

APTOS

VILLAGE

Welcome Home to Aptos Village

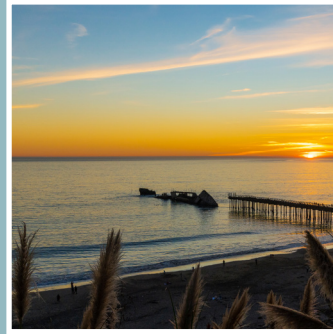
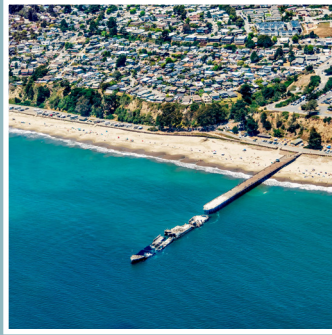


retail & office spaces available for sale and lease

448 GRANITE WAY | APTOS, CA

IN APTOS'S VIBRANT LIFESTYLE CENTER





A RARE *opportunity*

- Join the latest mixed-use development in Aptos comprised of 30 new upscale condos and a mix of 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
- Affluent Community and Strong Demographics (Avg. Median Income \$135,350 /Avg. Home Value \$1.098M)
- Conveniently located right off HWY 1- near the entrance to the Forest of Nicene Marks
- Close proximity to tourist attractions in Santa Cruz and Capitola
- Approximately 30 new upscale residential condos (1-3 Bedrooms) coming to market in Q3 2025
- The Village retail is anchored by New Leaf Market



nearby amenities

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

New Leaf Community Markets - Aptos
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

Sno White Drive-In

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

Cantine Winepub
Starbucks
O'Neill Surf Shop
Starbucks
Akira Aptos
Aptos Vineyard
Warmth Company

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

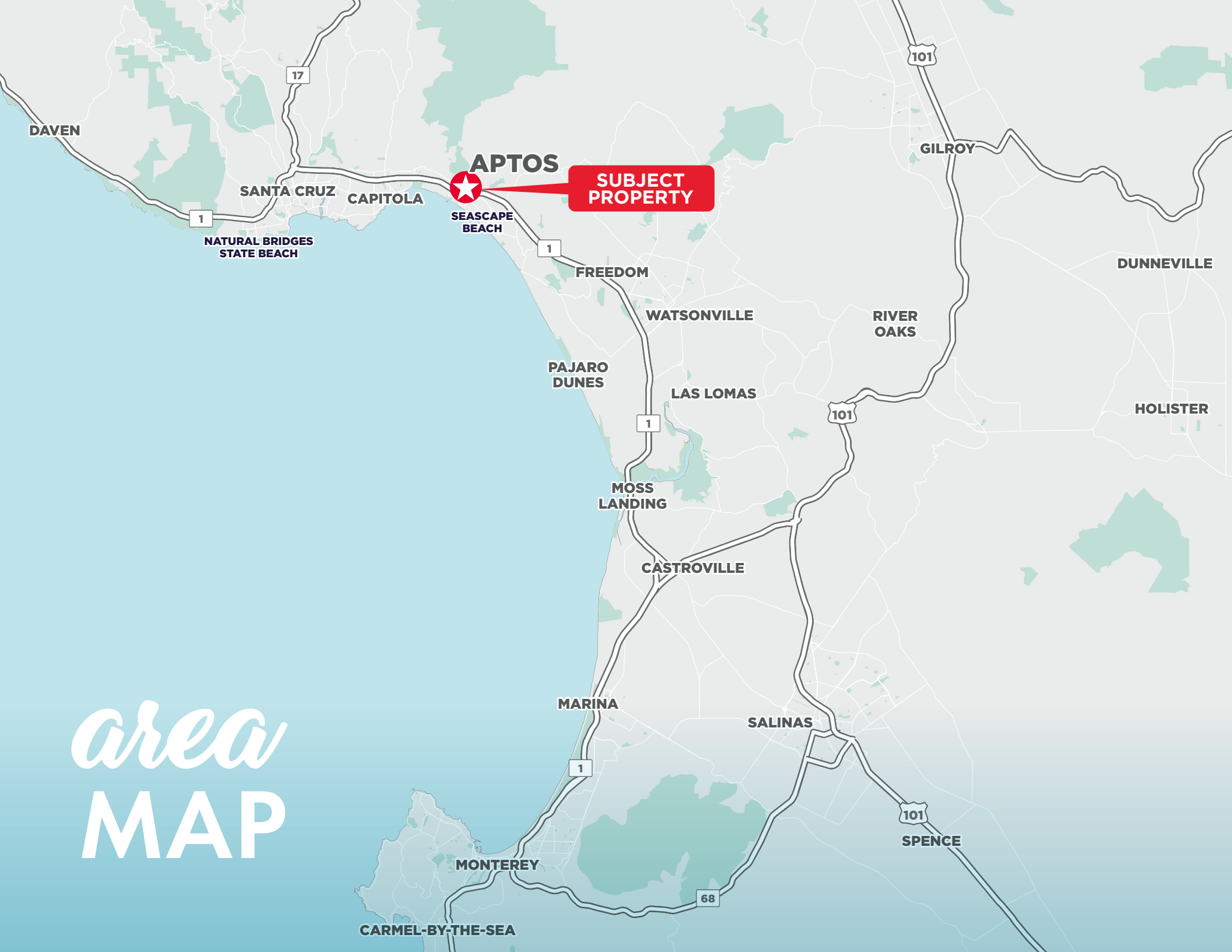
Deluxe Foods of Aptos
CVS
Red Apple Cafe
Panda Inn
Mangiomo Pizza
Bittersweet Bistro

