

DELAWARE
ADDITION

SHOP



LIVE



300 INGALLS ALLEY, SANTA CRUZ, CA

±5,000 SF RETAIL

COMING SOON 2026



PLAY



STUDY



EAT

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PRIME COMMERCIAL
INCORPORATED

PALISADE
BUILDERS, INC.

RETAIL LEASING OPPORTUNITY

The Delaware Addition | Santa Cruz, California

Delivering 2026

After years of visioning and community engagement, **The Delaware Addition** is becoming reality on Santa Cruz's iconic Westside. Currently under construction, the project will bring together modern housing, creative commercial uses, and a limited collection of ground-floor retail spaces in one of the region's most walkable and desirable corridors. With over 160 new homes – including student housing through a first-of-its-kind partnership with UC Santa Cruz – this is a place where community, commerce, and lifestyle intersect.

At its ground level, a curated mix of neighborhood-serving retail, wellness, and food concepts will anchor a daily rhythm of connection. Whether it's coffee before class, a post-surf meal, or a gathering spot for locals and researchers alike, retail at The Delaware Addition will help shape the social heart of this emerging neighborhood. **Now leasing for 2026.**



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THE DELAWARE ADDITION

HIGHLIGHTS

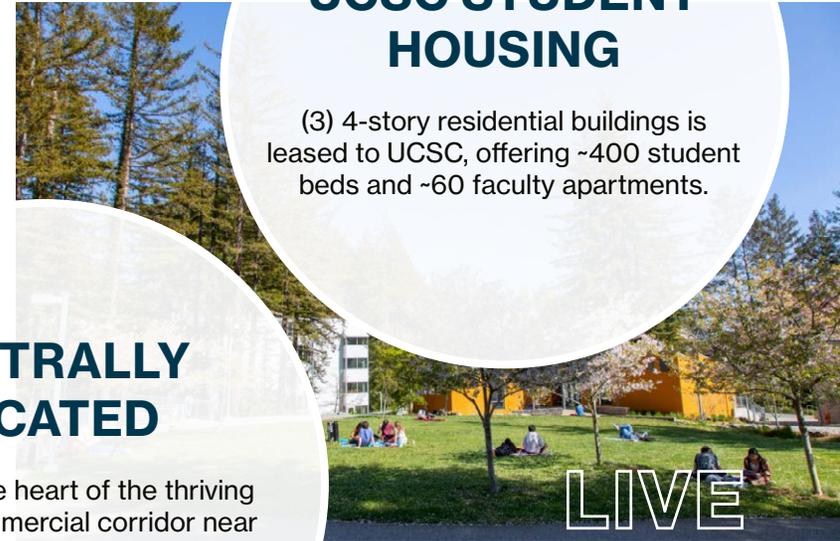


LIVE-WORK URBAN VILLAGE

Planned Mixed-Use Village featuring residential and commercial buildings with a focus on long-term community integration.

UCSC STUDENT HOUSING

(3) 4-story residential buildings is leased to UCSC, offering ~400 student beds and ~60 faculty apartments.



PEDESTRIAN & BIKER FRIENDLY

Located in Santa Cruz's Westside, this walkable site is a true biker's paradise, offering 217 bike stalls for residents and visitors

CENTRALLY LOCATED

Located in the heart of the thriving Westside commercial corridor near Swift Street Courtyard, Coastal Rail Trail, and UCSC transit connections and campus facilities

LIVE

OUTDOOR COURTYARD

Retail Plaza features a large central outdoor courtyard equipped with tables for dining, studying, and socializing

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THE DELAWARE ADDITION

SITE PLAN



**AVAILABLE 2026
RETAIL BUILDING 5**

UC SANTA CRUZ
Student Housing

Public Plaza & Outdoor
Dining Courtyard

INGALLS ALLEY

SWIFT STREET

**NONPROFITS
INSURANCE**
ALLIANCE OF CALIFORNIA
Part of Nonprofits Insurance Alliance (NIA)

Live/Work Condominiums

JANET ALLINGER DESIGN
ILLUSTRATION, DESIGN & FINE ART

Sinsational Smile
A smile so bright, it's sinful.

