

An aerial photograph of the Aptos Village development. The foreground shows several multi-story townhomes with grey roofs and white-trimmed windows. Behind them is a large parking lot filled with cars. In the background, there are more commercial buildings, a road, and a dense forest of tall trees. The ocean is visible in the far distance under a clear blue sky.

APTOS

V I L L A G E

Welcome Home to Aptos Village

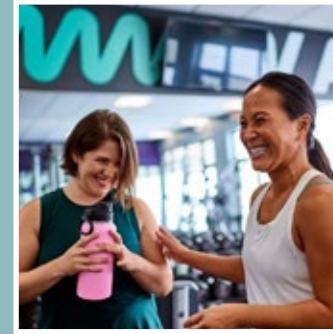
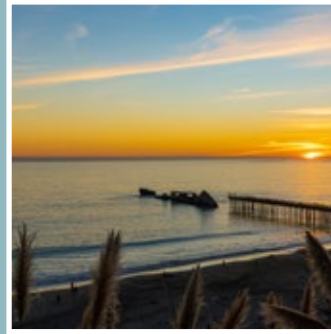
retail & office spaces available for sale and lease

121 APTOS VILLAGE WAY
APTOS, CA 95003



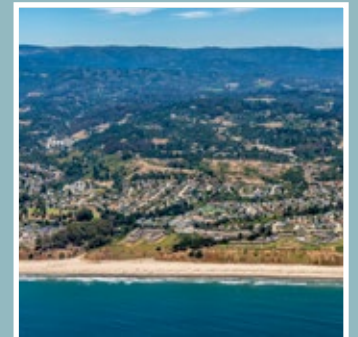
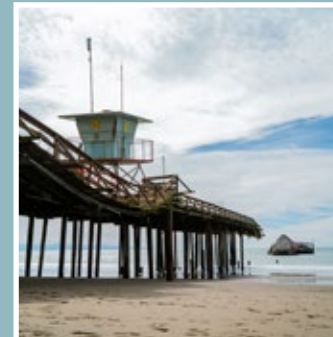
**CUSHMAN &
WAKEFIELD**

SWENSON



A RARE *opportunity*

- Join the Village's vibrant mixed-use lifestyle development comprised of residential, high-end restaurants and retail (anchored by New Leaf Market)
- Prime investment or owner-user opportunity located ± 1 mile from the Beach and ± 2 miles to Sea Scape Golf Club
- Approximately 30 new upscale residential condos (1-3 Bedrooms)
- Affluent Community and Strong Demographics (Avg. Median Income \$135,350 / Avg. Home Value \$1,098,000)
- Conveniently located right off HWY 1 - near the entrance to the Forest of Nisene Marks
- Close proximity to tourist attractions in Santa Cruz and Capitola
- Nestled in a highly walkable neighborhood, this location offers the perfect blend of convenience and charm. Just minutes from the sandy shores of local beaches and the scenic beauty of Rio Del Mar, it's an ideal spot to enjoy the best of coastal living. Whether you're grabbing a coffee, dining out, or taking a sunset stroll by the ocean, everything you love is only steps away

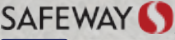


site plan

BUILDING	SUITE #	SF AVAILABLE	DEMISABLE	FOR SALE /LEASE
2A	200	960	Yes	Sale
2B		2,036	Yes	Sale
2C		1,880	Yes	Sale
3		2,900	Yes	Sale/Lease
6A	A-2	3,220	No	Lease
8B		2,038	Yes	Sale

availabilities






 Aptos Feed & Pet Sup
 ZENSHI
 F45 Training
 Wonderland Toys & Classroom
 Susi's Flowers
 Clean Juice
 Rite Aid
 Anytime Fitness
 Erik's DeliCafe
 Mountain Mikes Pizza
 Showtime Pizzeria
 Fleet Feet
 Jansen Music
 Four Streams Kitchen


 The Penny Ice Creamery
 Epicenter Cycling
 Cat & Cloud Coffee
 Norma Jean's Coffee
 Betty Burgers
 Mentone
 Caroline's
 Jet Set Bohemian