POPLAR S

SOQUEL D

1

RIODEL MAR BLVD

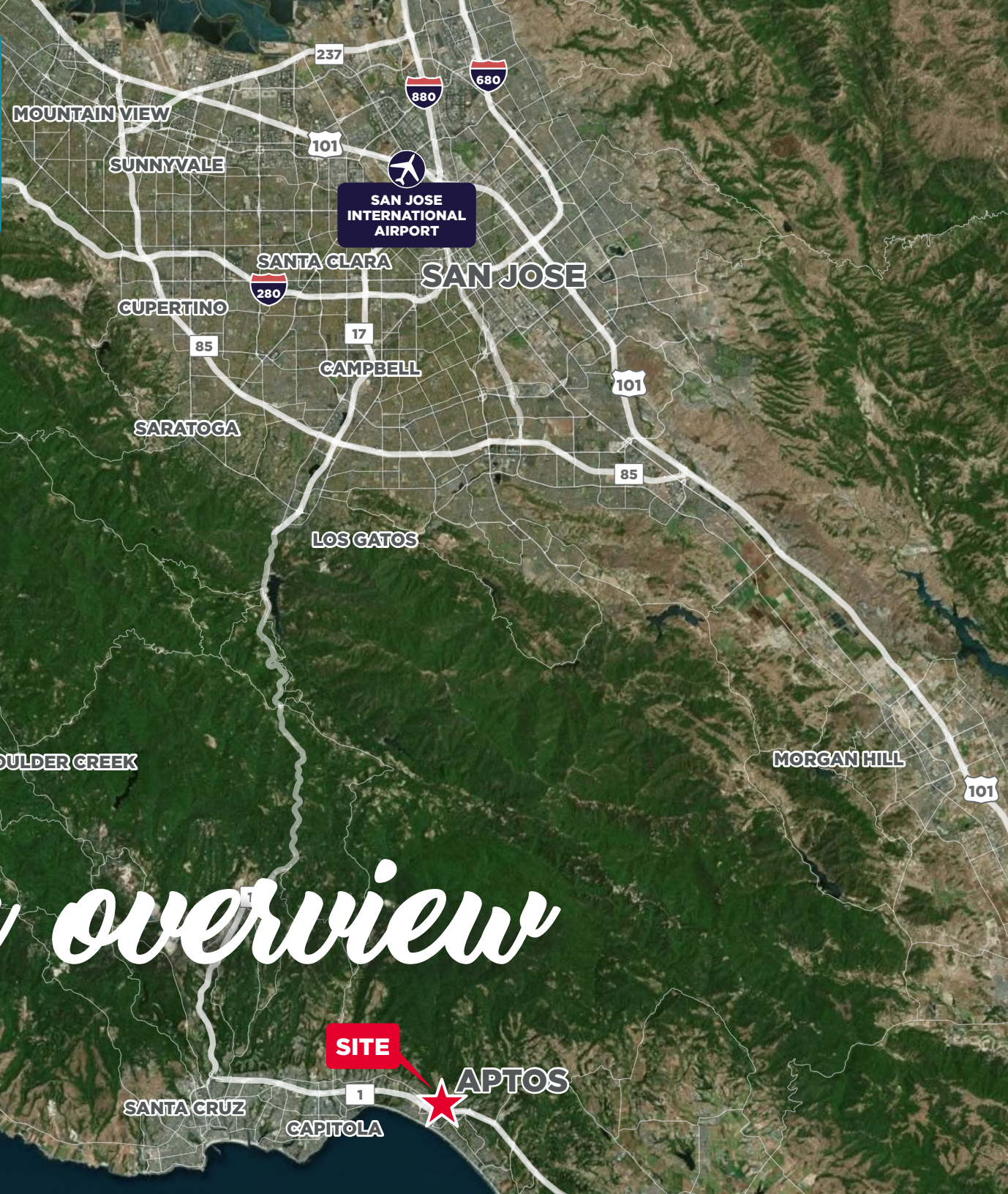


area
MAP



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
8,645

3 MILES
31,006

5 MILES
71,629

AVERAGE HHI

1 MILE
\$175,250

3 MILES
\$170,509

5 MILES
\$158,332

DAYTIME POP.

1 MILE
7,510

3 MILES
28,313

5 MILES
68,316

10,174 adt

TROUT GULCH RD.

21,509 adt

TROUT GULCH RD.

site plan

availabilities

| BUILDING | SUITE # | SF AVAILABLE | DEMISABLE | FOR SALE /LEASE |
|----------|---------|--------------|-----------|-----------------|
| 1 | 101 | 1,395 | No | Sale |
| 2A | | 1,880 | 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 |
| 8A | | 2,811 | Yes | Sale |
| 8B | | 2,038 | Yes | Sale |
| 8C | | 2,020 | Yes | Sale |



