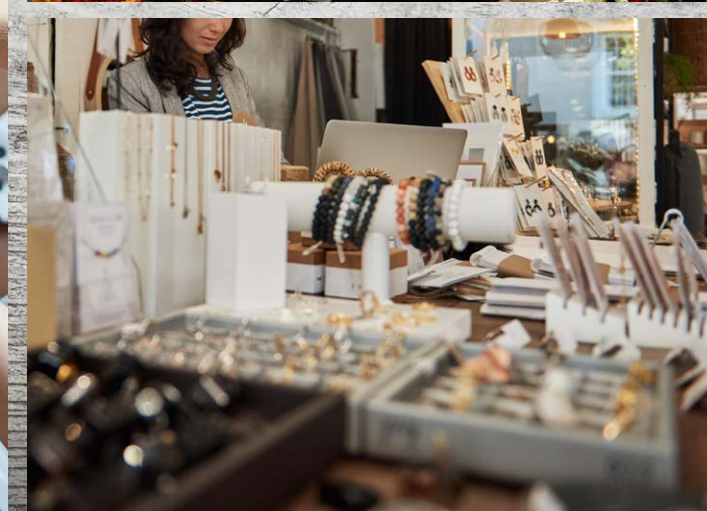


— PHASE II —

APTOS

V I L L A G E

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 and fronting the entrance of The Forest of Nisene Marks State Park, 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

