



800 Pacific Ave  
SANTA CRUZ, CA 95060



RETAIL LEASING BROCHURE

# Retail / Restaurant Spaces Available

| 1,000 - 4,622 SF *with Outdoor Patios*

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 PRIME COMMERCIAL  
INCORPORATED

WELCOME TO

# ANTON PACIFIC

At Anton Pacific, a vibrant lavish community awaits you. Just minutes away from downtown restaurants, shopping, entertainment and Santa Cruz's famous beachfront boardwalk, Anton Pacific is close to everything you love about coastal California living.

## A PREMIER SANTA CRUZ LOCALE

Anton Pacific is a 7-story, 207-unit Mixed-Use building with ±11,680 square feet of ground-floor retail. Prominently located in the heart of Downtown Santa Cruz as the most luxurious building in the city, Anton Pacific offers its commercial tenants a community with a walkable beach-city lifestyle combined with state-of-the-art modern construction quality.

## NOW SEEKING RETAIL & RESTAURANTS

See your business flourish in beautifully designed ground floor retail. All units are *newly built, in warm gray shell condition*. Inquire now about this premium opportunity to grow your business and become apart of one of the newest pillars of Downtown Santa Cruz.



<b>PRICE:</b>	\$3.00 - \$3.25 / SF
<b>TYPE:</b>	Retail / Restaurant
<b>AVAILABLE:</b>	4,622 SF - <i>divisible</i> with 266 SF Outdoor Patio
	3,475 SF - <i>divisible</i> with 1,457 SF Outdoor Patio



YOUR BUSINESS HERE

## Ground Floor Retail/Restaurant



# Site Plan

## COMMERCIAL FEATURES:

- Warm Gray Shell Condition
- (HVAC System)
- Clear height 16-20 feet
- Extensive Window Line
- Vent shafts ready for kitchens
- Grease Interceptors
- Exclusive Outdoor Patios
- Designated Trash Space
- \* Separate from Residential*