Building 1A

First floor plan



Building 2A

First floor plan



Building 2B

First floor plan



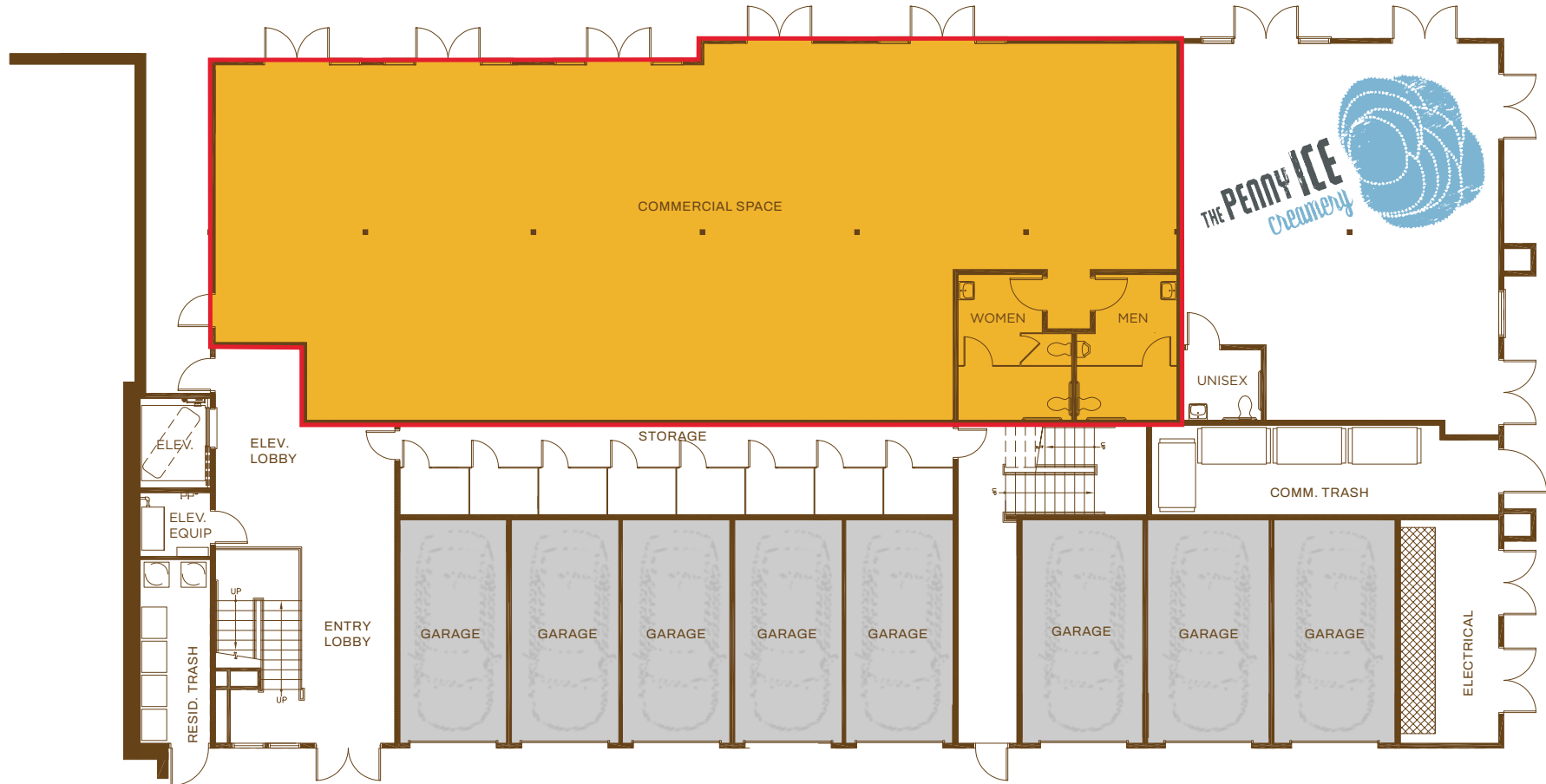
Building 2C

First floor plan



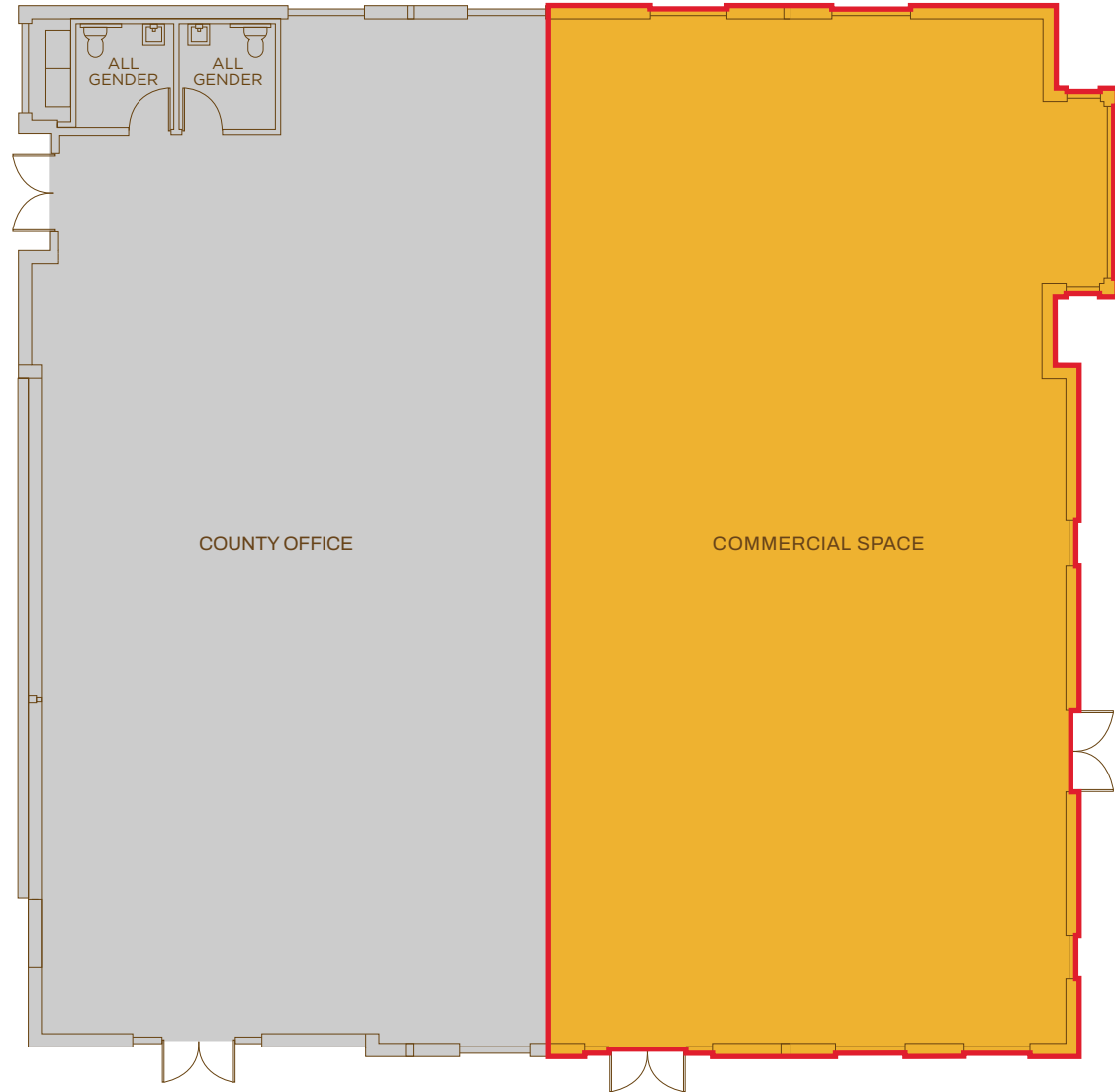