SUBJECT PROPERTY

Whale City Aptos
 Soul Salad
 Persephone

Aptos St. BBQ
 Beklina
 Hopscotch

The Hideout

The Palm Deli
California Coffee

Cantine Winepub
 Akira Aptos
 Aptos Vineyard
 Warmth Company


WALKING PATH TO BEACH

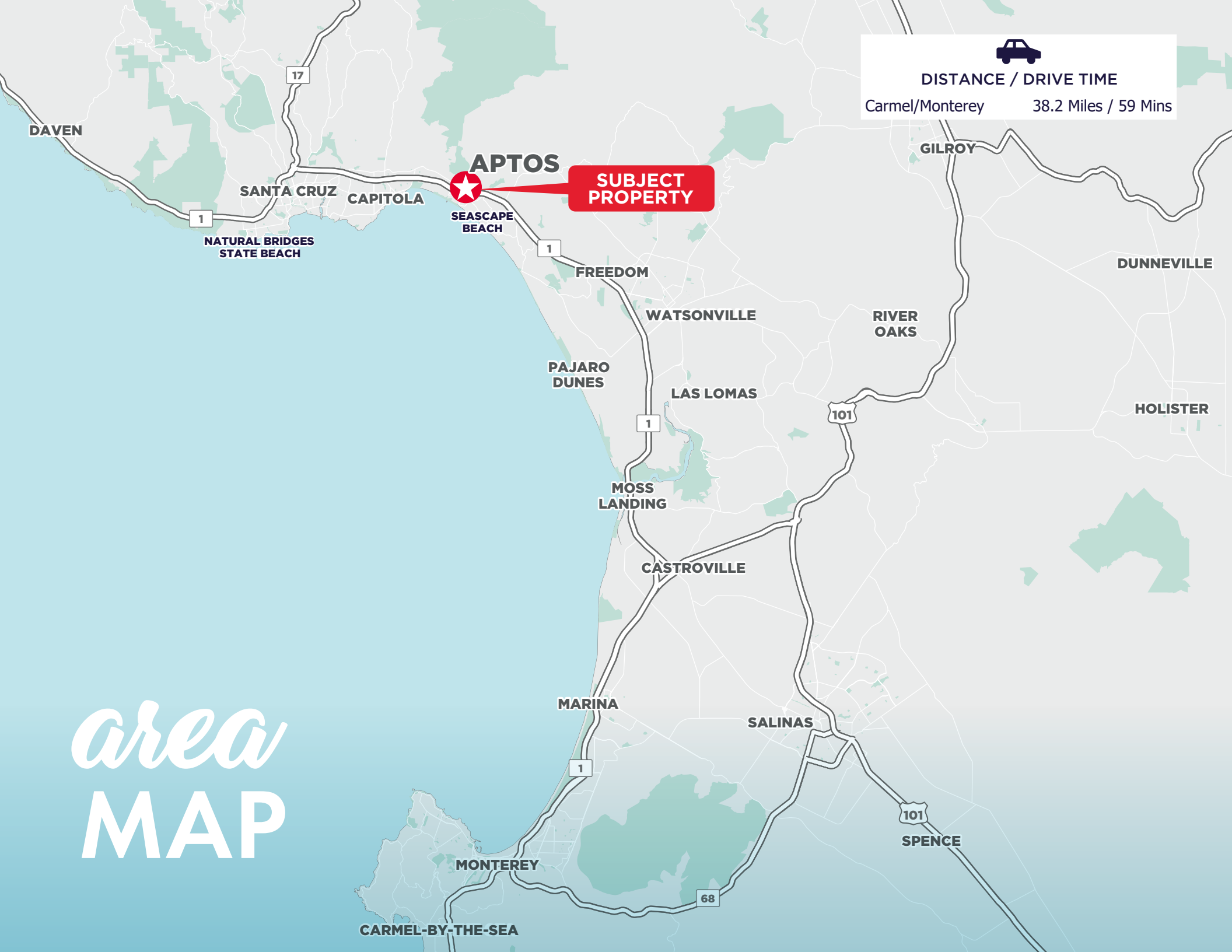
Sno White Drive-In

Marianne's Ice Cream
 Manuel's Mexican Restaurant
 Castelli's Cafe & Deli

Venus Pie Trap
 Venus Spirits Cocktails & Kitchen
 Pixie Deli and Good Eats


CVS/pharmacy
 Red Apple Cafe