## AVAILABILITY:

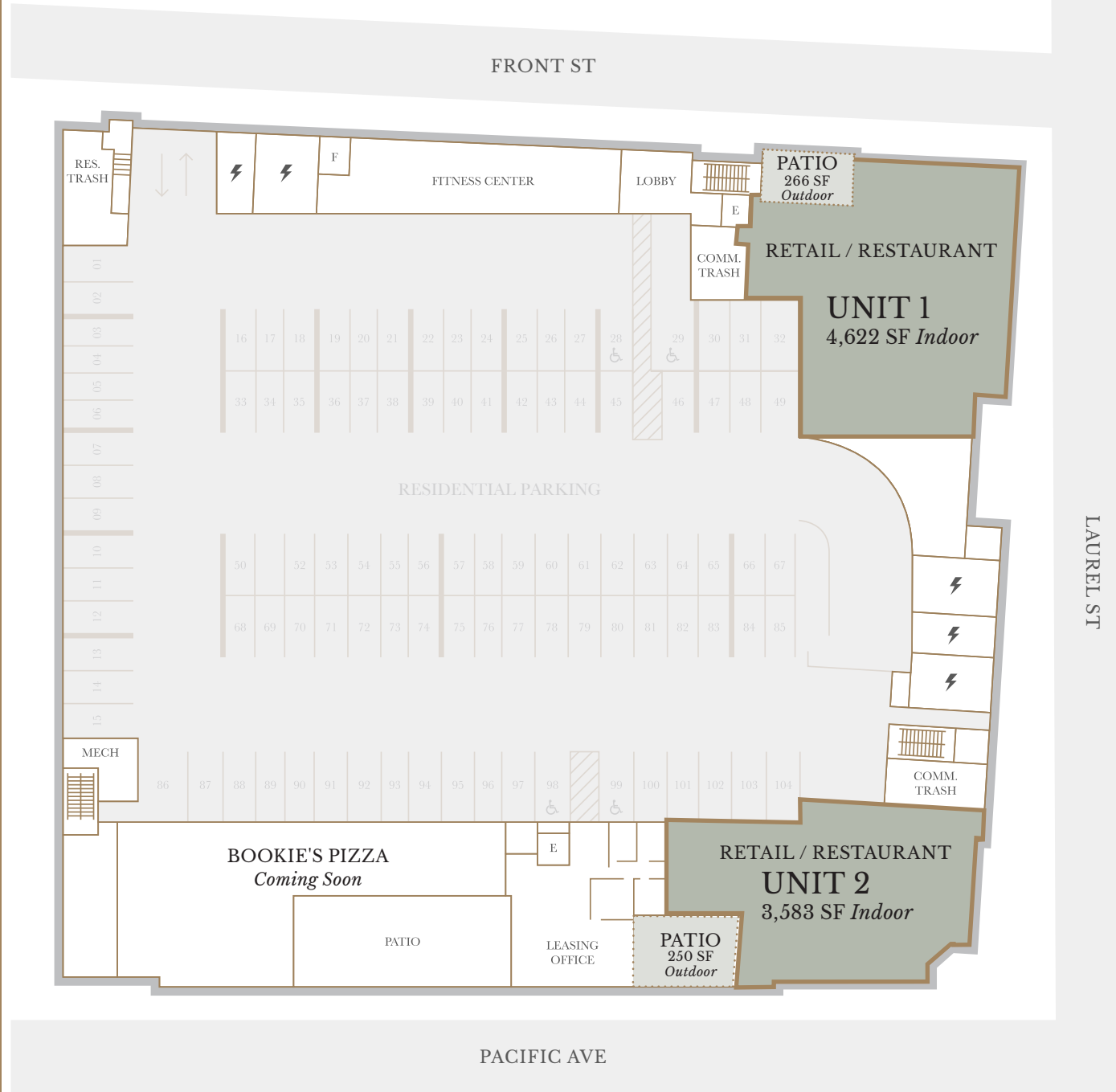
*\*All units divisible*

### UNIT 1: Retail or Restaurant Use

- 4,622 SF w/ 266 SF Patio

### UNIT 2: Restaurant Use

- 3,583 SF w/ 1,457 SF Patio



# Floor Plan

## UNIT 1

100 Laurel Street  
NWC of Front St. & Laurel St.

*Retail or Restaurant Use*

