

FOR SALE

Rare Santa Cruz Owner-User Opportunity



600 OCEAN STREET

SANTA CRUZ, CA



±6,147 SF OFFICE BUILDING
OFFERED AT \$2,195,000

PROPERTY OVERVIEW

600 Ocean Street is a well-maintained, two-story, elevator-served office building totaling $\pm 6,147$ square feet, situated on a ± 0.28 acre parcel in Santa Cruz. The property features private, gated outdoor areas, secure on-site parking, and a professional office environment well-suited for owner-users.

The building's location directly across from the Santa Cruz County Building provides proximity to courthouses, government offices, and the broader Central Business District.

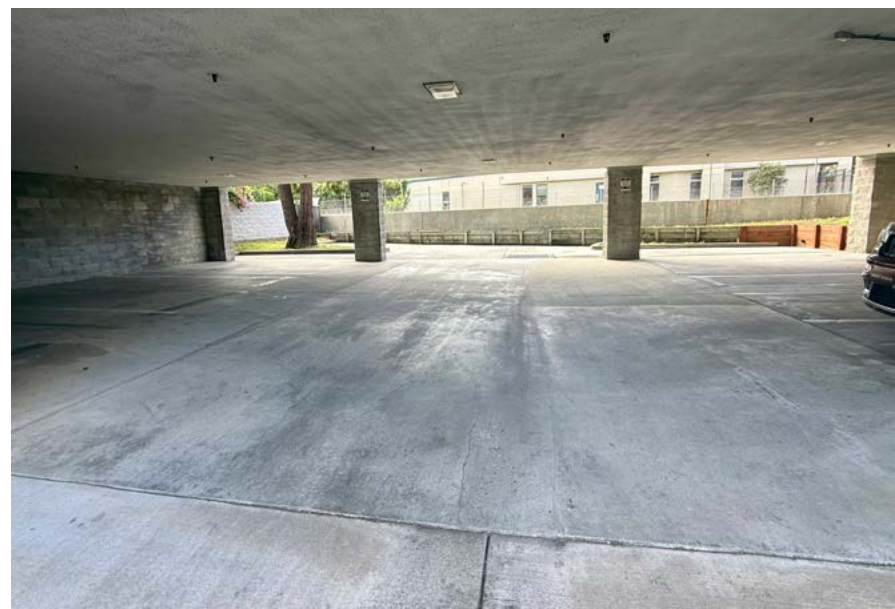
The property is well-suited for law firms, medical users, and professional practices, as well as engineering, architectural, or creative office users.



600 Ocean Street | Santa Cruz, CA

PROPERTY HIGHLIGHTS

- Rare Owner-User Opportunity
- Prominent Location Across from the Santa Cruz County Government Center and Courthouse
- ±6,147 SF Two-Story, Elevator-Served Office Building with Burglar and Fire Alarm Systems
- Turn-Key, Fully Hard-Wired Building with Labeled Data and Communications Infrastructure
- Ideal for Users Seeking Plug-and-Play Occupancy
- Private, Fenced Grounds
- Secure On-Site Parking Complemented by Additional Covered Parking and Storage Located Beneath the Building
- Strong Professional and Civic Tenancy in Surrounding Area
- ±0.28 Acre Parcel | APN: 005-273-12
- Zoning: C-C (Community Commercial) - Allows a Broad Range of Office, Medical, Retail, and Mixed-Use Residential Uses
- Offered at ~\$357/SF — Well Below Replacement Cost



