



THE
Grove
ON EAST CLIFF

PREMIER RETAIL OPPORTUNITY
1151-1521 East Cliff Drive, Santa Cruz, CA



PROPERTY INFORMATION

Approx. 46,000 square foot neighborhood shopping center

Spaces ranging from approx. 1,000 SF - 13,000 SF

Approx. 13,000 SF Anchor Opportunity

Approx. 9,270 SF PAD with over 10,000 SF yard area,

excellent for child care or garden center

Ample parking: 8/1000 parking ratio

Located within desirable East Cliff neighborhood of Santa Cruz

Excellent demographics in an affluent area

Approx. 10,839 daytime population

Walk score of 63

Upgrade Planned

Anticipated 1st Quarter 2024

Space available with 10,000 SF yard area, desirable
for a daycare or garden center

New monument, directional and signage program



AREA HIGHLIGHTS

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

Iconic Live Oak Farmers Market location



SPACE DETAILS

7 retail / restaurant spaces available

Approx. 500 - 15,000 SF

LOCATION

21511 East Cliff Drive
Santa Cruz, CA



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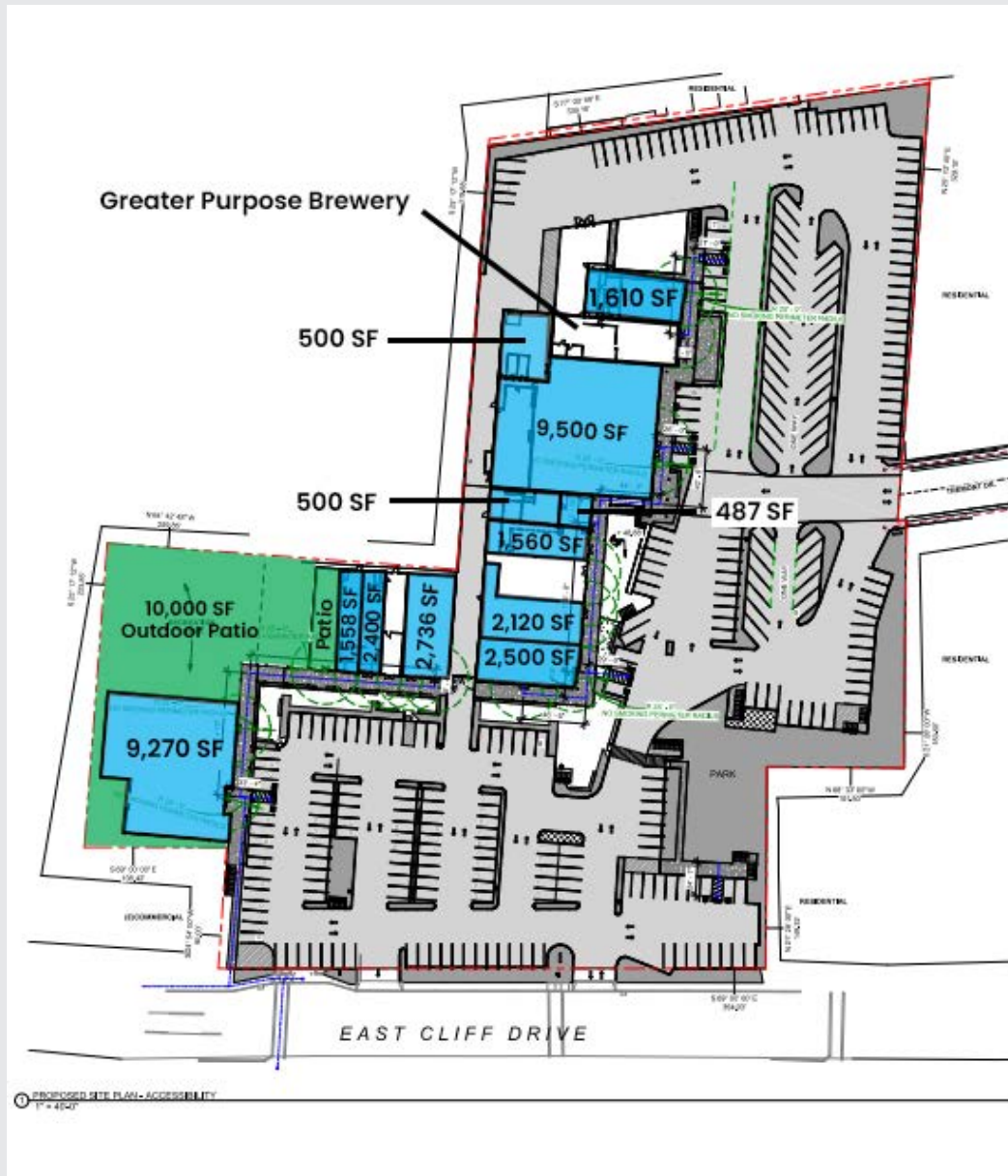
PROPERTY SITE

EAST CLIFF DRIVE (ADT 15,784)

17th AVENUE



- 1 New monument signage
- 2 New roof as needed
- 3 Corner patio addition
- 4 Recess patio area addition