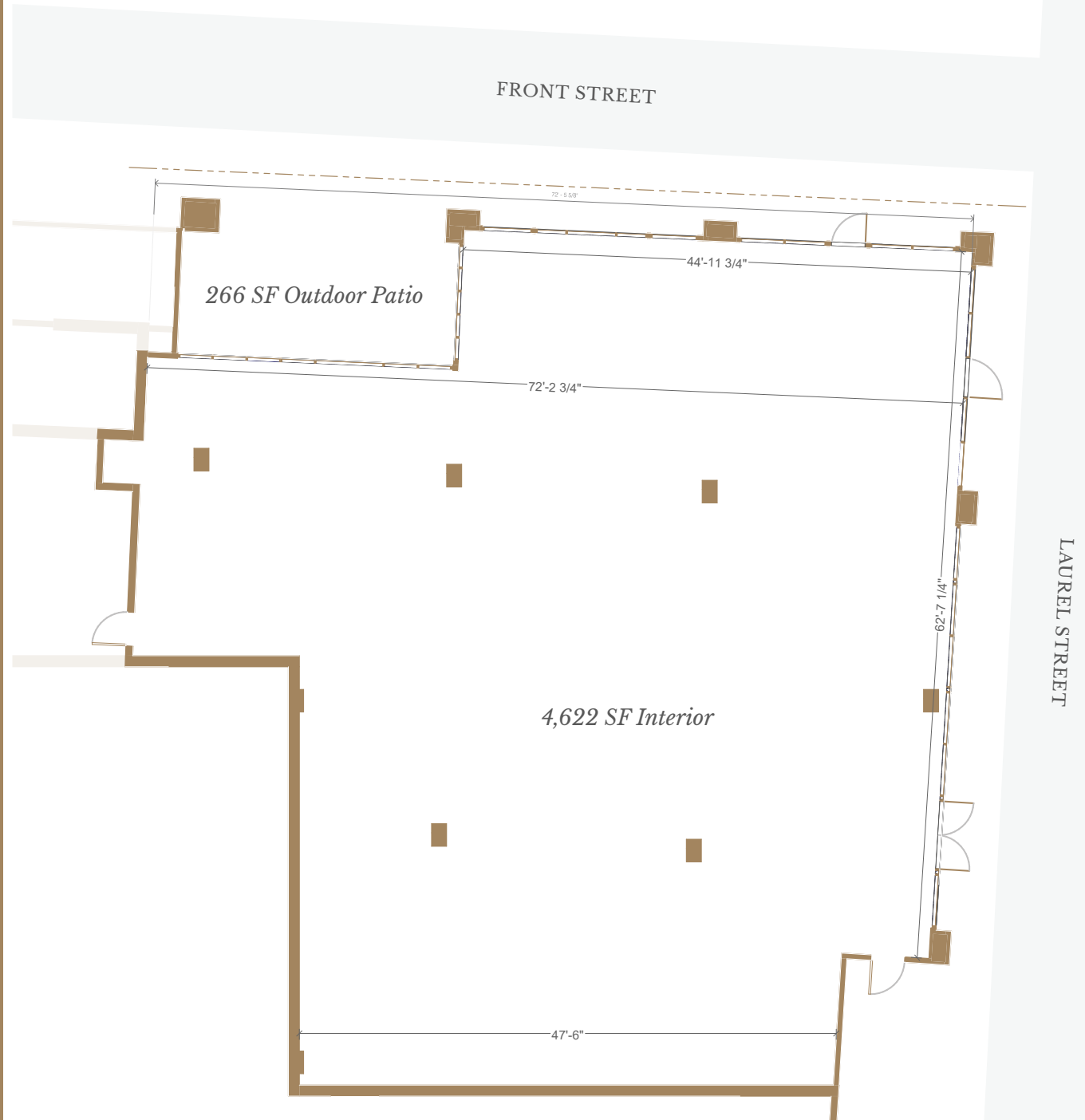
**INTERIOR:** 4,622 SF

**OUTDOOR PATIO:** 266 SF

*\*Divisible\**

### COMMERCIAL FEATURES:

- Exclusive Outdoor Patio
- High Ceilings
- Grease Interceptor
- Extensive Window Line
- High Identity
  - on Signalized Intersection
- Warm Gray Shell





