

— PHASE II —

APTOS

VILLAGE

Construction Complete: Q2 2025





Welcome to Aptos Village

PHASE II

Conveniently located on over 11.5 acres fronting Soquel Drive, in the beautiful coastal town of Aptos within Santa Cruz County in Northern California. The Aptos Village serves as the community hub with over 65,000 square feet of first class retail anchored by a 17,000 square foot gourmet New Leaf Market, 69 upscale residential units, and over 8,000 square feet of executive office suites clustered around a new community Village Green. Carefully planned with broad sidewalks, a community green, bicycle parking and convenient car parking, the project is designed around the pedestrian. It's not just a place. It's the place to be, a place for residents and weekend warriors alike.

Phase II delivery is scheduled for 2nd quarter 2025. Come join us!



SET-UP SHOP

IN
APTOS VILLAGE

PROPERTY

Highlights

- › 15,330 SF - Brand New Ground Floor Retail/Restaurant Condos
 - › Shadow Anchored by New Leaf Market
- › 2nd Story Residential Condos above the Retail
- › Perfect for Investor or Owner/Operator
- › Affluent and Educated Coastal Community
- › Minutes to the Sandy Beaches of Aptos and Rio Del Mar
- › Pedestrian Friendly Town Square - High Walkability Score

Photos taken December 2024

PHASE II

Photo Gallery

› Delivery in Q2 2025



OVERVIEW

Site Plan

PHASE I

STATUS: COMPLETED

TOTAL RETAIL >65,000 SF

Including: New Leaf Market, Mentone (Manresa Bread), Penny Ice Creamery, and Cat & Cloud Coffee

TOTAL OFFICE >8,000 SF

Residential 55 Units

PHASE II

STATUS: Delivery in Q2 2025

TOTAL RETAIL 15,330 SF

Ground Floor Retail Units with
Residential Units Above

Residential 14 Units

2nd Story Residential Condominiums
Above Ground Floor Retail



PHASE I

AVAILABILITY

Phase II

BUILDING 1 Restaurant	1,784 SF
BUILDING 2A Retail	2,039 SF *Divisible*
BUILDING 2B Retail	2,180 SF *Divisible*
BUILDING 2C Retail	2,039 SF *Divisible*
BUILDING 8A Retail	2,976 SF *Divisible*
BUILDING 8B Retail	2,199 SF *Divisible*
BUILDING 8C Retail	2,182 SF *Divisible*