LEASE PRICE › \$4.00 per square foot + NNN \$1.08

SALE PRICE › \$750 per square foot

Photos taken December 2024

PHASE II

Photo Gallery

› Delivery in Q2 2025



OVERVIEW

Site Plan

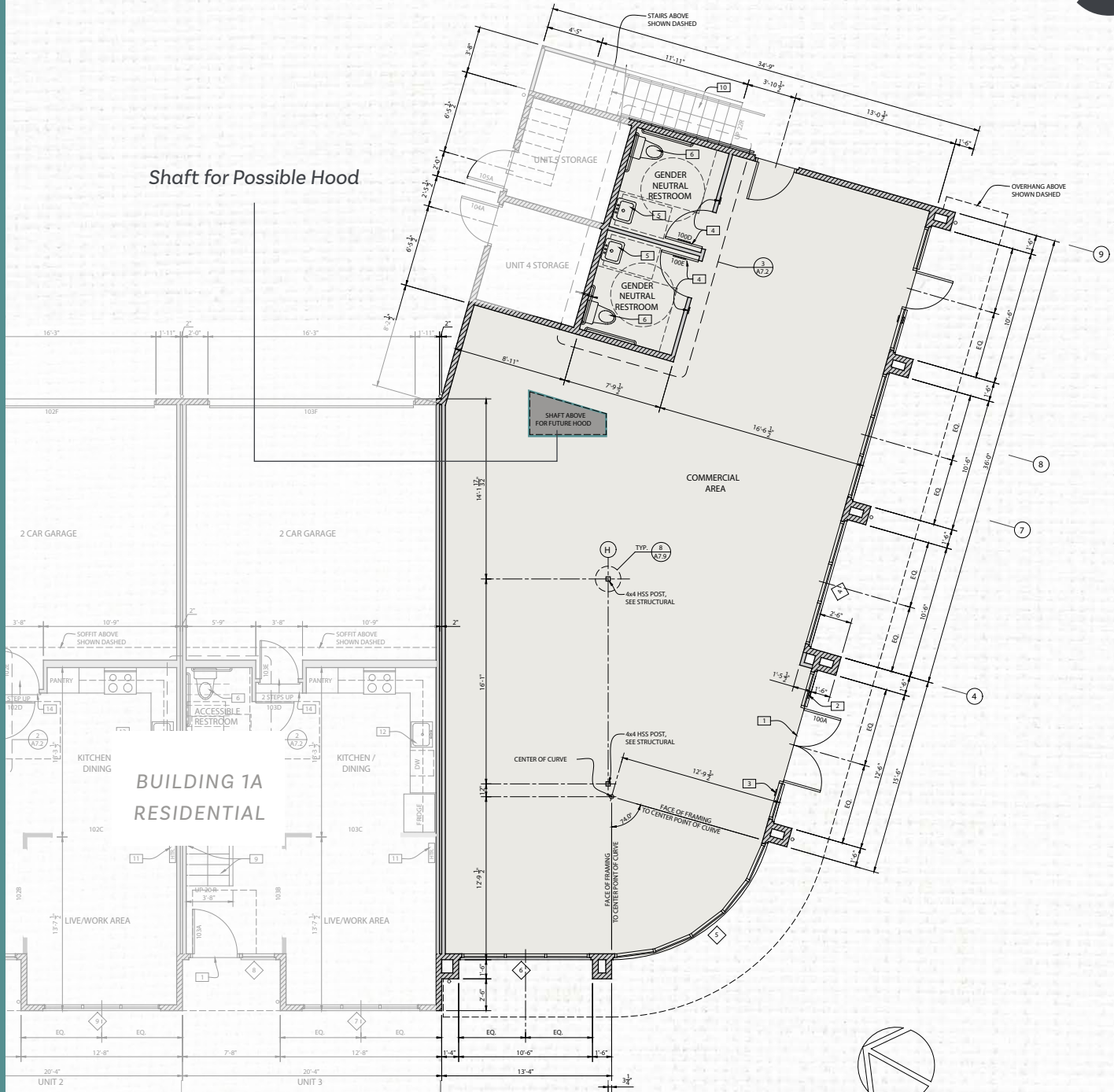
BUILDING 1B		
1B	AVAILABLE	1784 SF
BUILDING 2A - 101 Aptos Way		
101	AVAILABLE	2039 SF
101 - A	Retail	892 SF
101 - B	Retail	999 SF
BUILDING 2B - 113 Aptos Way		
113	AVAILABLE	2180 SF
113 - A	Retail	1052 SF
113 - B	Retail	999 SF
BUILDING 2C - 123 Aptos Way		
123	AVAILABLE	2039 SF
123 - A	Retail	999 SF
123 - B	Retail	892 SF
BUILDING 3 - 141 Aptos Way		
Ste.1	AVAILABLE - Restaurant	3055 SF
Ste.2	Penny Ice Cream	
BUILDING 4 - 151 Aptos Way		
Ste. 306	Beauty Lounge MediSpa	
Ste. 307	AVAILABLE - Office	1119 SF
Ste. 308	Edward Jones	
BUILDING 5 - 161 Aptos Way		
161	New Leaf Market	
BUILDING 6 - 171 Aptos Way		
Ste.1	Santa Cruz County Sheriff	
Ste.2	AVAILABLE - Retail	3,348 SF
BUILDING 6B - 174 Aptos Way		
174	Mentone	
BUILDING 7 - 154 Aptos Way		
154	SockShop & Shoe Co.	
154 - C1	Sante Arcangeli Wines	
BUILDING 8A - 102 Aptos Way		
102	TOTAL AVAILABLE	2976 SF
102 - A	Retail/Restaurant	1819 SF
102 - B	Retail	1031 SF
BUILDING 8B - 114 Aptos Way		
114	TOTAL AVAILABLE	2199 SF
114 - A	Retail	878 SF
114 - B	Retail	1086 SF
BUILDING 8C - 102 Aptos Way		
102	TOTAL AVAILABLE	2182 SF
102 - A	Retail	1019 SF
102 - B	Retail	1037 SF



BUILDING 1B
±1,784 SF
 FOR LEASE OR SALE

FEATURES:

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



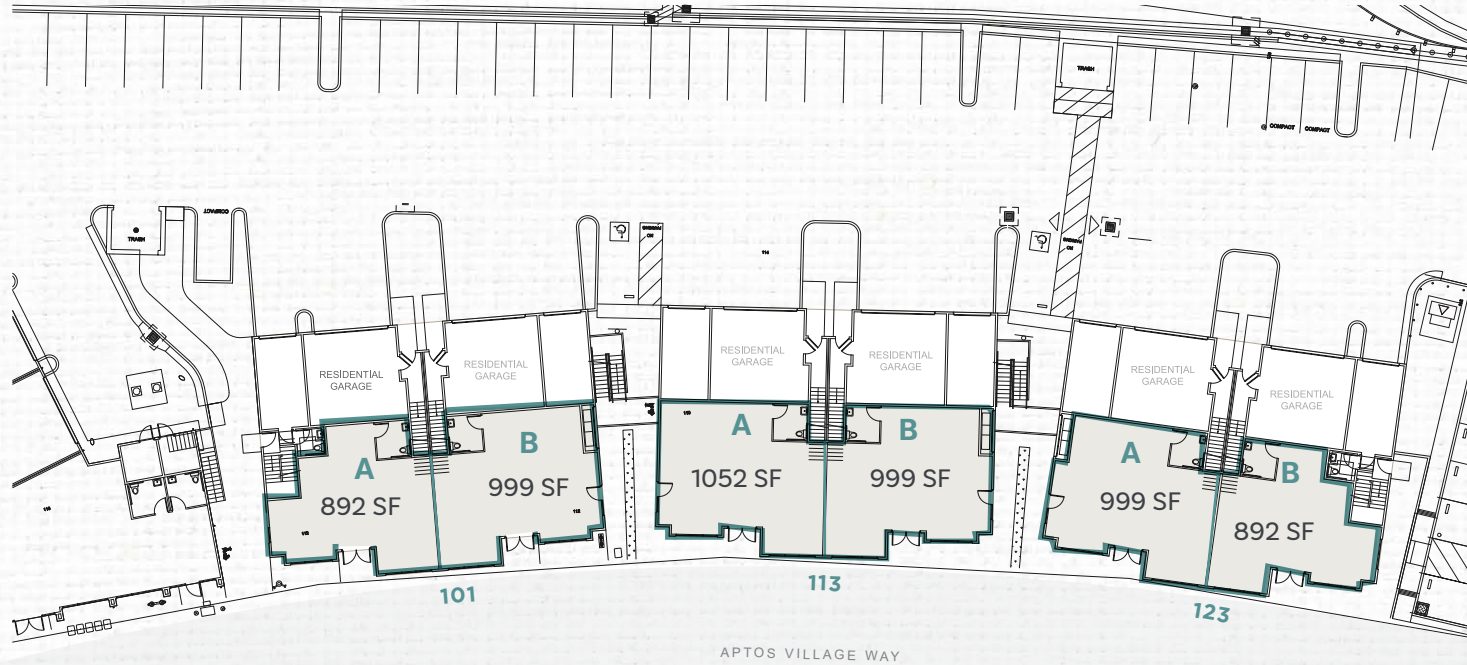
1 BUILDING 1 - FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



BUILDING 2A, 2B, 2C
Available
 FOR LEASE OR SALE

FEATURES:

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



BUILDING 2A
 101 APTOS VILLAGE WAY

±2,039 SF Total

Divisible

Suite A: 892 SF
 Suite B: 999 SF

BUILDING 2B
 113 APTOS VILLAGE WAY

±2,180 SF Total

Divisible

Suite A: 1052 SF
 Suite B: 999 SF

BUILDING 2C
 123 APTOS VILLAGE WAY

±2,039 SF Total

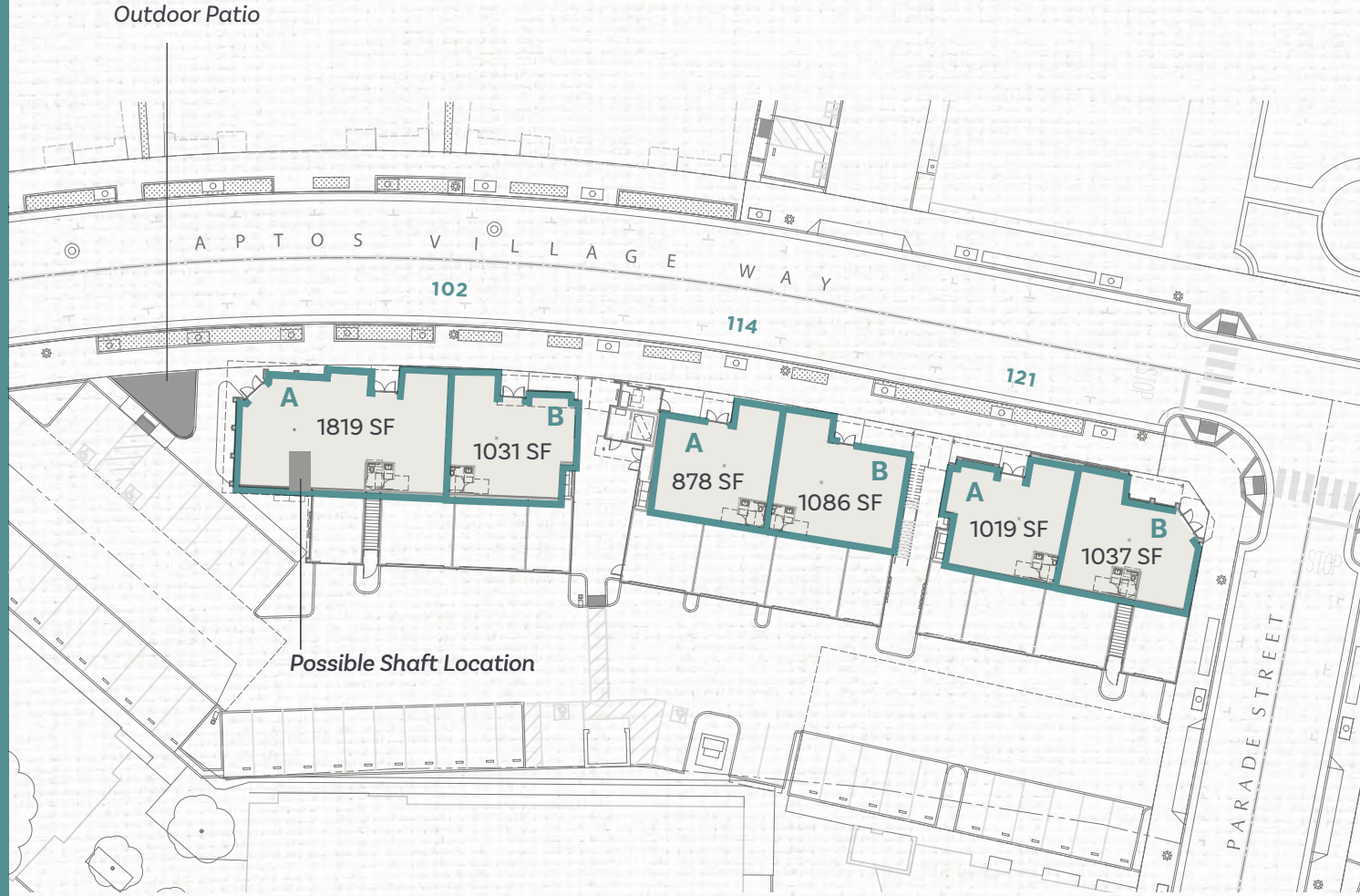
Divisible

Suite A: 999 SF
 Suite B: 892 SF

BUILDING 8A, 8B, 8C
Available
 FOR LEASE OR SALE

FEATURES:

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



BUILDING 8A
 102 APTOS VILLAGE WAY

±2,976 SF Total

Divisible

Suite A: 1819 SF **
 Suite B: 1031 SF

BUILDING 8B
 114 APTOS VILLAGE WAY

±2,199 SF Total

Divisible

Suite A: 878 SF
 Suite B: 1086 SF

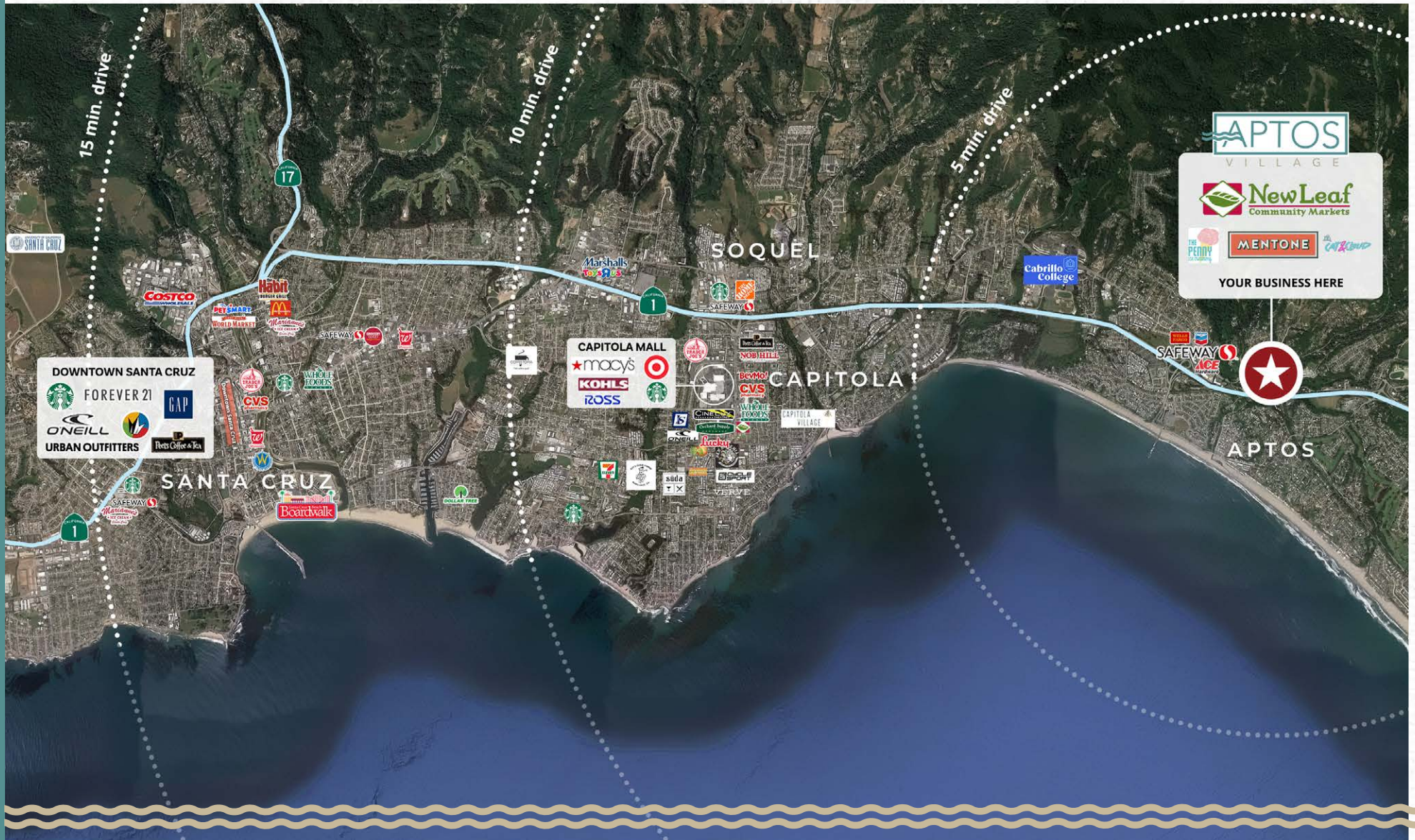
