

**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
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RETAIL LEASING OPPORTUNITY

Delaware Addition Expansion | Santa Cruz, California

Delivering 2026

Currently under construction, a path breaking apartment 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 and employee 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 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 Delaware Addition will help shape the social heart of this emerging neighborhood. **Now leasing for 2026.**



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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 leased to UCSC, offering ~400 student beds and ~60 employee apartments.

PEDESTRIAN & BIKER FRIENDLY

Located in Santa Cruz's Westside, this walkable site is a true biker's paradise, offering 217 bike stalls and multiple connections to the Rail Trail and city streets

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

OUTDOOR COURTYARD

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

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SITE PLAN



**DELAWARE
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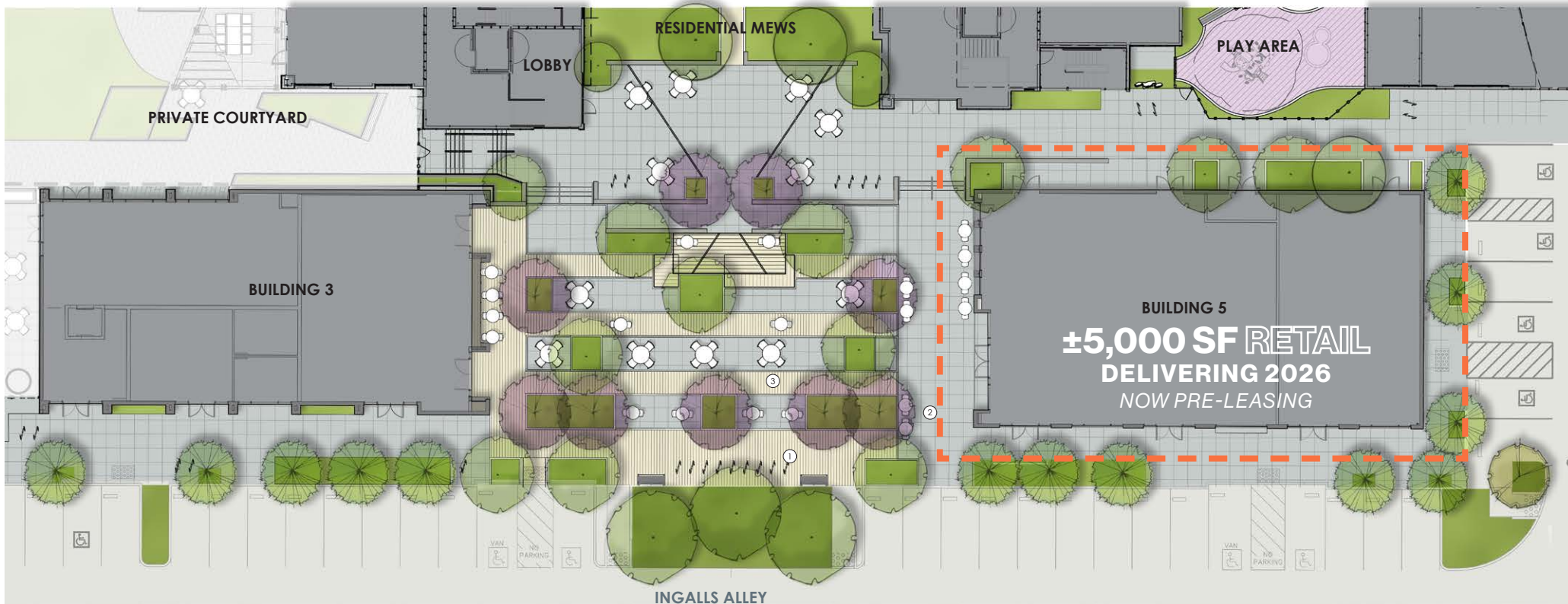