 Panda Inn
 Mangiamo Pizza
 Bittersweet Bistro

nearby amenities



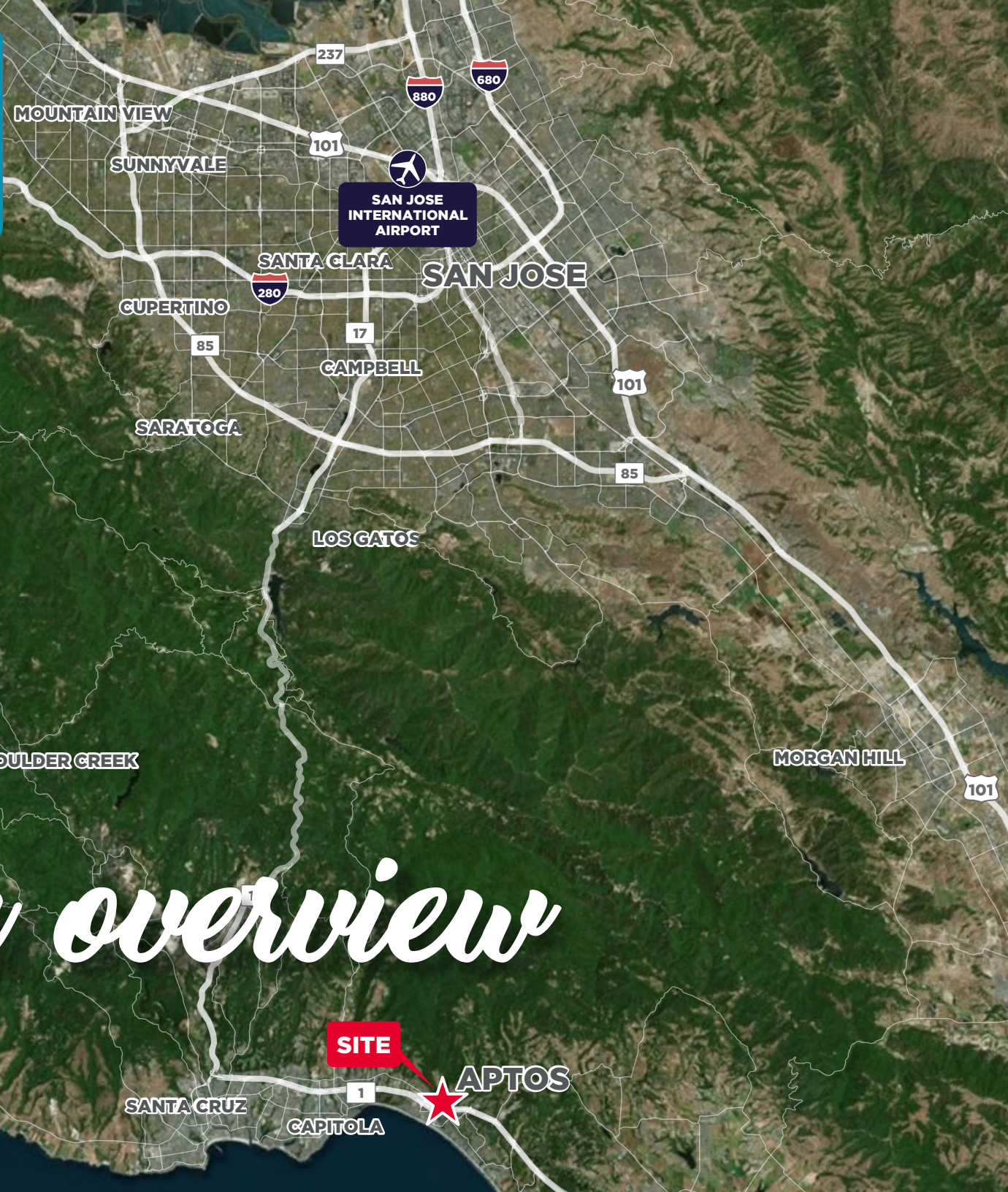


DISTANCE / DRIVE TIME

San Jose 38 Miles / 51 Minutes

San Jose International Airport 38.7 Miles / 54 Minutes

Silicon Valley 41.5 Miles / 1 Hr 10 Minutes



location overview
MAP

people drive CONNECTION

POPULATION

1 MILE

9,233

3 MILES

31,149

5 MILES

70,922

AVERAGE HHI

1 MILE

\$193,352

3 MILES

\$190,193

5 MILES

\$177,451

DAYTIME POP.