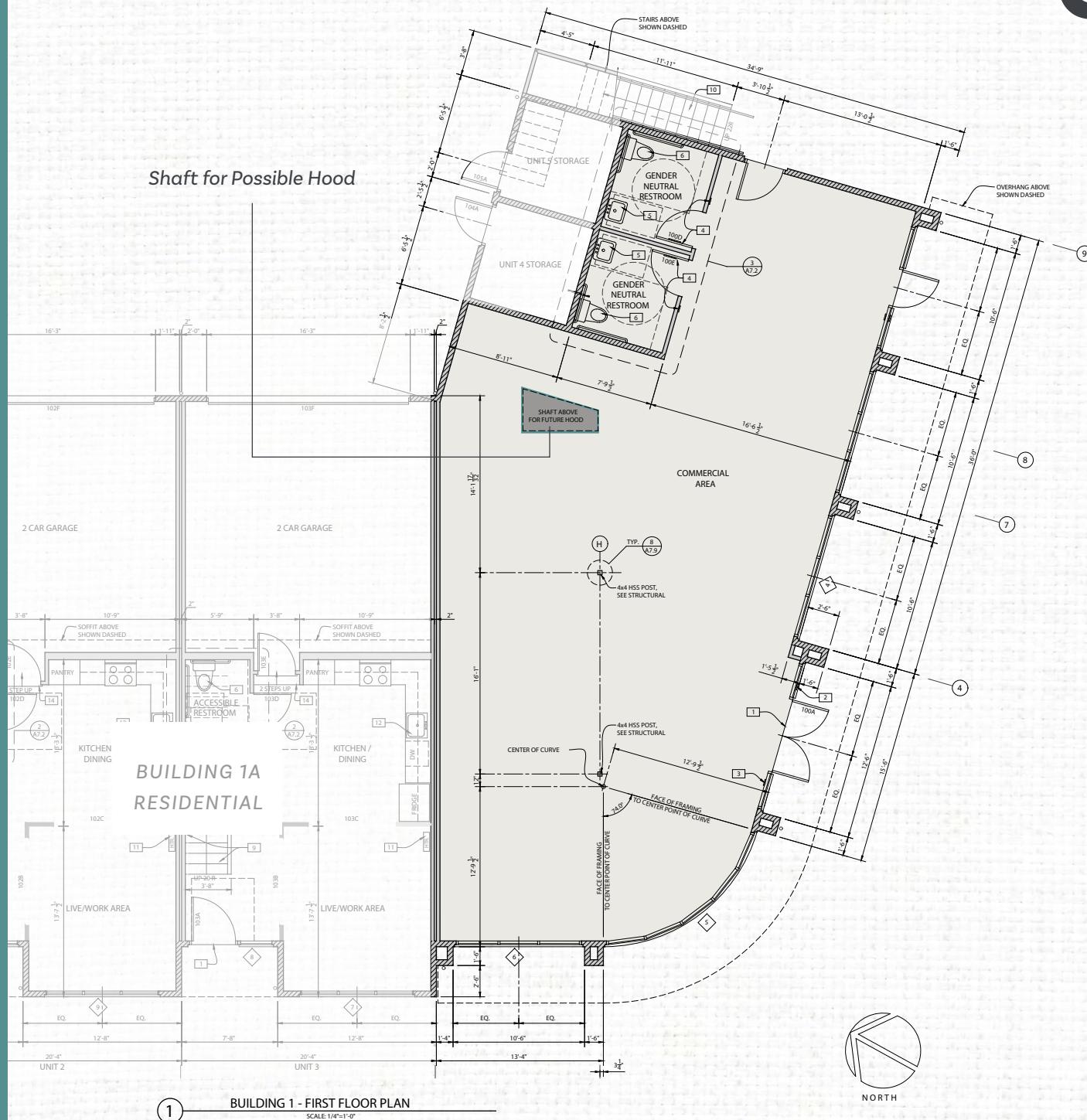
PHASE II SITE PLAN (CLOSE UP)

BUILDING 1B

±1,784 SF

FEATURES:

- Prime Restaurant Use
- Corner Identity
- Ground Floor Commercial