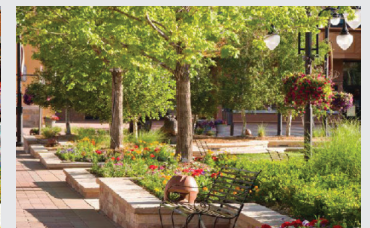
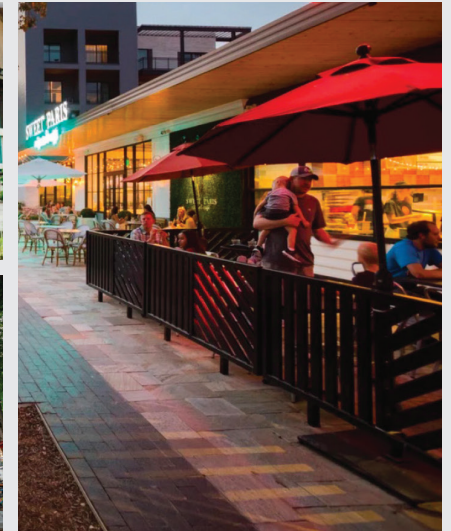
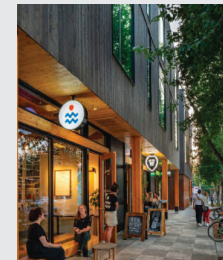
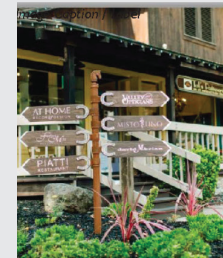


Beer garden

Outdoor dining and lounge

Entry plaza

Attached outdoor area (10,000 SF)
for Daycare or Garden Center



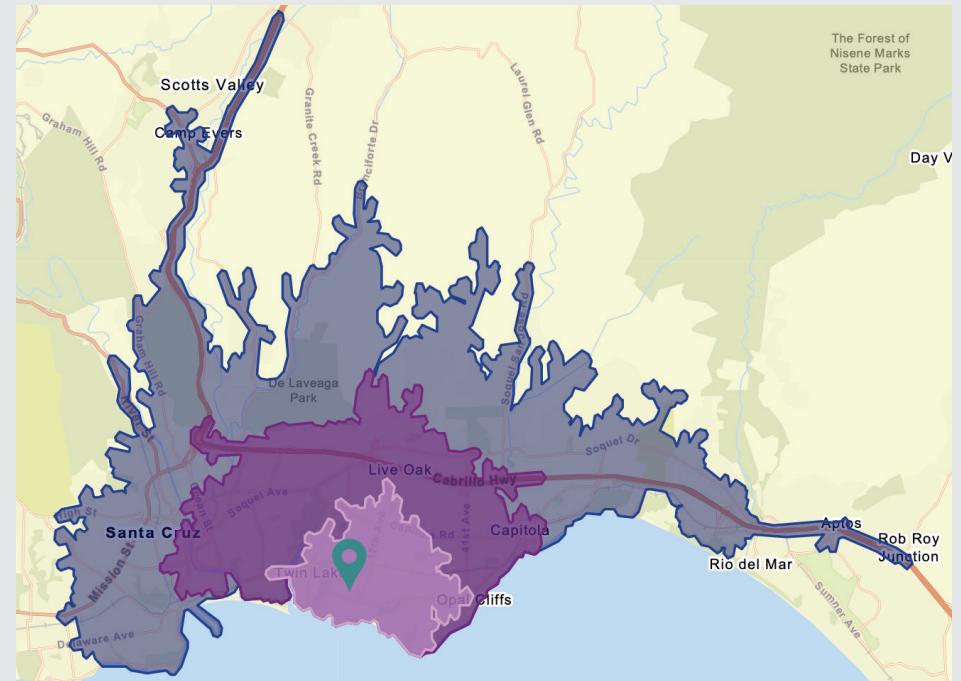
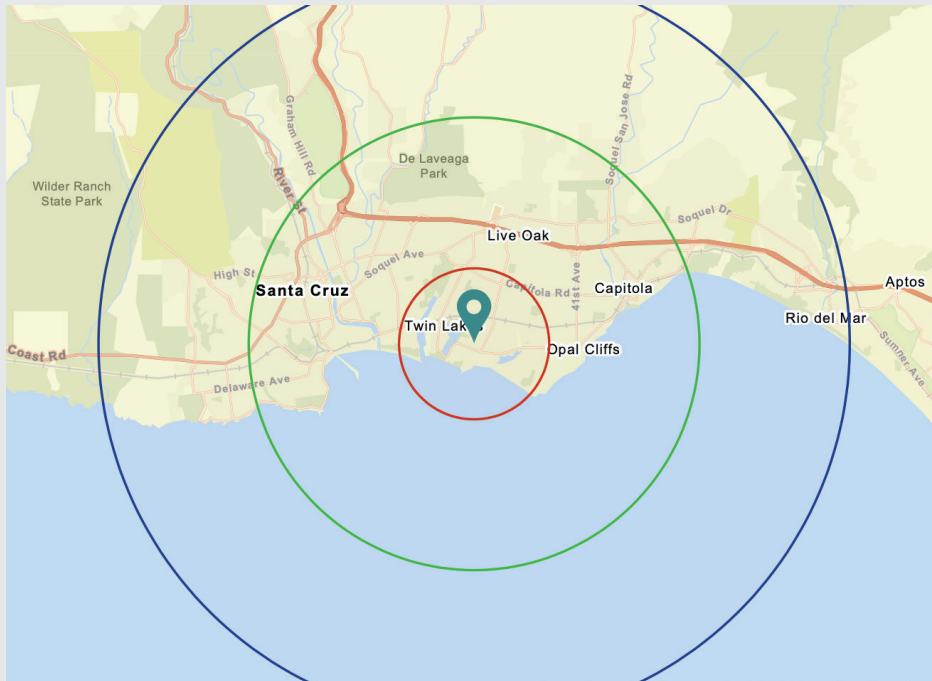
PROPOSED REMODELS

Outdoor dining and lounge **ABOVE**

Beer garden **BELOW**







TRAFFIC COUNTS

Cars per day	
East Cliff Drive	15,784
17th Ave	7,800



AVERAGE HHI*

1 Mile	\$130,493
3 Miles	\$131,08
5 Miles	\$140,022



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





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