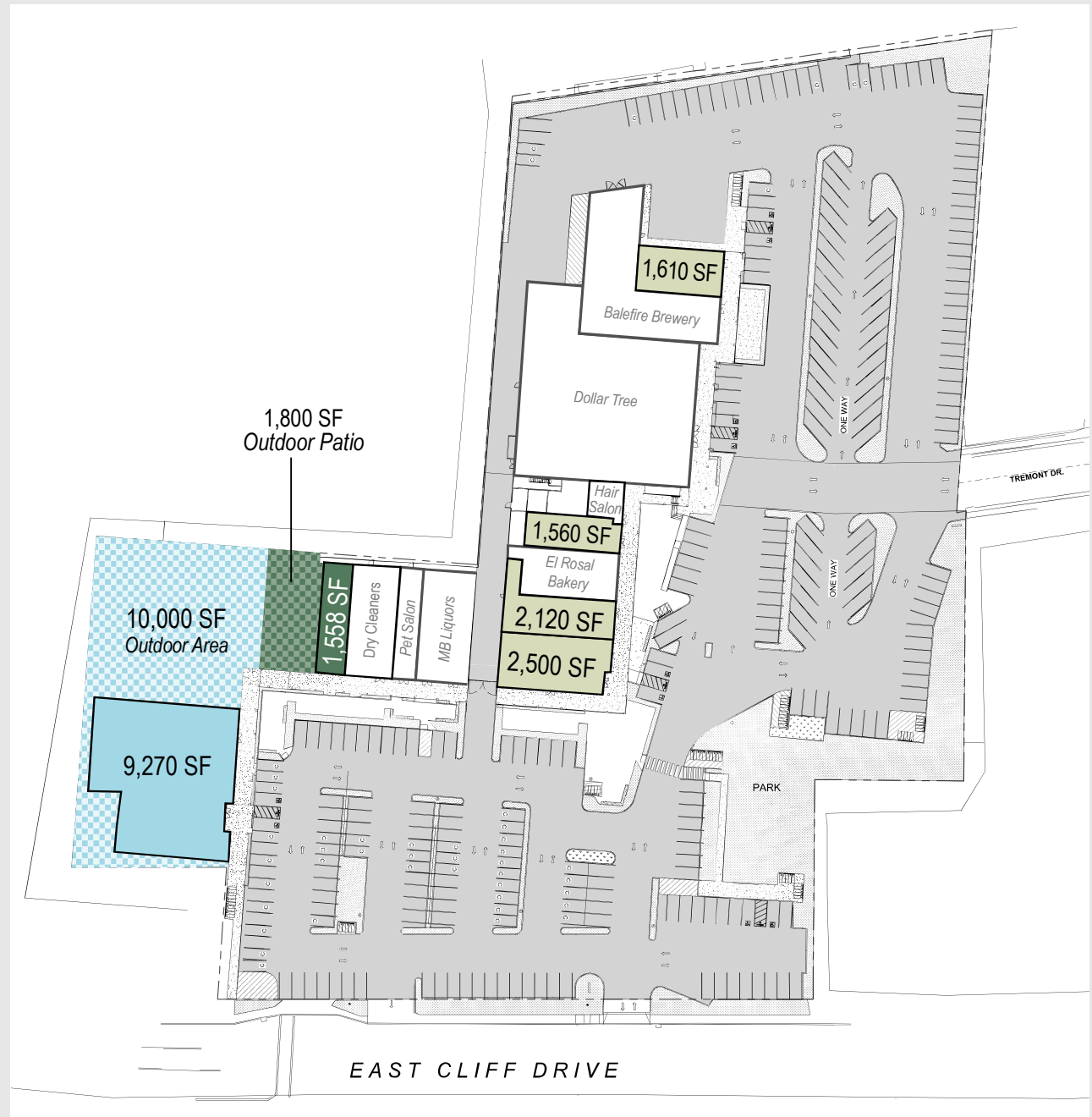
SIZE: 1,558 SF Corner Unit
w/ 1,800 ± SF Outdoor Patio

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

IN- LINE RETAIL

SIZE: 1,560 SF
1,610 SF
2,120 SF
2,500 SF - 2nd Gen Yoga Studio

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



Medical Building

ADDRESS

21507 East Cliff Drive

SIZE

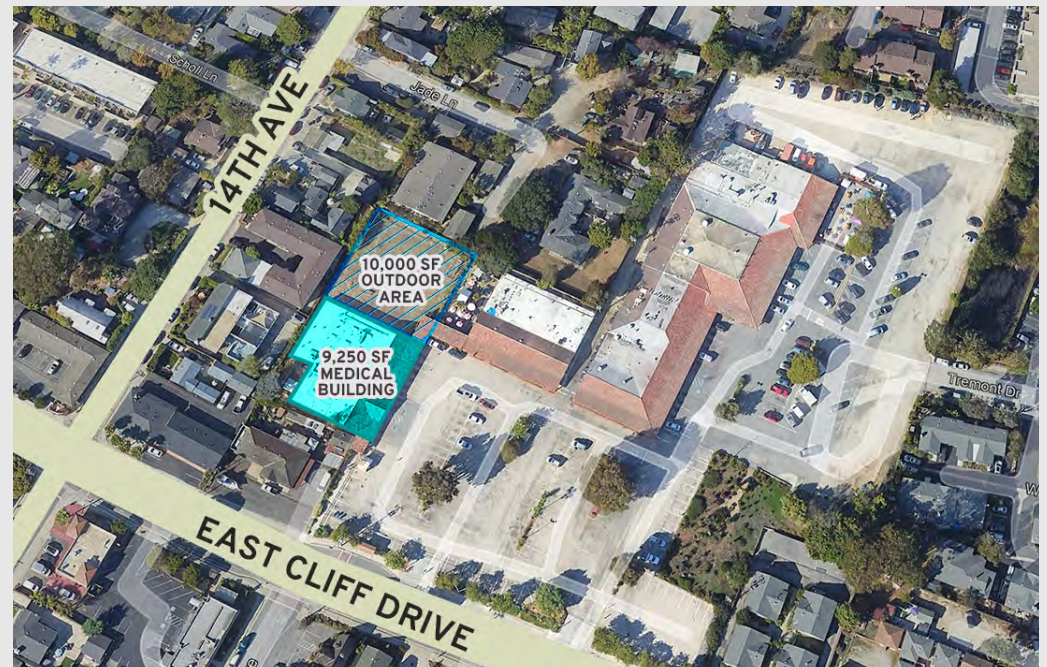
9,270 SF - PAD Building
Attached 10,000± SF Outdoor Area