- (2) Restrooms
- Shaft for Possible Hood
- Great Window Line & Visibility

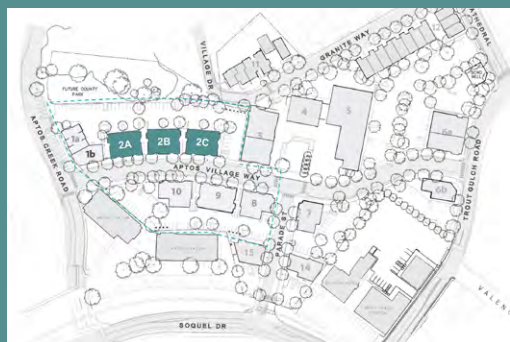
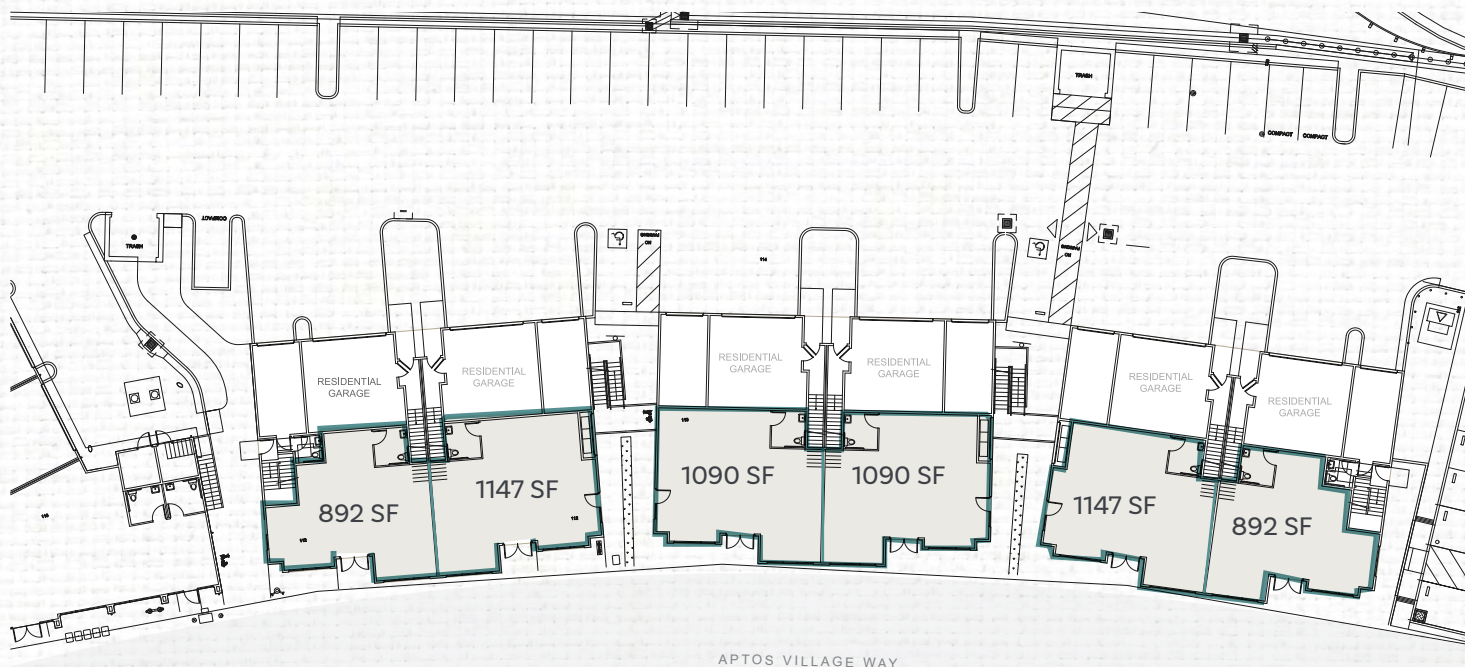