DELAWARE ADDITION

PLAZA PLAN

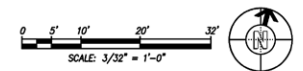


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LEGEND

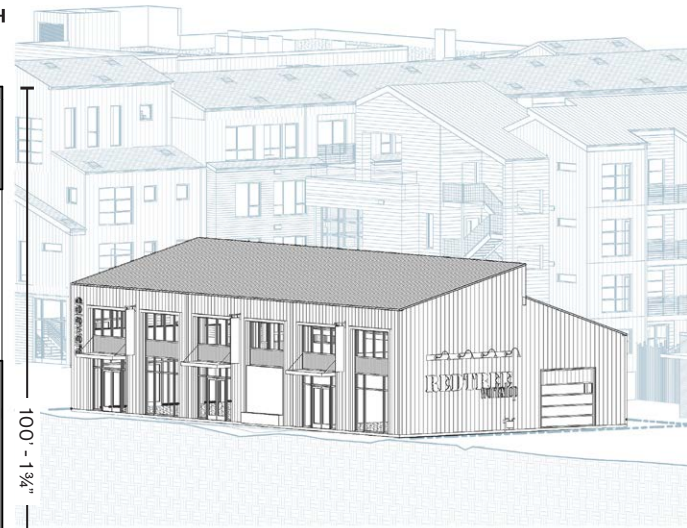
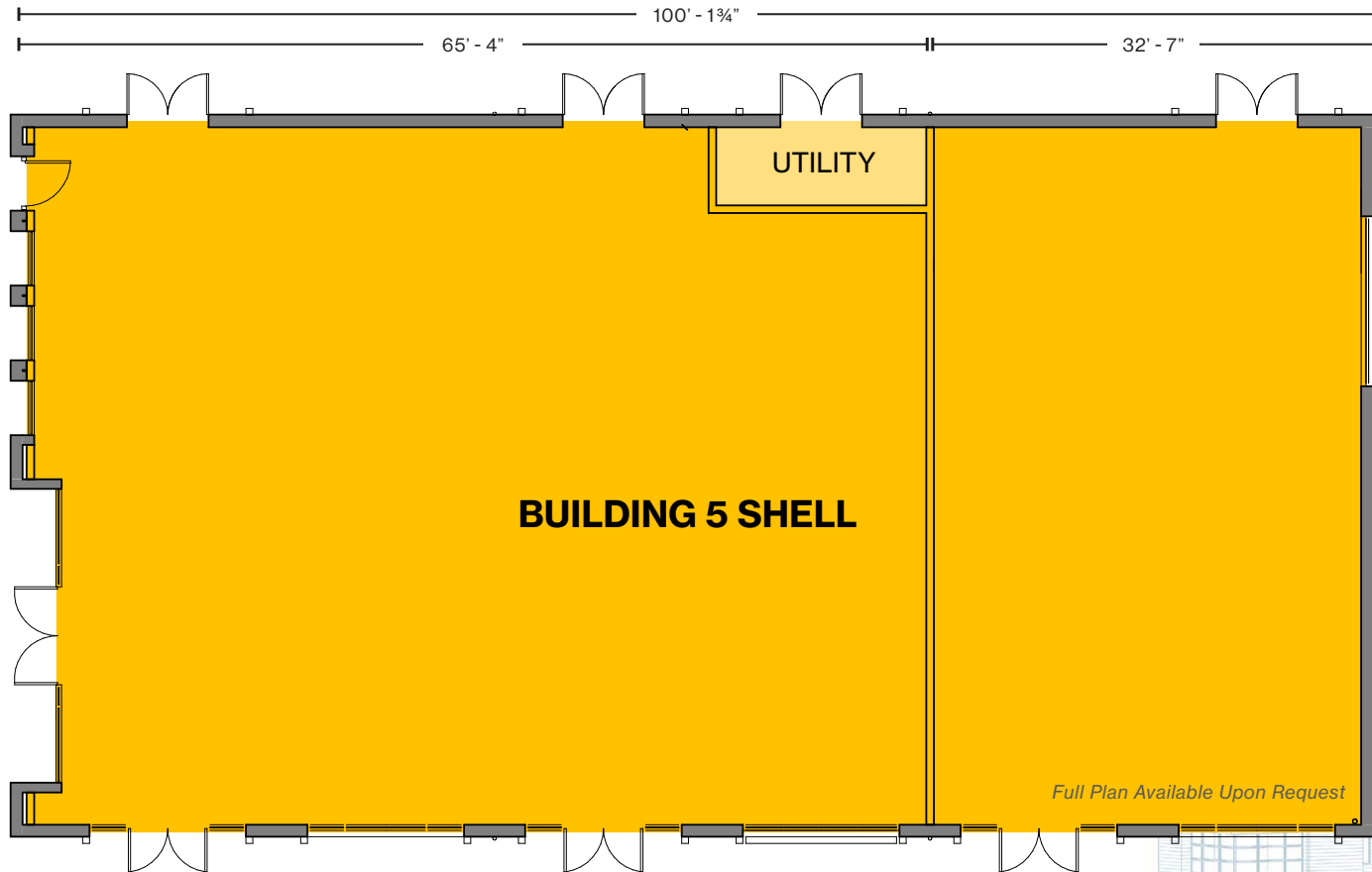
- ① BIKE RACKS, TYP
- ② CONCRETE PERMEABLE PAVING
- ③ CONCRETE PAVERS



DELAWARE ADDITION

BUILDING 5

BUILDING 5 - Single Story Commercial Building



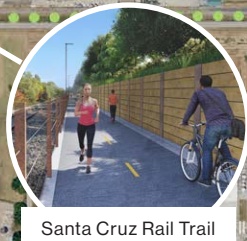
±5,000 TOTAL SF *Divisible to 1,000 SF*

DELIVERING 2026

NOW PRE-LEASING

DELAWARE ADDITION

WESTSIDE MAP



A THRIVING COMMUNITY

Centrally located in Westside Santa Cruz, a highly trafficked, vibrant and cultured neighborhood with busy taprooms, wine tasting, scenic views, local artisans, and hotspot boutiques.

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MARKET VIEW



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TRAFFIC COUNTS		(Cars per Day)
Swift Street @ Grandview St.	18,500	
Swift Street @ Ingalls St.	8,461	
Delaware Avenue	4,044	
Mission Street	24,100	
State Route - 1	20,700	

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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