

Downtown Santa Cruz Office/Retail Space for Lease

1541 Pacific Avenue, Suite D & E Santa Cruz, CA

Flexible Multi-Use Ground Floor Space

2,050 SF

\$2.20/SF/MO + NNN - 6 Parking Spaces

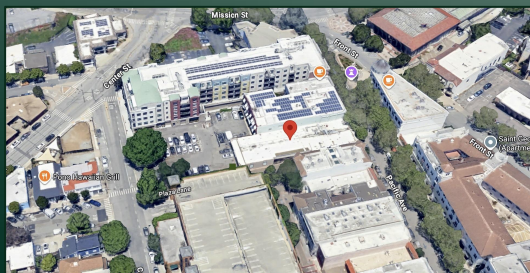
Huffman Building | Downtown Santa Cruz



HUFFMAN BUILDING

EST 1968





1541 Pacific Avenue Suites D & E
Santa Cruz, CA

Property Highlights

01 | Highlights

+ 2,050 SF Ground Floor

02

Negotiable Lease

03

Locally owned & family operated building for 50+ years

04

Private Offices + Open Areas + Ground Floor access with front of building parking (6 spaces included in base rent). Zoned CBD (Central Business District)

05 | Floor Plan & Layout

Private Conference Room, Kitchen + 2 Restrooms, / Storage + Support Spaces

Tenant Improvements planned by Landlord

06 | Location & Amenities

Prime Downtown Corridor, Near Pacific Garden Mall, Locust St. Parking Structure, Walkable Location

Nearby: Verve Coffee, 11th Hour, Zoccoli's, Ibiza, US Post Office, Poke House

07 | Contact

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1541 Pacific Ave. Suite D & E

1541 Pacific Avenue sits at the center of Downtown Santa Cruz's main commercial corridor. Spaces D & E, combined at 2,050 square feet, are available within the Huffman Building, a family-owned and operated property for over 50 years.

The space is easily reconfigurable to suit a range of professional uses, set within a highly visible mixed-use building with rear-lot access and 6 dedicated parking spaces, a practical combination that's hard to find downtown. Offered at a competitive full-service rate. Budgeted and planned tenant improvements by the Landlord.

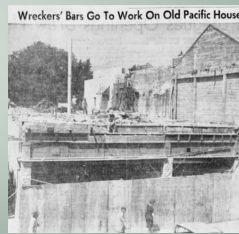


Building History



1852

Built in 1852, the Pacific Ocean House burned down in 1907, later serving as a boarding house and storefronts before its north end was demolished in 1937 to make way for Coast Counties Gas and Electric.



May 6 1962

In the early 1960s, the city began shifting toward the "Garden Mall" concept, which eventually led to the 1969 reconstruction that fully converted the street and building into a semi-pedestrian mall.



1968

Huffman Family purchased and operated the Santa Cruz Credit Bureau in the back space until moving the business to Capitola. From that point on the space has been leased as a commercial office space.



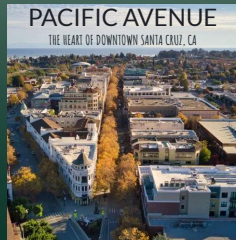
1989

Following the Loma Prieta Earthquake, the Huffman Building was one of the few downtown structures to survive intact, continuing to operate and helping revitalize the commercial core.



2018

Renovations took place for a new restaurant tenant, upgrading and combining spaces A & B.