# Floor Plan

## UNIT 2

800 Pacific Avenue  
NWC of Pacific Ave & Laurel St.

*Retail or Restaurant Use*

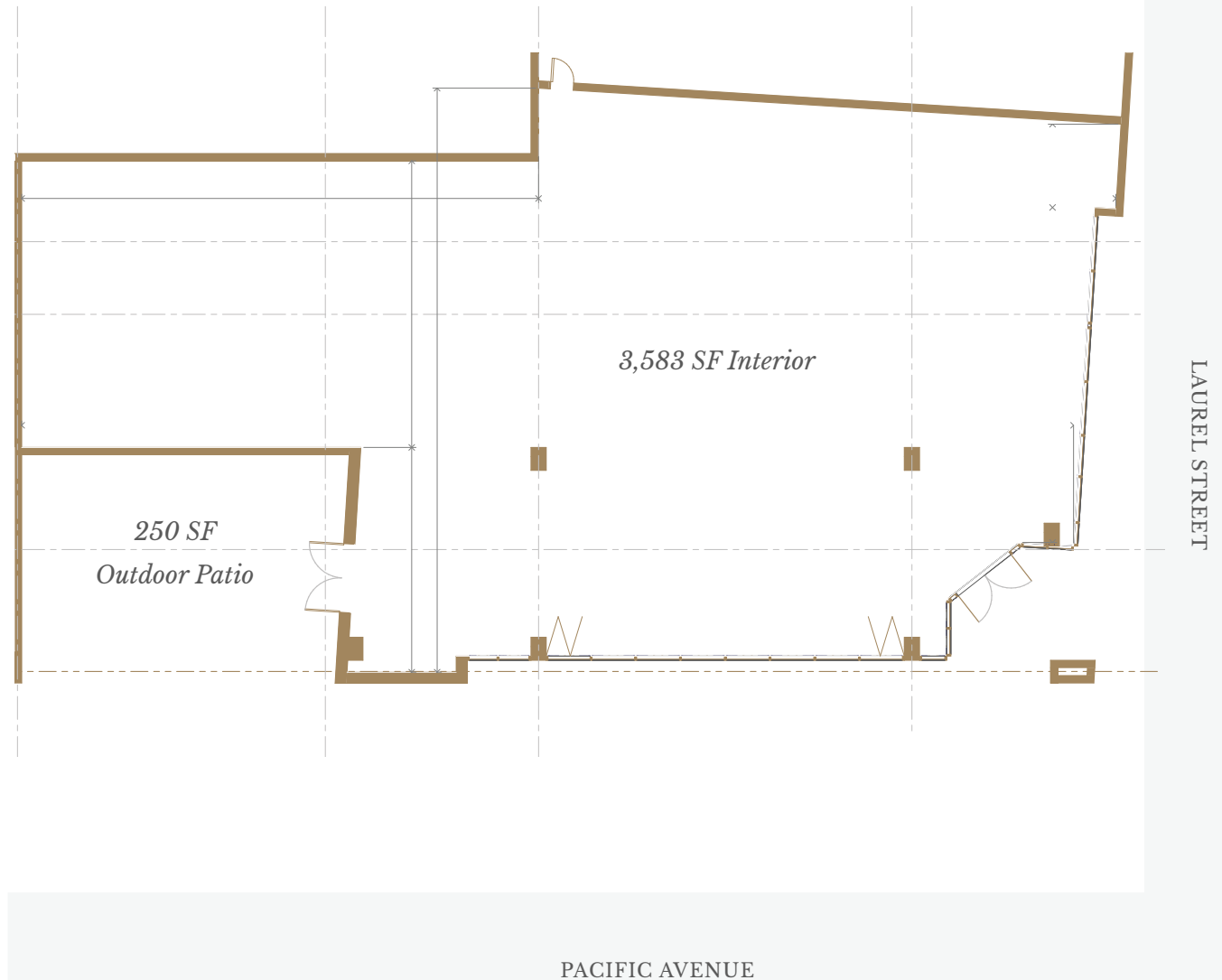
**INTERIOR:** 3,583 SF

**OUTDOOR PATIO:** 250 SF

*\*Divisible\**

### COMMERCIAL FEATURES:

- Exclusive Outdoor Patio
- High Ceilings
- Grease Interceptor
- Extensive Window Line
- HVAC
- High Identity  
on Signalized Intersection
- Warm Gray Shell