1 MILE

8,181

3 MILES

28,273

5 MILES

68,922

10,174 addt

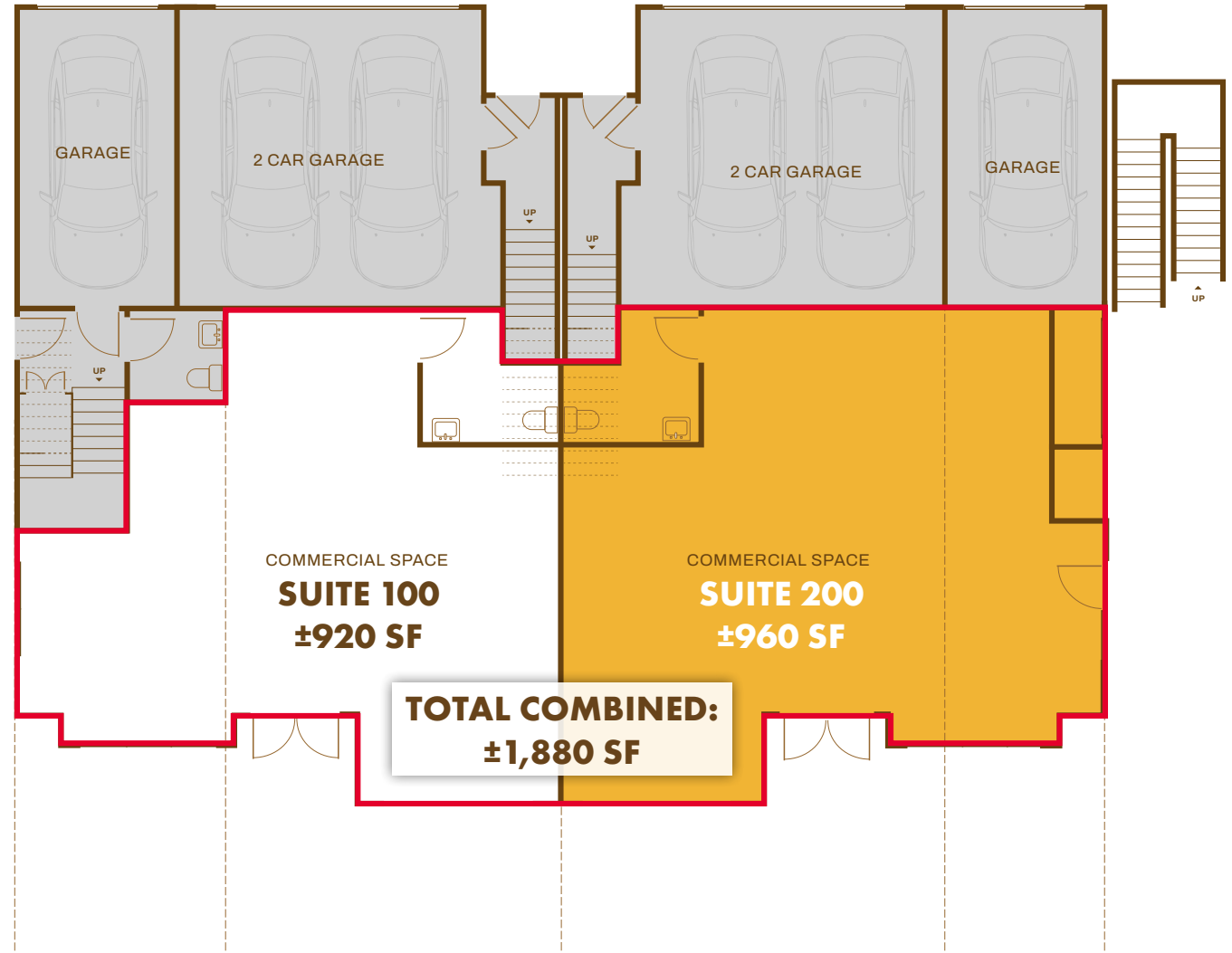
TROUT GULCH RD.

21,509 addt

TROUT GULCH RD.