BUILDING 2

Available

FEATURES:

- Retail Use
- Ground Floor Commercial under 2nd Story Residential
- Restrooms
- Divisible
- Targeted Uses: jewelry, florist, clothing boutique, etc...



BUILDING 2A

±2,039 SF Total

Divisible to ±892 SF

BUILDING 2B

±2,180 SF Total

Divisible to ±1090 SF

BUILDING 2C

±2,039 SF Total

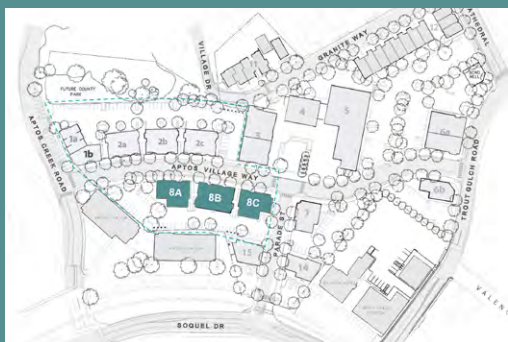
Divisible to ±892 SF

BUILDING 8

Available

FEATURES:

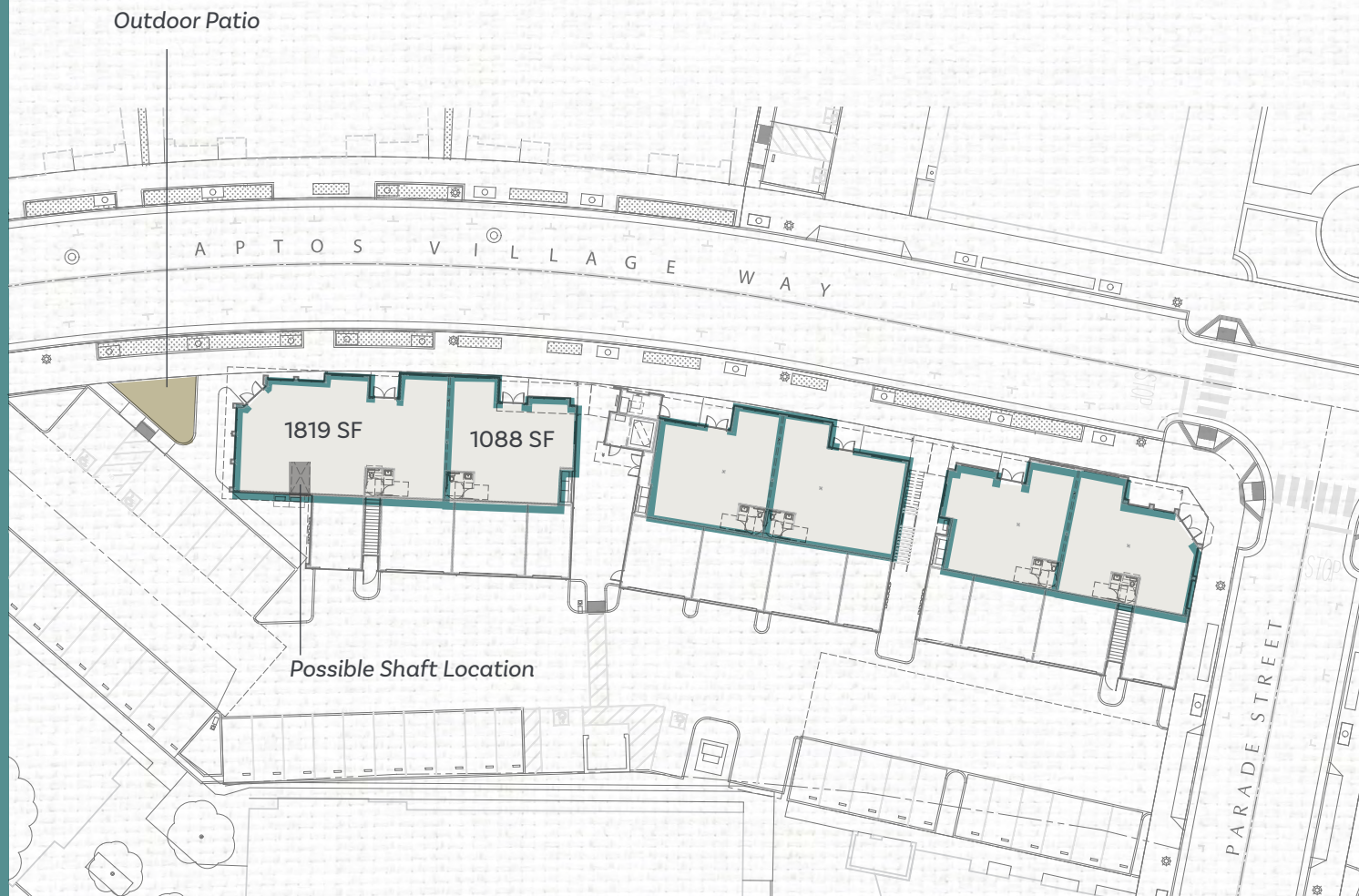
- Retail Use
- Restaurant Shaft Possible (Building 8A ONLY)
- Ground Floor Commercial under 2nd Story Residential
- Restrooms
- Divisible



PRIME COMMERCIAL, INC.

