

# FOR LEASE

## FREEWAY VISIBLE RETAIL IN MID-COUNTY

jrparish.com

MAIN OFFICE  
831.476.2222

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9000 Soquel Ave  
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Santa Cruz, CA 95062

FOR MORE INFORMATION  
CONTACT EXCLUSIVE  
LISTING AGENTS

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Megan Gooch  
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megan@jrparish.com  
DRE# 02006313

Available now!



## 1660 COMMERCIAL WAY • SANTA CRUZ, CA

### PROPERTY FEATURES

- ± 23,186 square feet available
- Next door to REI (Coming Fall 2021)
- Loading dock
- +5/1000 parking
- \$1.83 PSF NNN
- Co-tenancy—Marshall's
- Easy access on & off HWY 1
- Freeway visibility

### DEMOGRAPHICS 2018

	1 Mile	3 Miles	5 Miles
Population	14,141	84,114	139,382
Households	5,205	34,753	53,485
Avg. HH Income	\$114,755	\$111,089	\$118,424

### TRAFFIC COUNTS 2018

HWY 1 @ Soquel Interchange: 99,641 AADT



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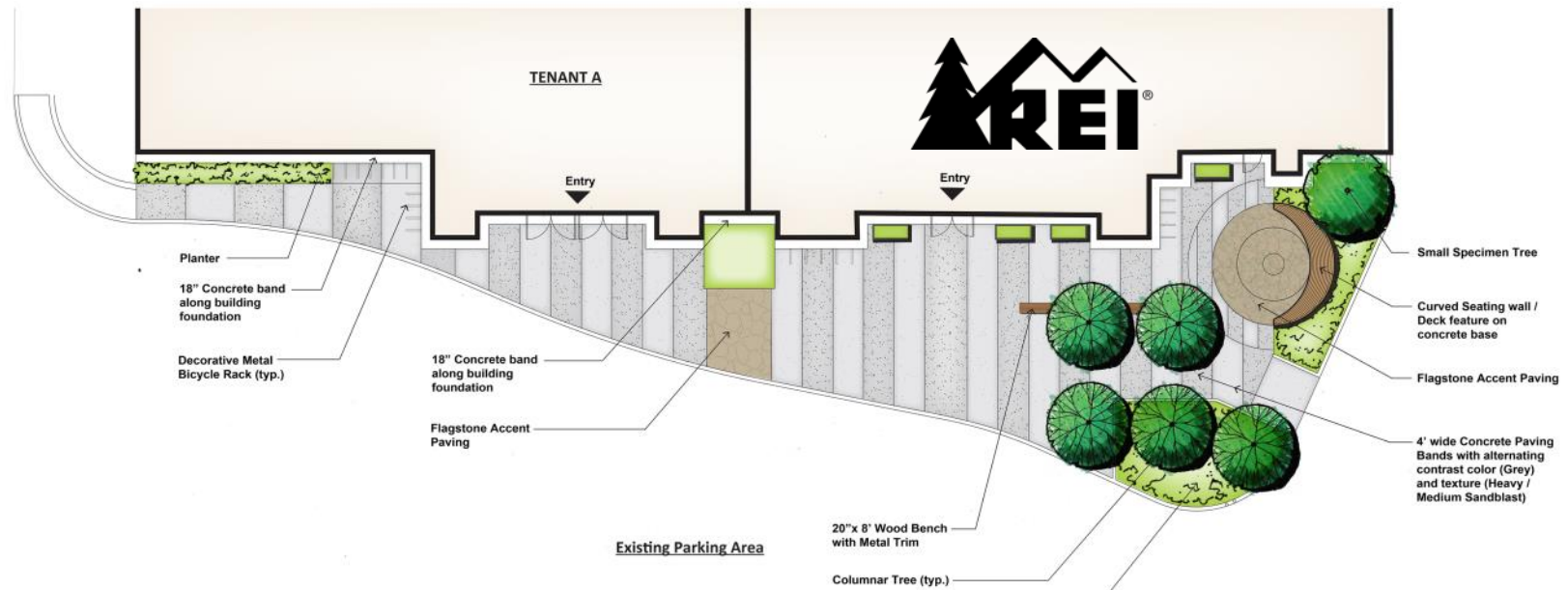
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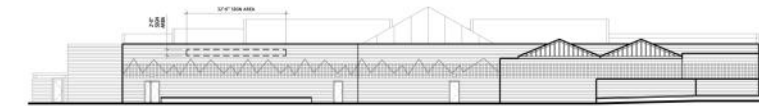
1 OVERALL SITE AERIAL



5 EXISTING MONUMENT SIGN



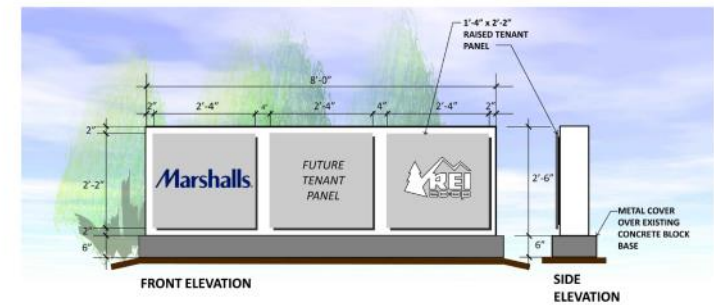
2 PRELIMINARY SIGNAGE (FRONT ELEVATION)



3 PRELIMINARY SIGNAGE (REAR ELEVATION)

EXTERIOR SIGNAGE CALCULATIONS							
EXISTING SIGNAGE			PROPOSED SIGNAGE				
SIGN LOCATION	DESCRIPTION	SQFT	REMARKS	SIGN LOCATION	DESCRIPTION	SQFT	REMARKS
MONUMENT	EXISTING MARSHALLS	10		MONUMENT	NEW MARSHALLS	5	
	EXISTING TOYS R US	10			NEW TENANT A	5	
	TOTAL:	20			REI	5	
					TOTAL:	15	
FRONT WALL	EXISTING MARSHALLS	158		WALL SIGNS	EXISTING MARSHALLS	158	NO CHANGE
	EXISTING TOYS R US	100			NEW TENANT A	112	
	EXISTING BANKS R US	97			REI	112	
	CURRENT TOTAL:	355			NEW TOTAL	382	
	ALLOWED TOTAL ALL TENANTS:	382	PER VARIANCE 96-0005				

4 SIGNAGE CALCULATIONS



6 PRELIMINARY MONUMENT SIGN

*JR Parrish Inc.*  
COMMERCIAL REAL ESTATE

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