Building 3

First floor plan



Building 6A

First floor plan



Building 8A

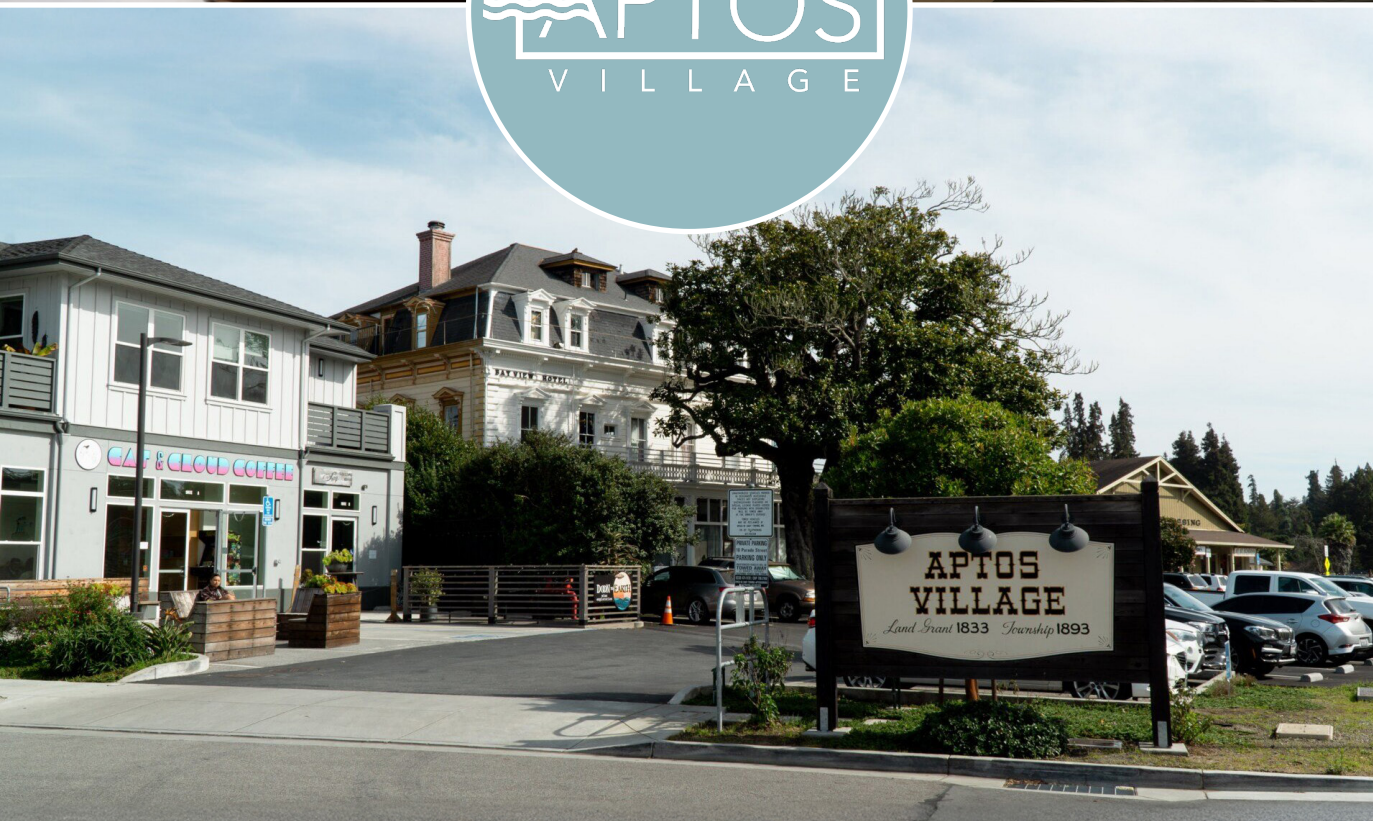
First floor plan



Building 8B

First floor plan







JUST A SAMPLE OF OUR
ON-SITE RETAILERS



join incredible
RETAILERS

IT'S TIME *to explore*

NICK GREENUP
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APTOS
VILLAGE
Land Grant 1833 Township 1893



SWENSON