COMMERCIAL LEASING BROCHURE

8



BUILDING 8A

±2,976 SF Total

Divisible to ±1088 SF

Restaurant Possible

BUILDING 8B

±2,199 SF Total

Divisible

BUILDING 8C

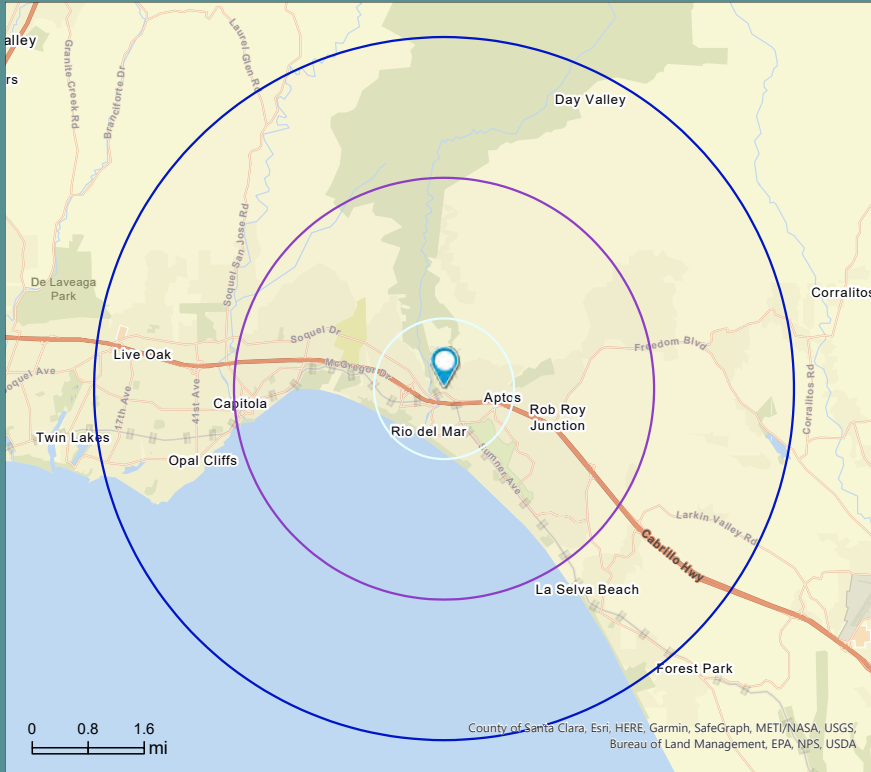
±2,182 SF Total

Divisible

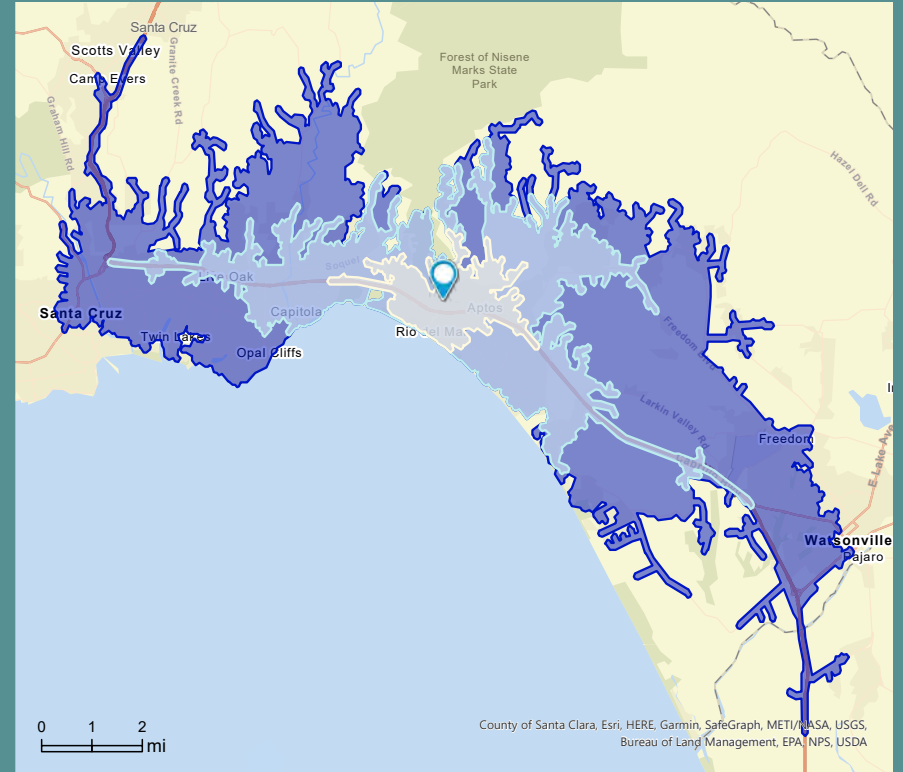
NEARBY MARKET

Aerial Map





1, 3, 5 Mile Radius



5, 10, 15 Minute Drive Time

MARKET Profile

TRAFFIC COUNTS:

Aptos Creek Road	2,676 ADT
Valencia Street	10,174 ADT
Soquel Road	21,509 ADT
State Route 1	876,000 ADT

DEMOGRAPHICS

Source: esri 2024

By Distance	1 Mile	3 Miles	5 Miles
Total Population	8,884	31,725	71,630
Avg. Household Income	\$176,942	\$172,291	\$159,262
Daytime Population	3,406	13,122	67,047

By Drive Time	5 Minutes	10 Minutes	15 Minutes
Total Population	8,455	38,881	126,958
Avg. Household Income	\$167,163	\$161,786	\$148,404
Daytime Population	7,685	43,215	132,896



www.theaptosvillage.com

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