

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

COMPLETE REMODEL PLANNED

Delivery anticipated 1st Quarter 2024

New beer garden, Inviting community gathering plaza
with outdoor dining areas throughout

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

Delivered in vanilla shell condition

LOCATION

21511 East Cliff Drive
Santa Cruz, CA



17th AVENUE

EAST CLIFF DRIVE (ADT 15,784)

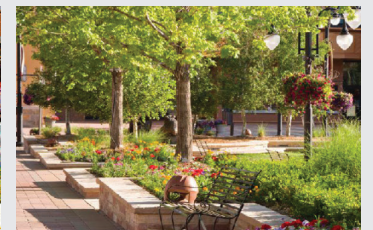
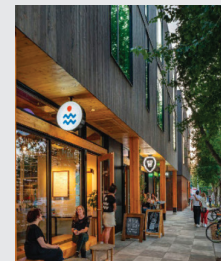
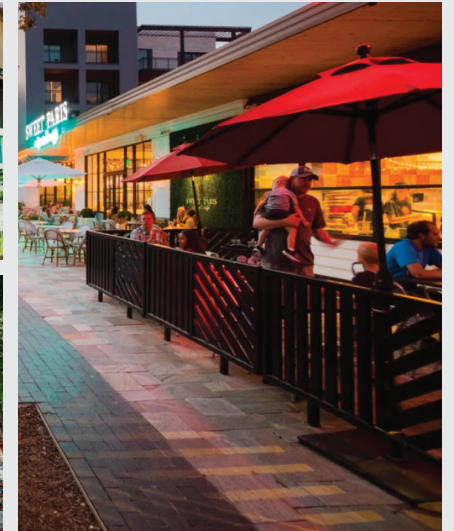
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PROPERTY SITE



- 1 New monument signage and realigned vehicle entry
- 2 Roofing replaced with wood trellis
- 3 West patio improvements
- 4 Corner patio addition
- 5 Parapet and roofing element additions
- 6 Recess patio area addition
- 7 North patio addition
- 8 Beer garden improvements
- 9 Redesigned parking layout and circulation with the addition of landscape and outdoor patio spaces



- 1 Beer garden
- 2 Outdoor dining and lounge
- 3 Entry plaza
- 4 Attached outdoor area (10,000 SF) for Daycare or Garden Center



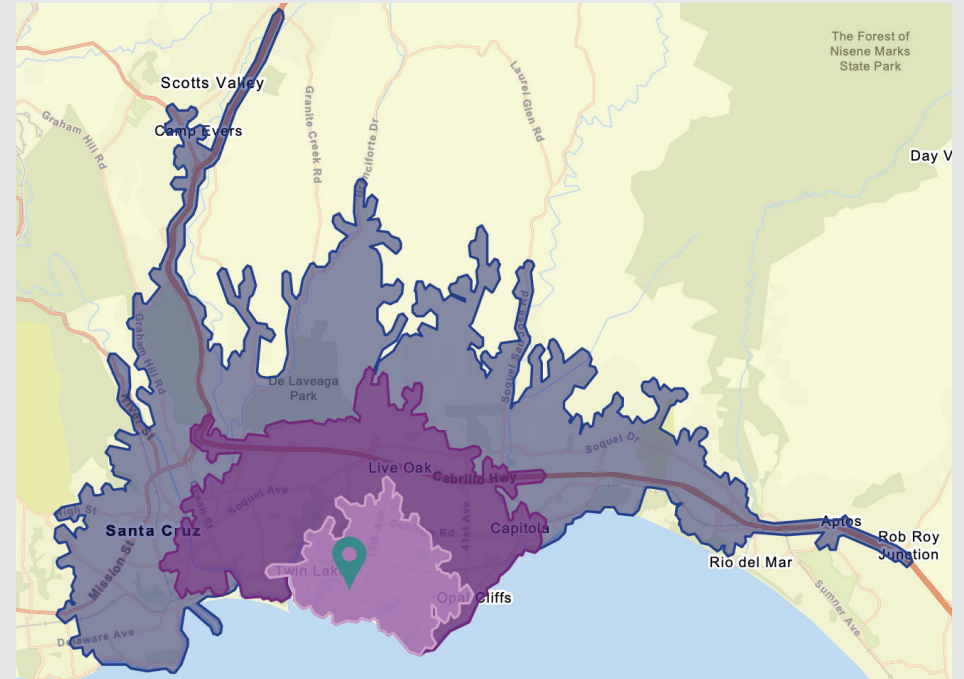
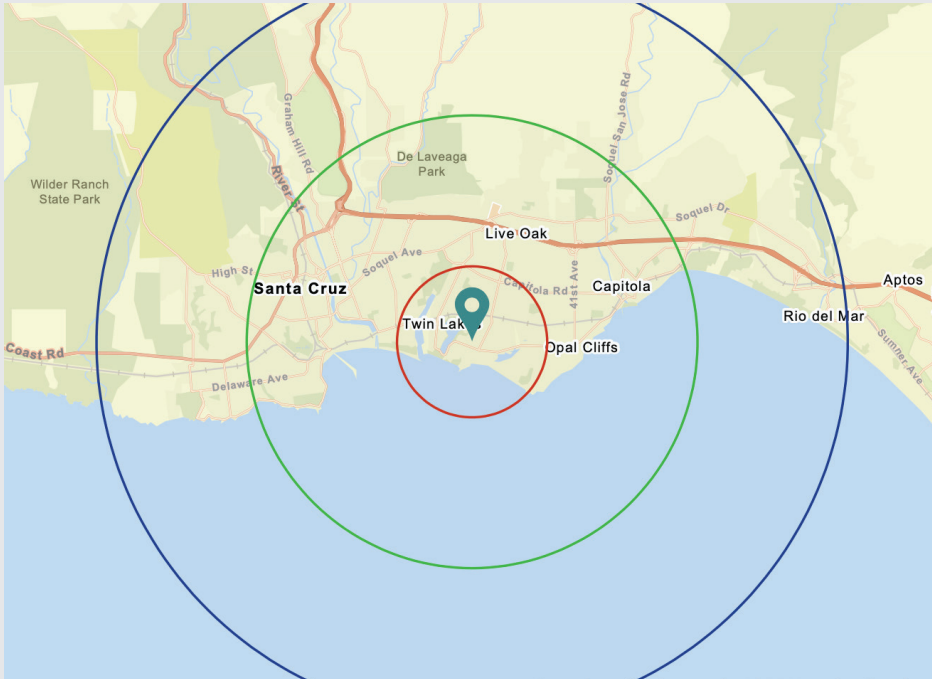
PROPOSED REMODELS

Outdoor dining and lounge **ABOVE**

Beer garden **BELOW**







TRAFFIC COUNTS

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



AVERAGE HHI*
 *Household Income Index

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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