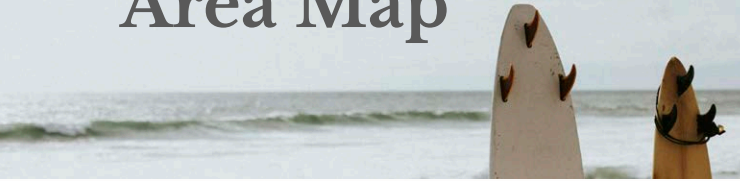
## Interior Photos

All Units in *Warm Gray Shell* Condition



MARKET OVERVIEW

# Area Map



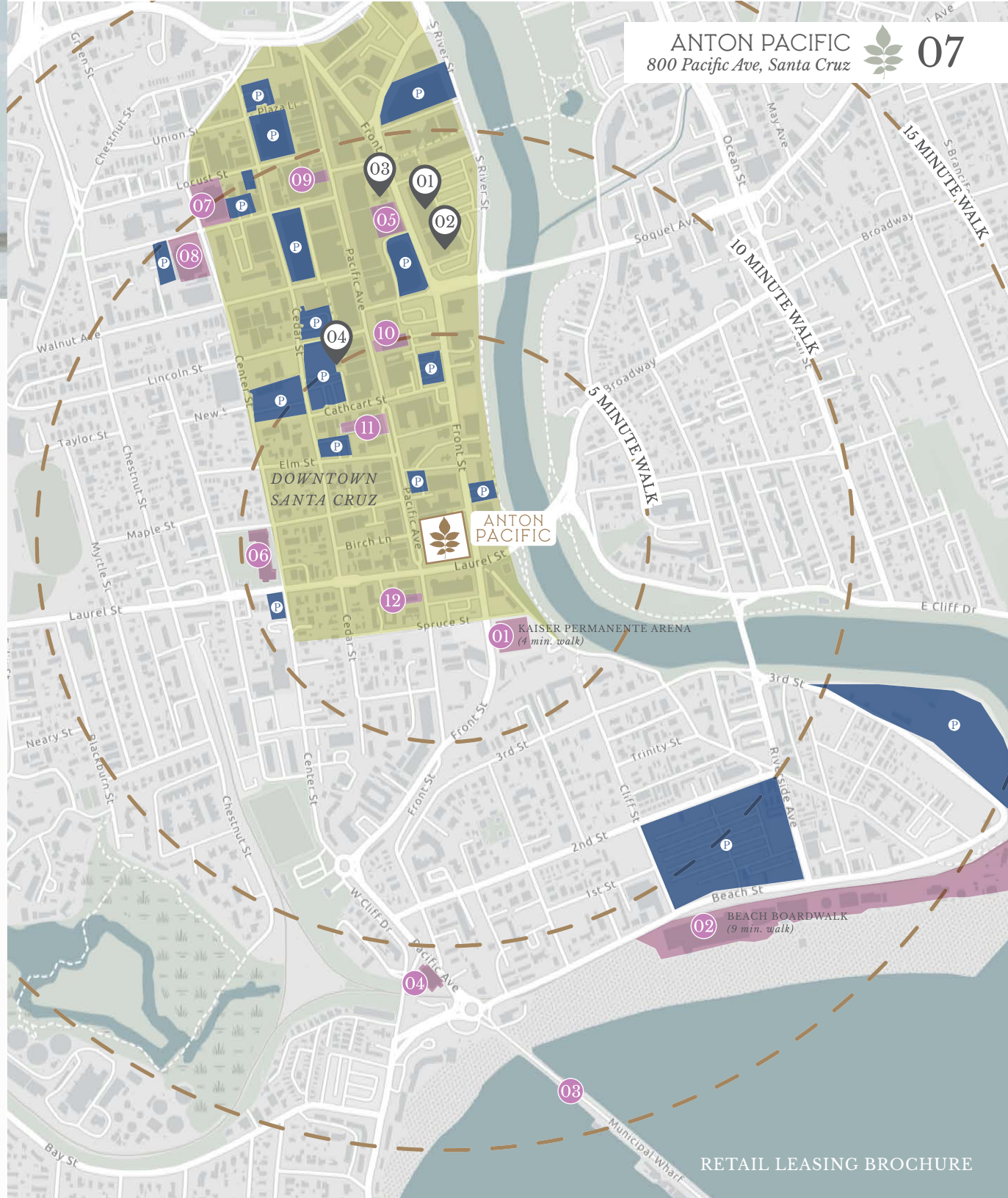
**PUBLIC PARKING**

**ENTERTAINMENT**

- 01 Kaiser Permanente Arena
- 02 Santa Cruz Beach Boardwalk
- 03 Santa Cruz Wharf
- 04 Lighthouse Field State Beach
- 05 Museum of Art & History
- 06 London Nelson Community Center
- 07 Civic Auditorium
- 08 Public Library
- 09 Santa Cruz Cinema
- 10 Landmark Theatre
- 11 Catalyst Nightclub
- 12 Oceanview Card Room

**SHOPPING (HIGHLIGHTS)**

- 01 Trader Joe's
- 02 CVS Pharmacy
- 03 Abbot Square Market
- 04 Farmer's Market



# Demographics\*

BY DISTANCE	1 MILE	3 MILE	5 MILE
Avg Household Income	\$131,078	\$147,727	\$150,097
Total Population	24,950	83,814	114,654
Daytime Population	31,091	92,241	123,614

BY WALK TIME	5 MIN.	10 MIN.	15 MIN.
Avg Household Income	\$108,645	\$98,931	\$110,750
Total Population	2,310	7,844	12,453
Daytime Population	3,639	10,789	21,028

## TRAFFIC COUNTS (CARS PER DAY)

Front Street	13,216 ADT
Laurel / Broadway Street	20,920 ADT
Pacific Ave	9,775 ADT
Soquel Ave	15,328 ADT

## UC SANTA CRUZ (2023 - 2024)

Enrolled Students	19,764
Faculty	4,121

\* All demographic figures are taken prior to the finished construction of Anton Pacific and do not include Anton Pacific Apartment residents. Demographics are expected to change positively when stable occupancy is reached in 2025.

# Contact:

*For Leasing Questions and Touring, Contact:*

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