UC SANTA CRUZ | **Arts**
Institute of the Arts and Sciences

VENUS
SPIRITS

Live/Work Condominiums

CALETTI cycles
FRANS LANTING
STUDIO

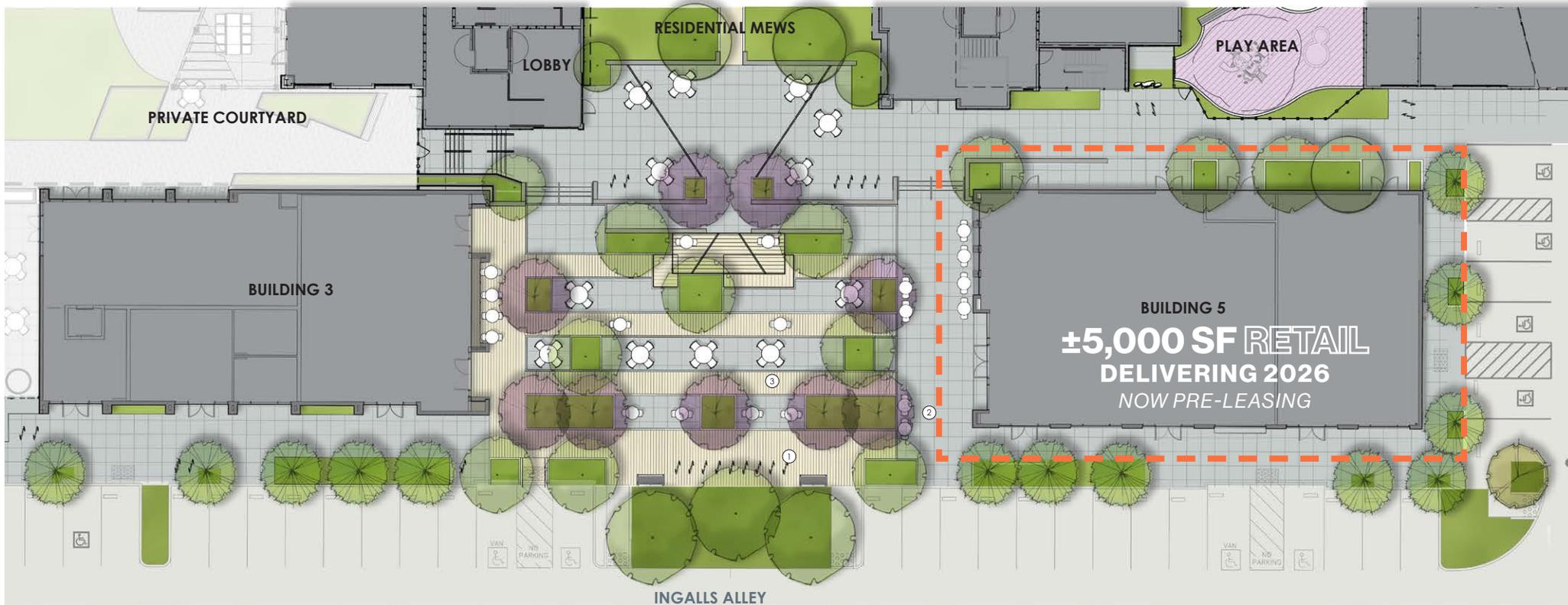
BUILDING 5
AVAILABLE RETAIL

PLANNED BUILDINGS
LIVE/WORK & COMMERCIAL

4-STORY RESIDENTIAL
STUDENT HOUSING

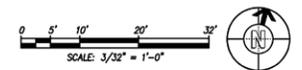
THE DELAWARE ADDITION

PLAZA PLAN



LEGEND

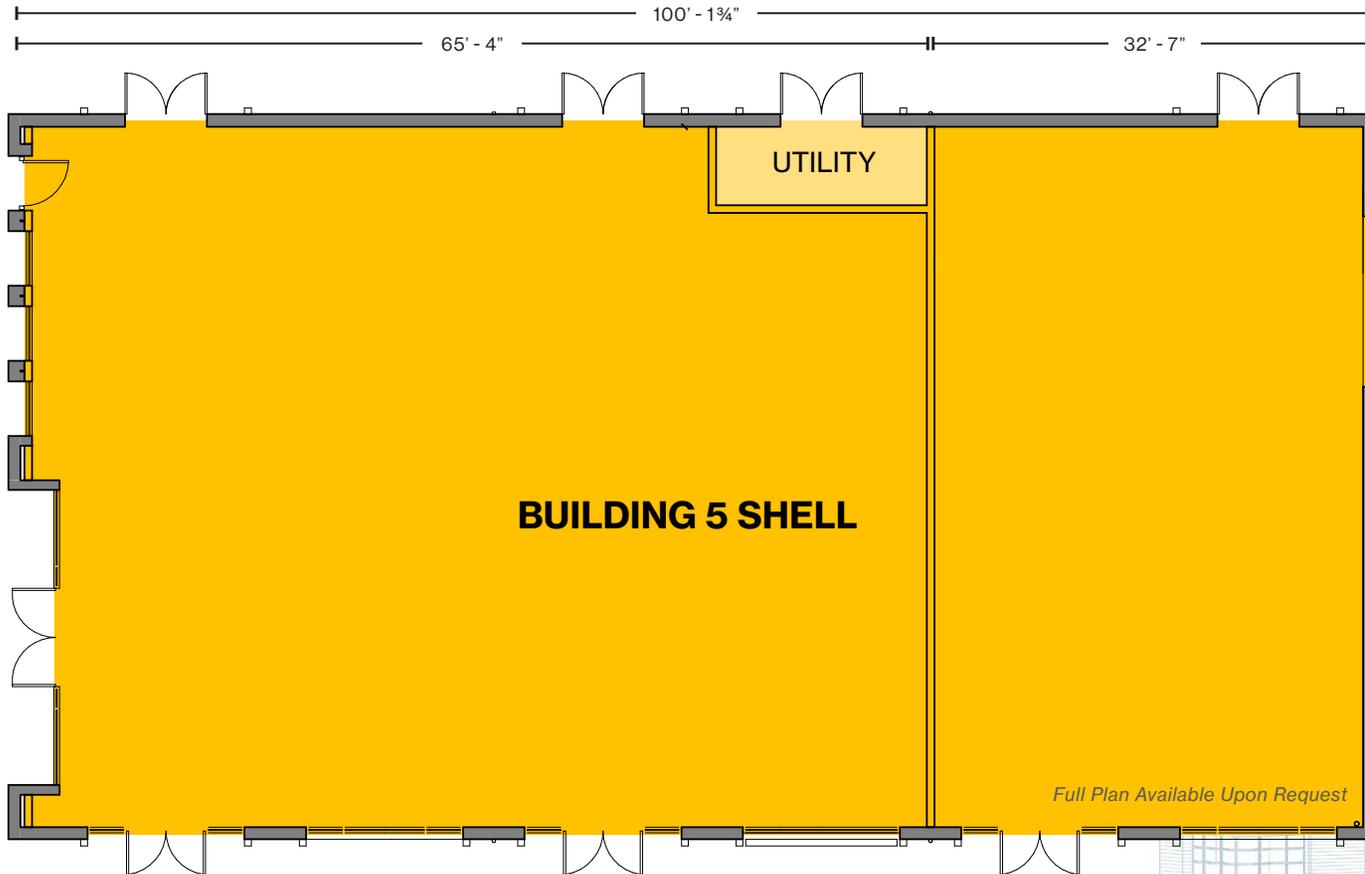
- ① BIKE RACKS, TYP
- ② CONCRETE PERMEABLE PAVING
- ③ CONCRETE PAVERS



THE DELAWARE ADDITION

BUILDING 5

BUILDING 5 - Single Story Commercial Building



±5,000 TOTAL SF *Divisible to 1,000 SF*

DELIVERING 2026

NOW PRE-LEASING

THE DELAWARE ADDITION

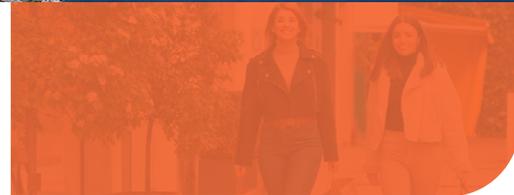
MARKET VIEW



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TRAFFIC COUNTS

Swift Street @ Grandview St.	18,500 ADT
Swift Street @ Ingalls St.	8,461 ADT
Delaware Avenue	4,044 ADT
Mission Street	24,100 ADT
State Route - 1	20,700 ADT



52,763

TOTAL POPULATION
Within 3 Miles

39,899

DAYTIME POPULATION
Within 3 Miles

\$151,044

AVG. HOUSE HOLD INCOME
Within 3 Miles

19,938

UCSC STUDENTS
Fall Enrollment 2024



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