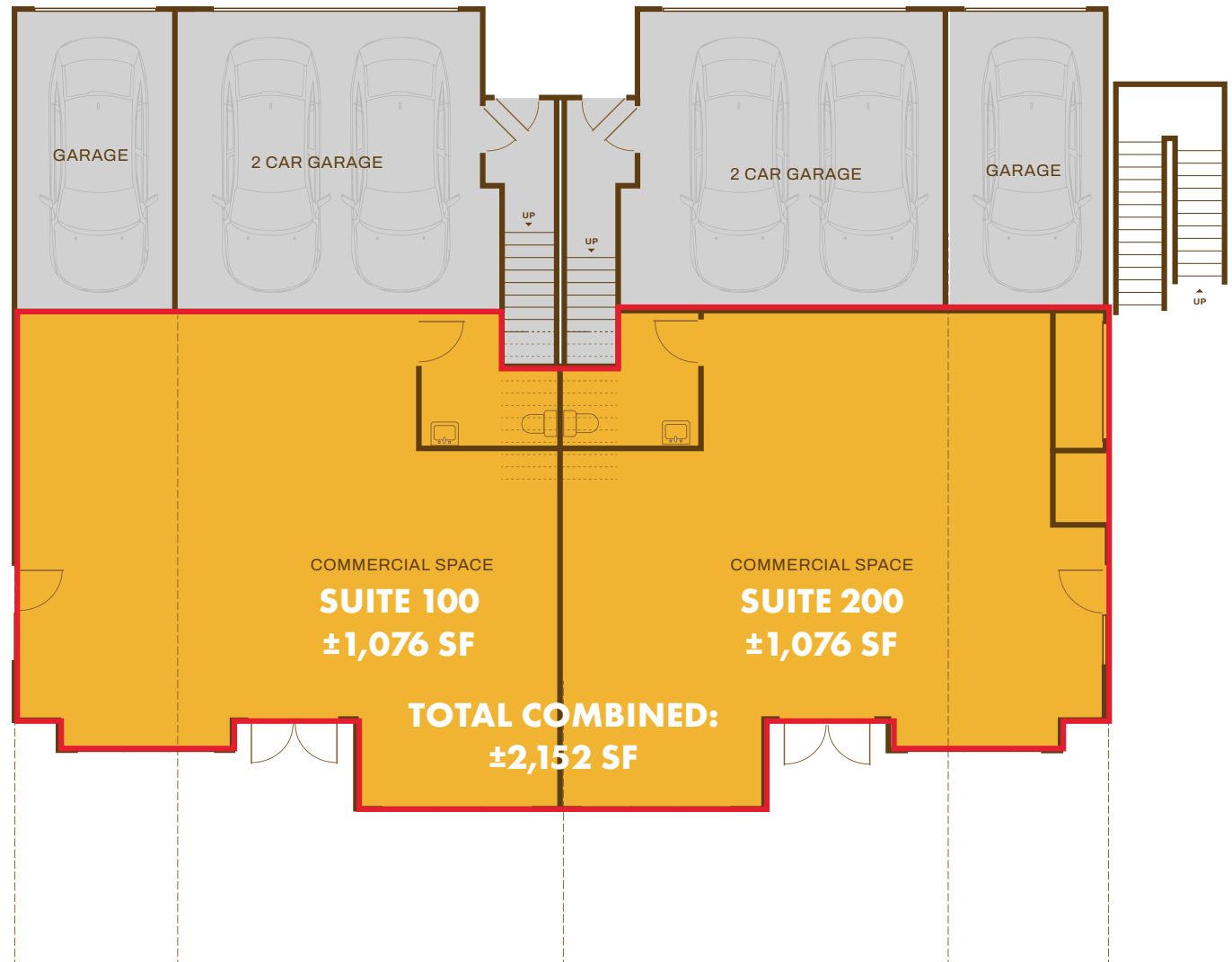
Building 2A

First floor plan



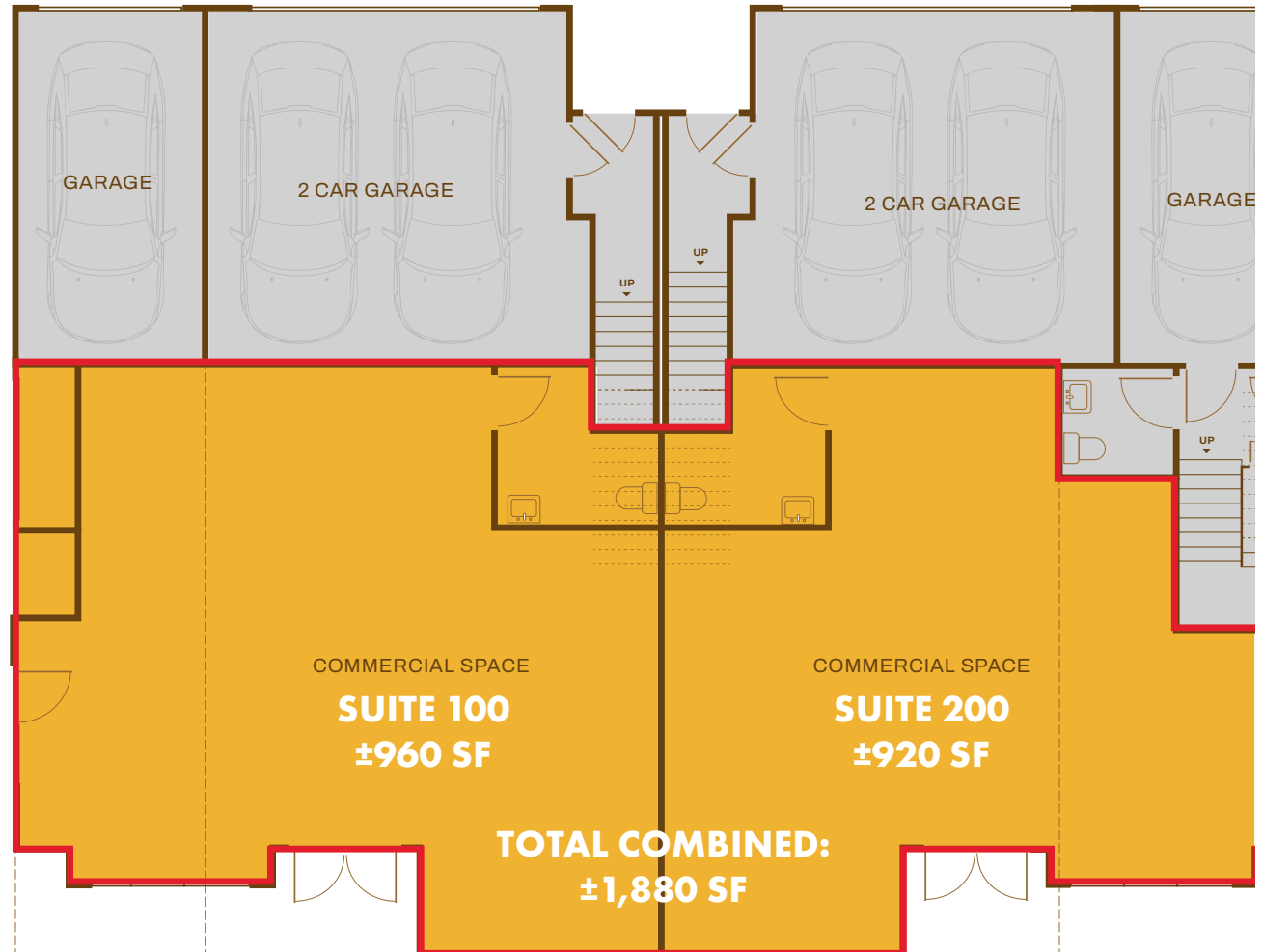
Building 2B

First floor plan



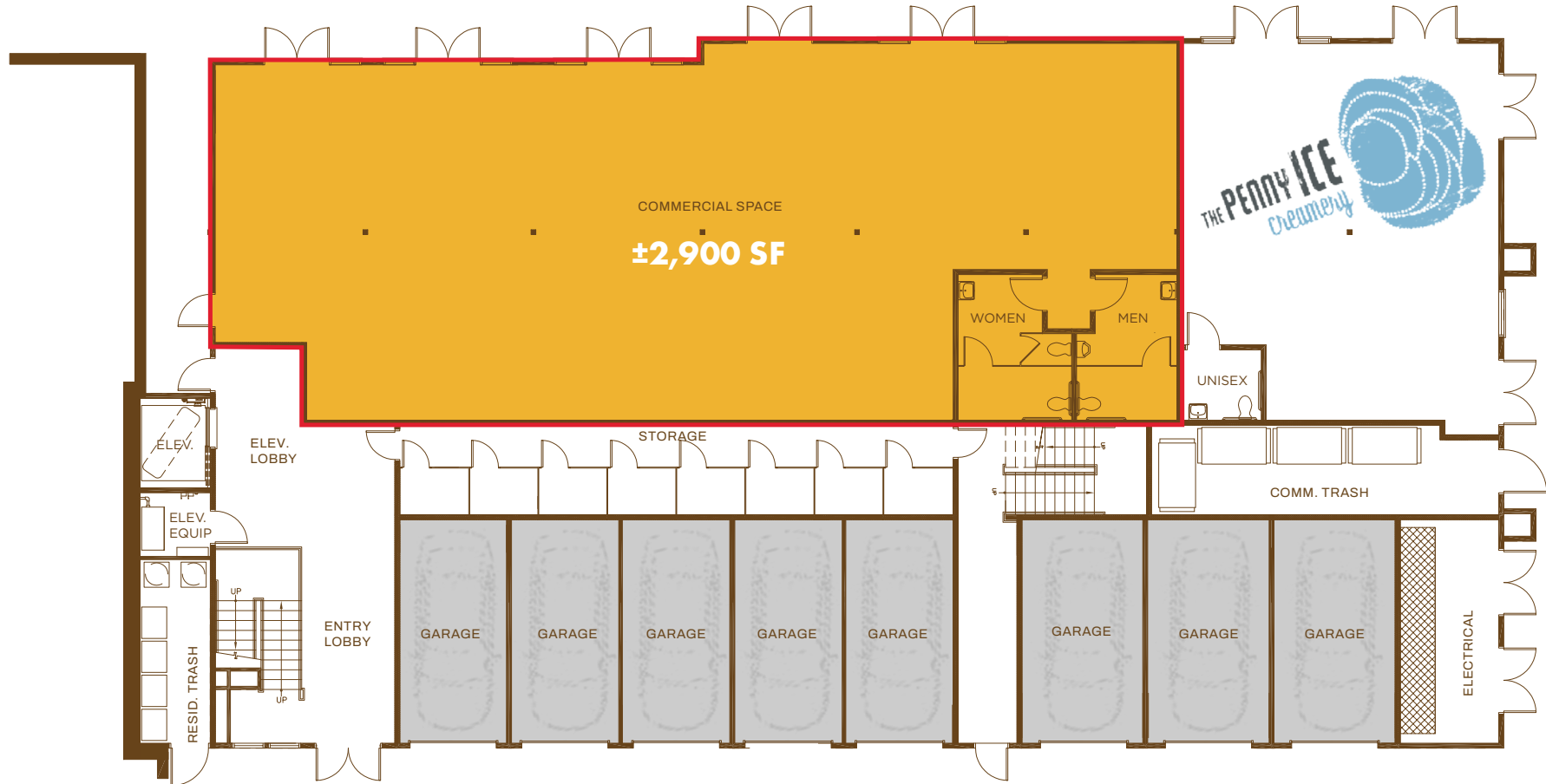