BUILDING 8C
 121 APTOS VILLAGE WAY

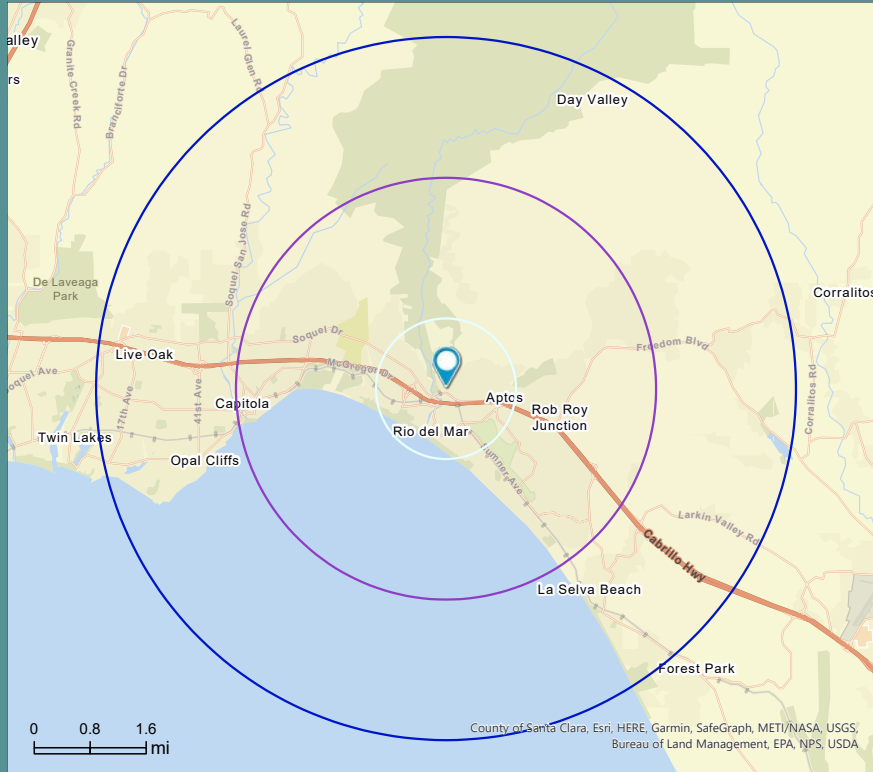
±2,182 SF Total

Divisible

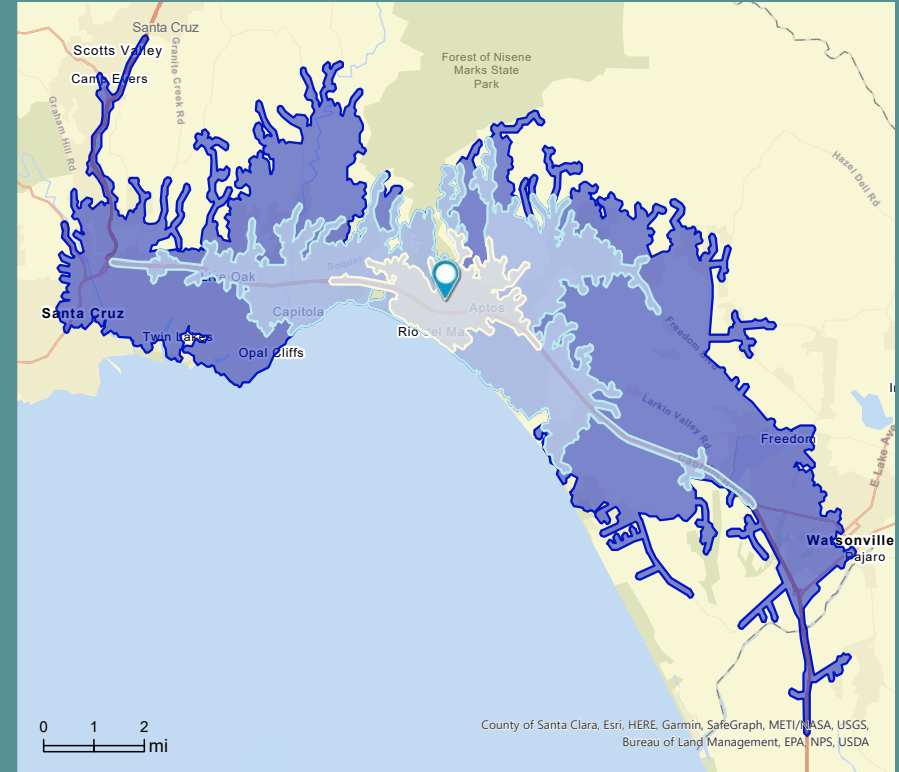
Suite A: 1019 SF
 Suite B: 1037 SF

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



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