PRICING

\$1.60 / SF + NNN 0.55

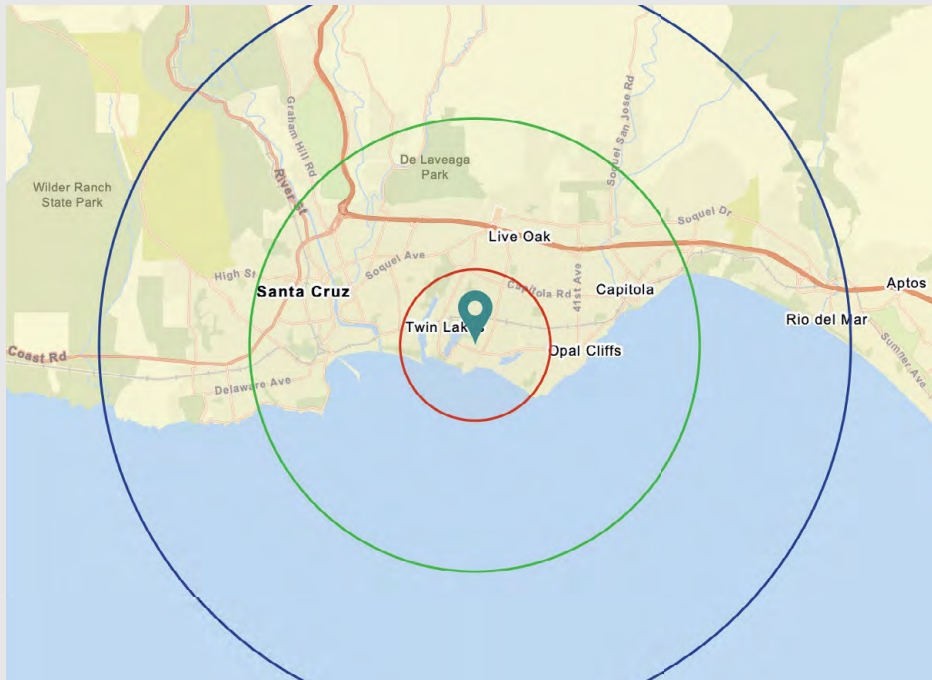
PROPERTY HIGHLIGHTS

- Built-Out as Health Center
(Former East Cliff Family Health Center)
- Multiple private treatment rooms
- Lobby & Receptionist Area
- Attached Outdoor Area
Perfect for potential playground or garden use
- Currently undergoing exterior remodeling

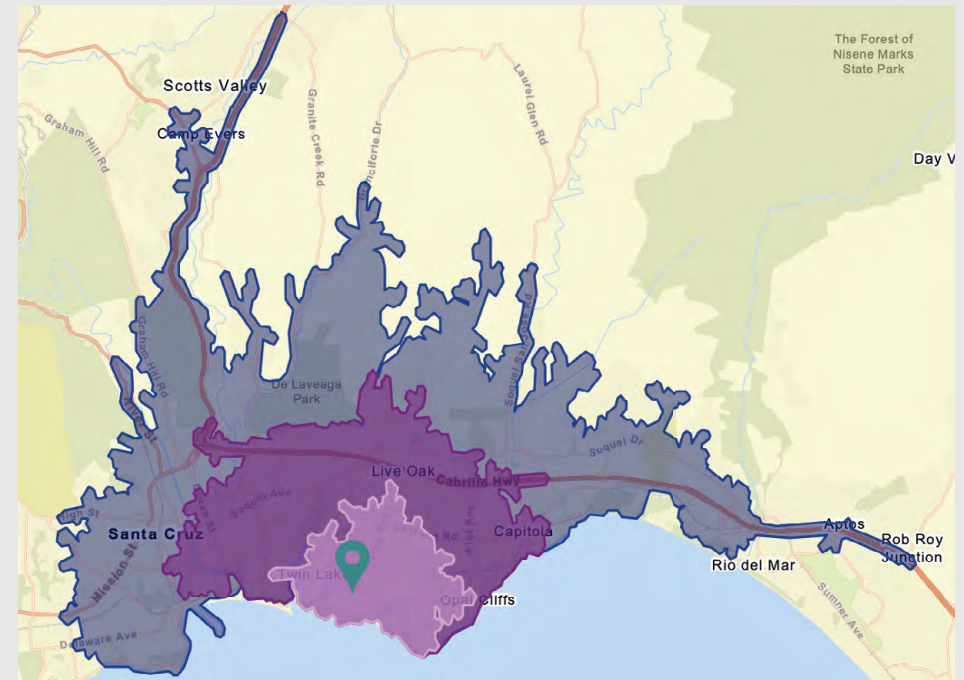




Distance: 1 Mile - 3 Miles - 5 Miles



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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