Building 2C

First floor plan



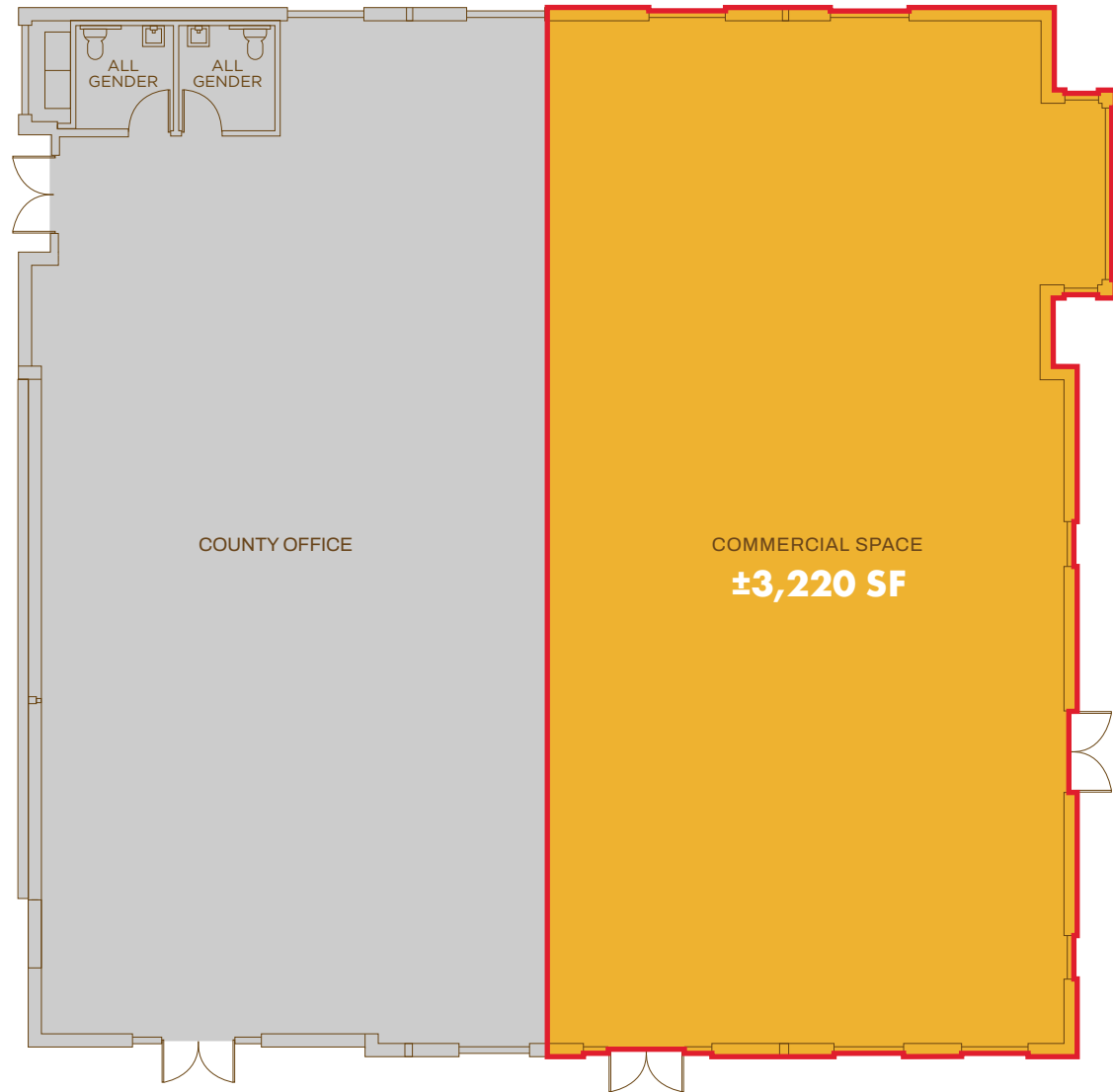
Building 3

First floor plan



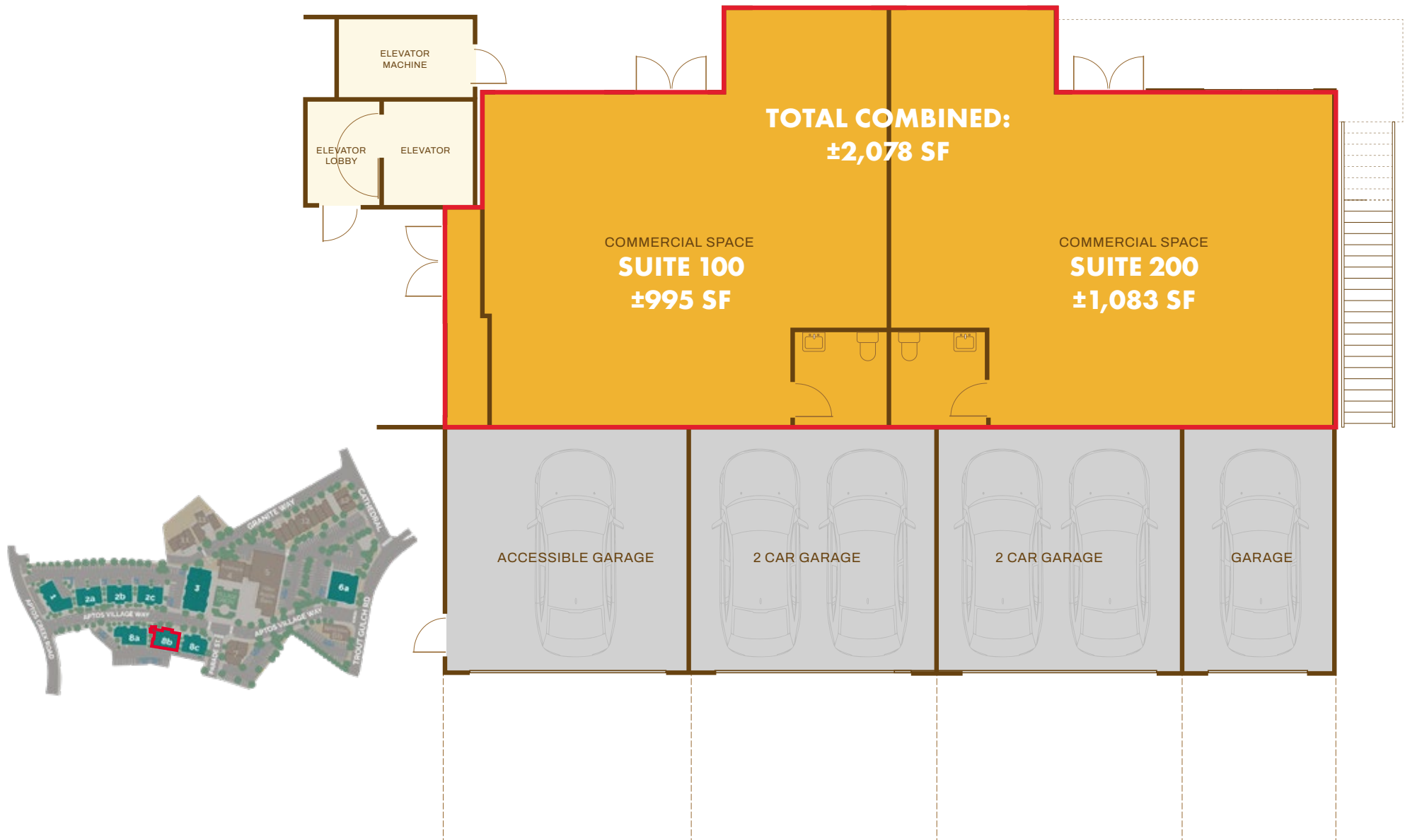
Building 6A

First floor plan



Building 8B

First floor plan





join incredible
RETAILERS

JUST A SAMPLE OF OUR
ON-SITE RETAILERS



IT'S TIME *to explore*

NICK GREENUP
+1 831 647 2106
nicholas.greenup@cushwake.com
Lic. #02143358

SCOTT O'BRIEN
+1 650 320 0296
scott.obrien@cushwake.com
Lic. #01339087

MIKI CORREA
+1 408 642 0826
miki.correa@cushwake.com
Lic. #01718959



CUSHMAN &
WAKEFIELD

SWENSON