INTERIOR PICTURES

600 Ocean Street | Santa Cruz, CA

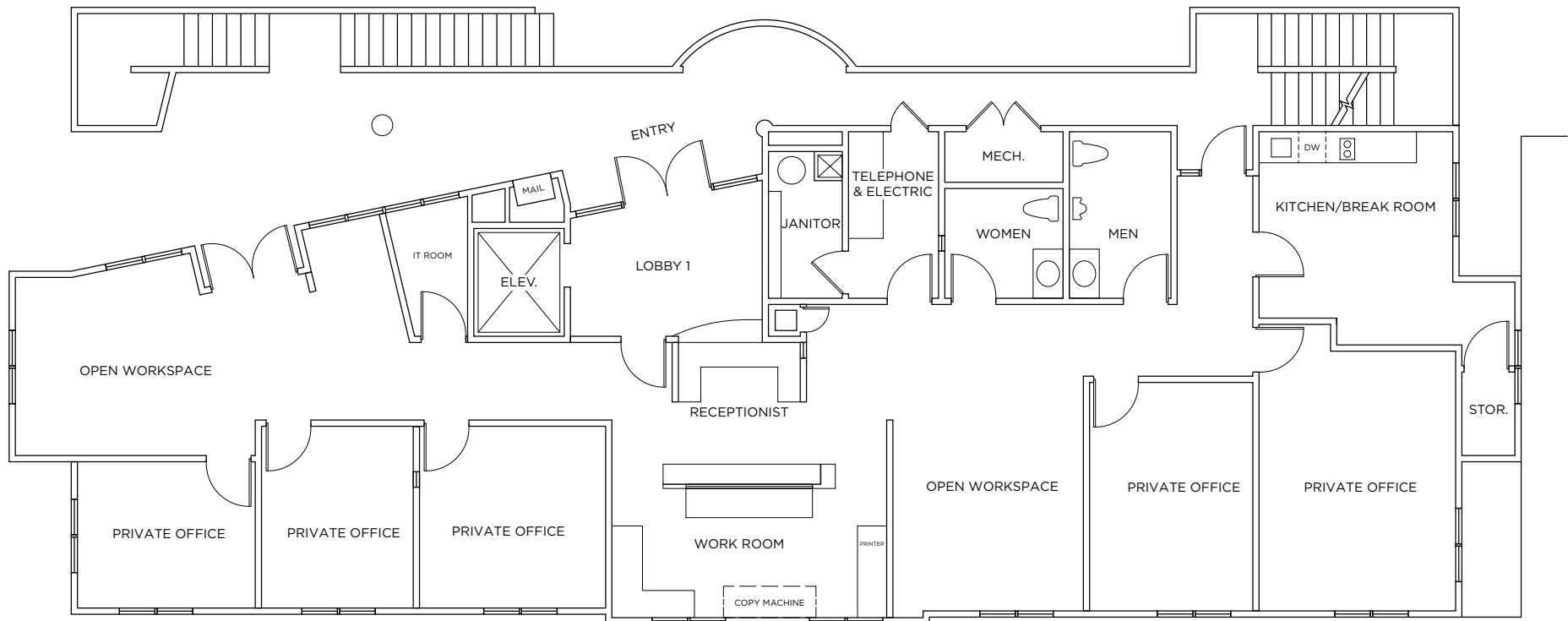


INTERIOR PICTURES

600 Ocean Street | Santa Cruz, CA

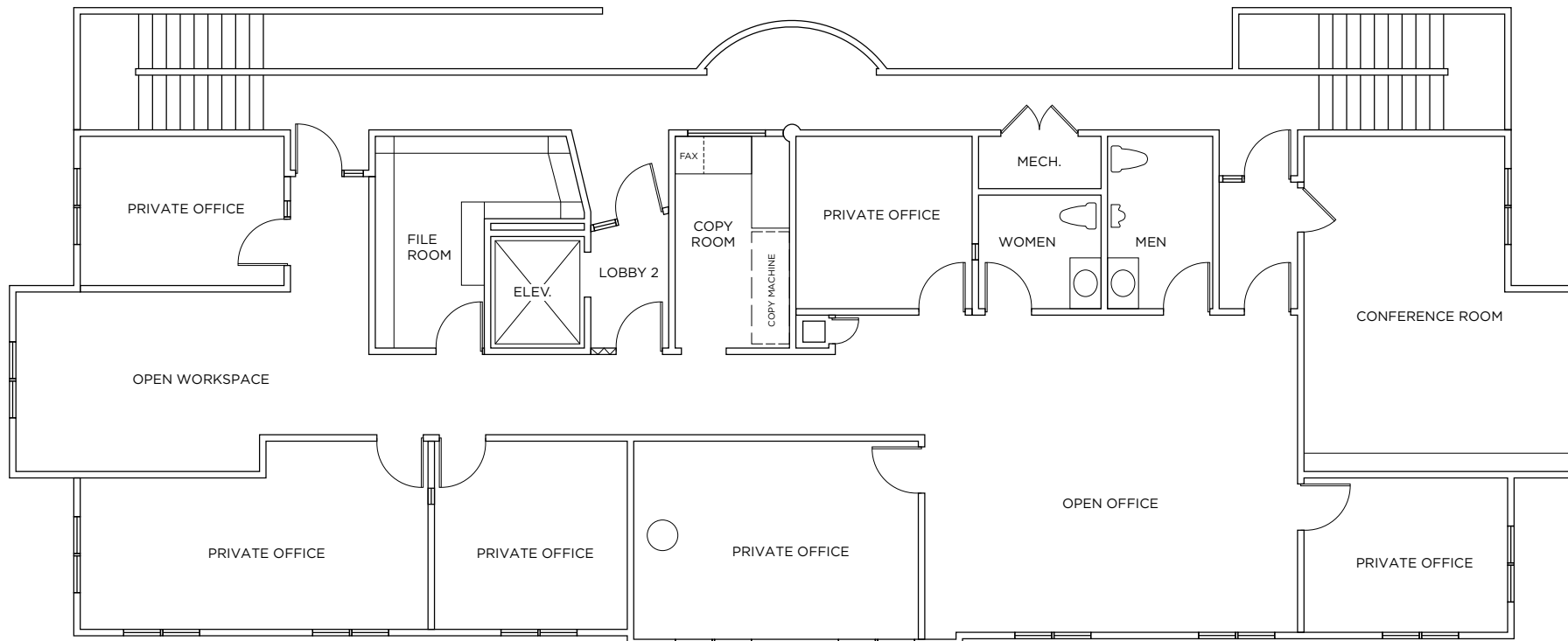


1ST FLOOR



FLOOR
PLAN

2ND FLOOR



FLOOR
PLAN

CENTRAL PARK TR.
013M07 4/25/1906



Tax Area Code
1-031 1-032

Bk.10
02

Bk.10
01

PARCEL MAP

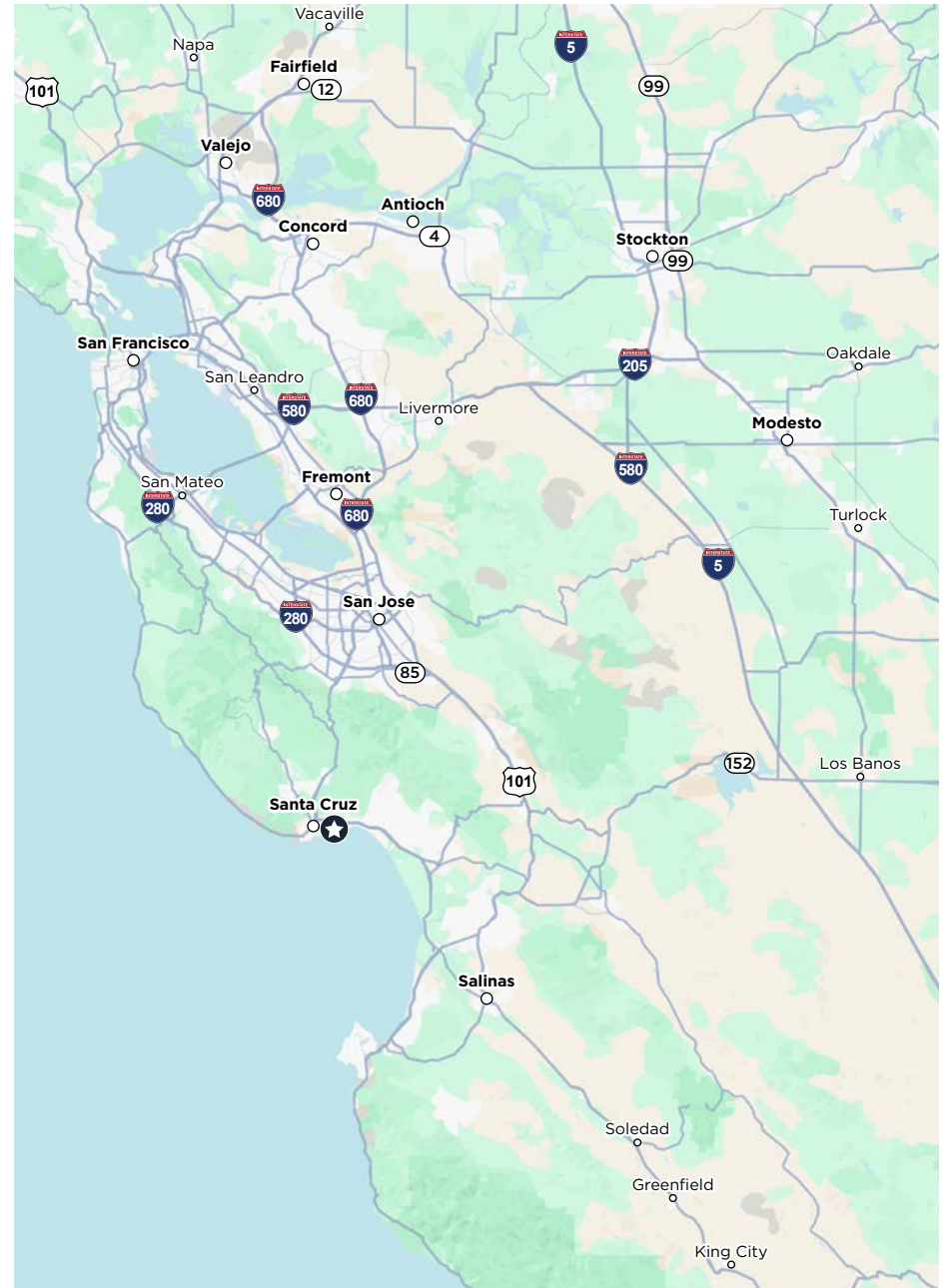
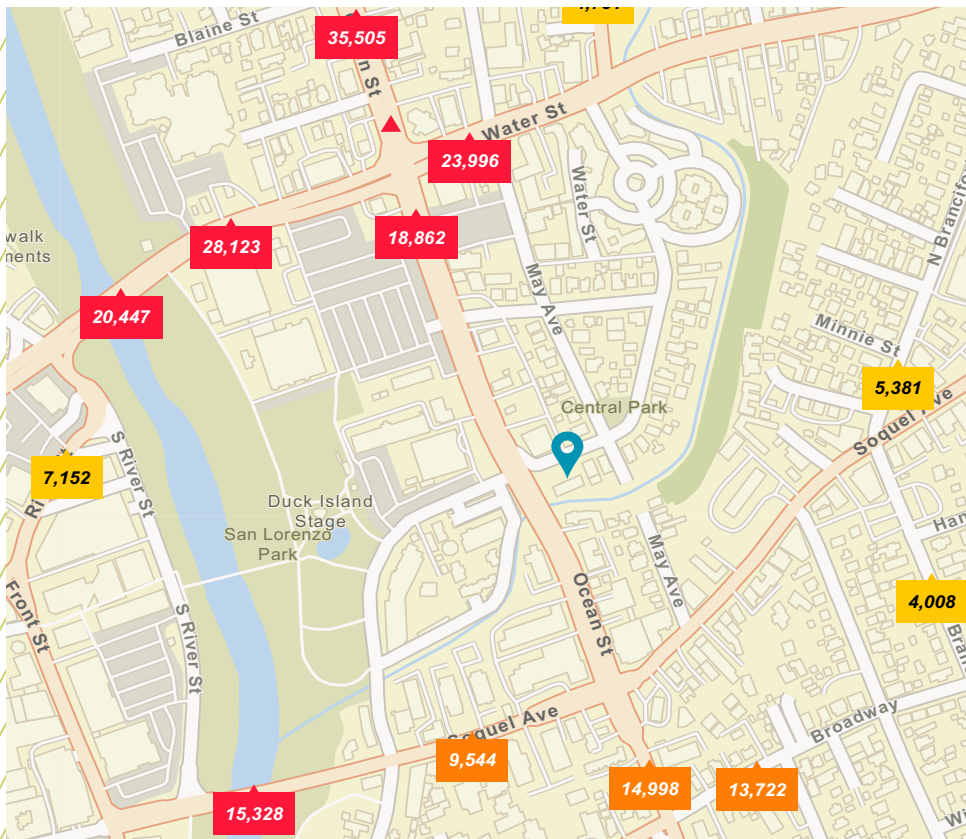


AERIAL MAP

DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population (2025)	24,894	89,530	118,613
Average Household Income (2025)	\$140,868	\$152,719	\$154,945
Daytime Population (2025)	33,095	99,273	130,099

Source: Esri, U.S. Census



Affluent Trade Area with Strong Daytime Population Supporting Professional Services.

600 Ocean Street | Santa Cruz, CA

CITY OF SANTA CRUZ

Santa Cruz is a premier coastal California city located only 30 miles from Silicon Valley. Santa Cruz is home to both home-grown companies as well as a growing depth of technological companies that have established a presence in the City to supplement their Silicon Valley headquarters. The city's technology innovation is driven largely by the University of California Santa Cruz and has a focus in environmental technologies and sustainability.

Labeled as a "Top 20 Small Beach Town in the World", Santa Cruz has seen a sharp spike in demand for housing following the pandemic.

The city has become a mecca for outdoor enthusiasts. From surfing to mountain biking, and everything in between, millions of people flock from all over the world to come and experience what Santa Cruz has to offer.



CONTACT INFORMATION

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