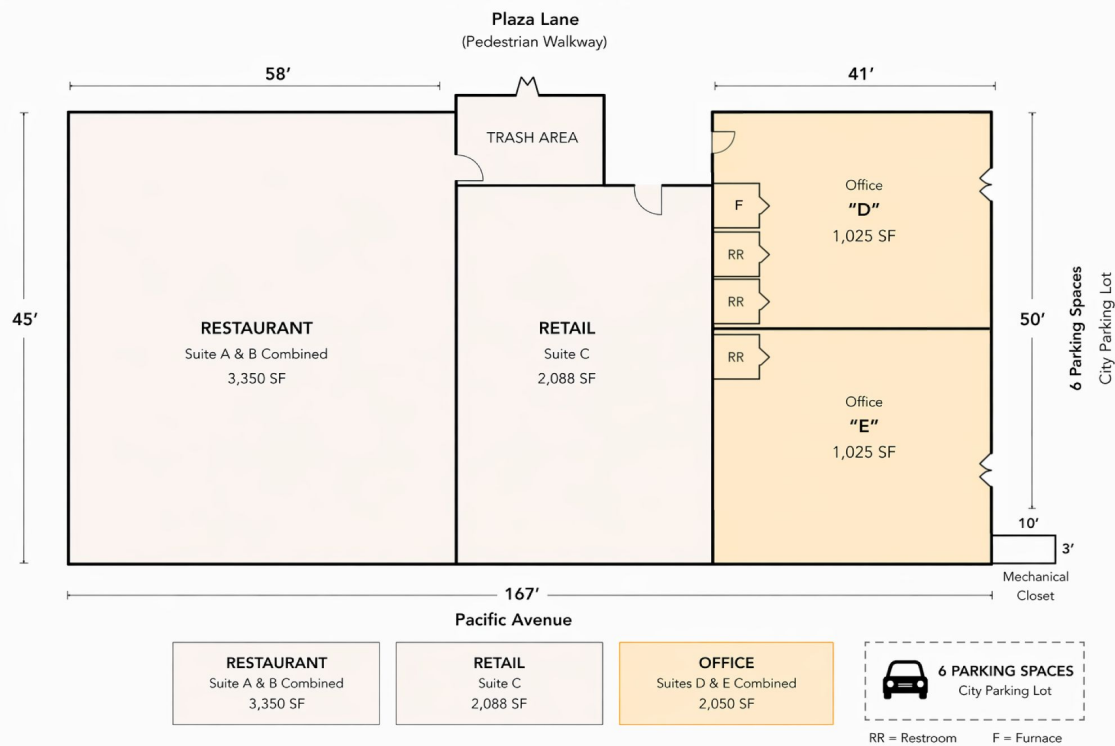
Today

As of current day, the building has two long term tenants including Ibiza since 2015 and Hidden Peak Tea House since 2011.

Goal

The Huffman Building has been family-owned for over 50 years, proud to be part of Santa Cruz's resilient and diverse community. From day one, the goal has been to help make downtown a place where businesses truly thrive.

Floor Plan & Layout

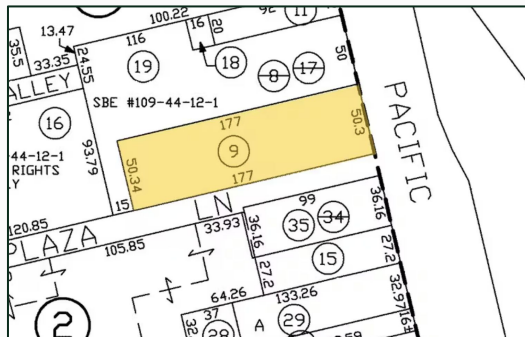


Units D and E

- 2050 sf | flexible space
- Multi-use office or retail
- 6 front parking spaces
- Planned/budgeted tenant improvements by Landlord

Location & Amenities

Prime Downtown Corridor on Pacific Garden Mall (north end), near Locust St. Parking Structure, Walkable Location. Nearby: Verve Coffee, 11th Hour, Zoccoli's, Ibiza, Poke House, LuLu Carpenter's, US Post Office



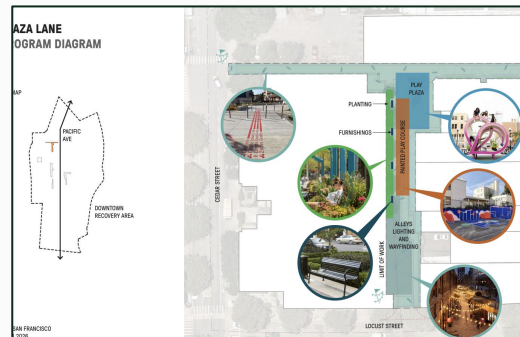
01

Located in the heart of Downtown



02

1541 Pacific Avenue (front of bldg)



03

Approved budget for improvements to Plaza Lane
 Concept designs in process.

Contact Information



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