

GATEWAY PLAZA

SANTA CRUZ, CALIFORNIA



LOCATION: SEC Highway 1 & River Street
Santa Cruz, California

ANCHORS: Ross, PetsMart, Office Max and Cost Plus

SIZE: ±119,407 square feet

AVAILABILITY: ±2,000 SQ.FT. - ±4,400 SQ.FT.

TRAFFIC COUNTS: Highway 1: 62,000 ADT (2006)
River Street: 18,129 ADT (2004)

For Leasing Information Please Contact:

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GATEWAY PLAZA - SANTA CRUZ, CALIFORNIA



- Located right off Highway 1 at the entrance to downtown Santa Cruz.
- Great daytime population with over 20,000 workers in a 1 mile radius.
- Excellent co-tenancy. All anchors are top performers in their regions.
- Near UC Santa Cruz and its 16,000 plus students.
- Call broker for lease rates.

Demographics	1 Mile	2 Mile	3 Mile
2009 Population	12,438	47,770	71,037
2009 Households	5,316	19,200	28,527
2009 Avg. HH Income	\$66,775	\$77,050	\$79,004
Daytime Population	20,435	37,607	49,996



GATEWAY PLAZA - COMPETITION MAP

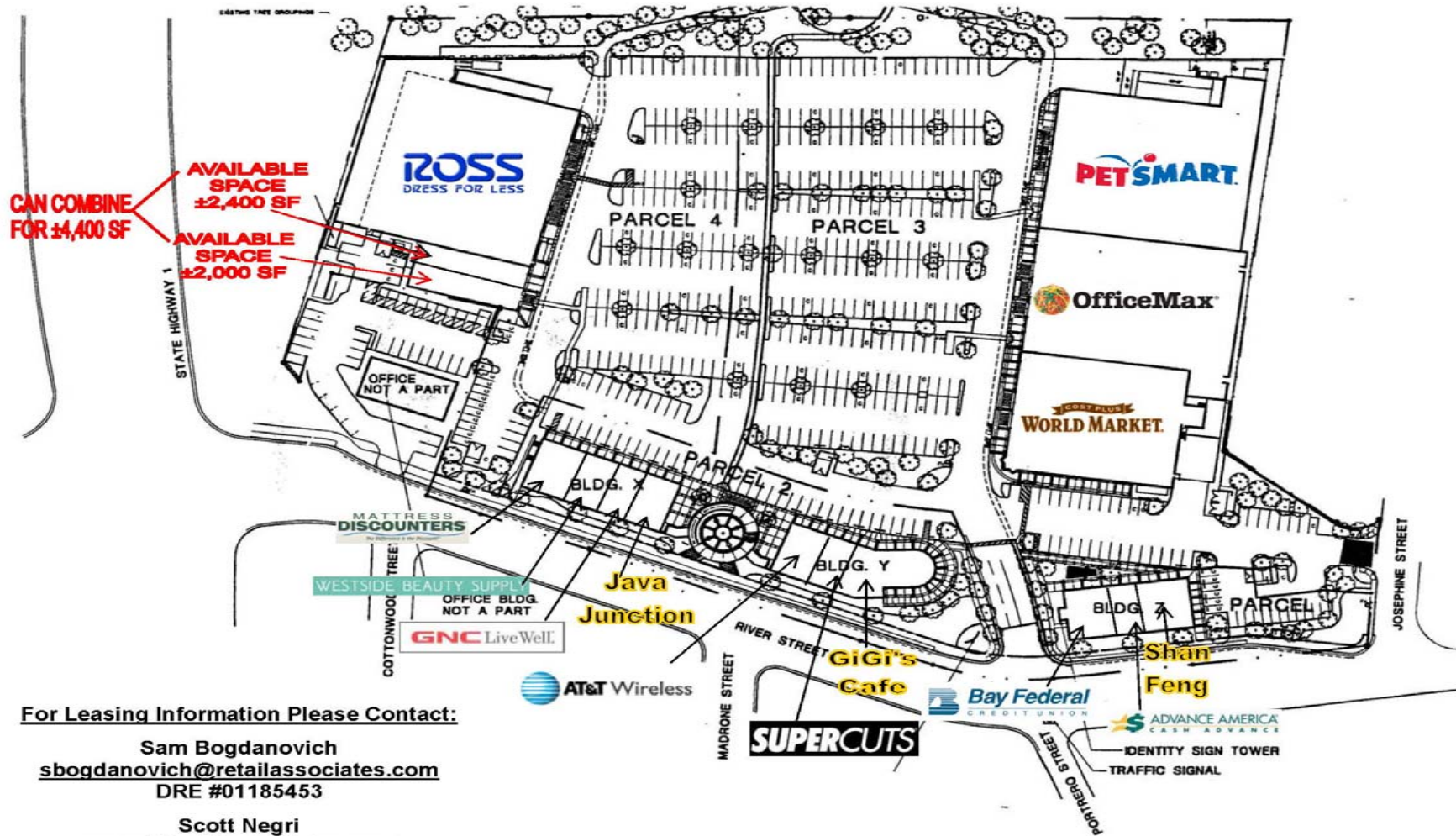


Lat: 36.970900 Lon: -121.966500 Zoom: 7.257mi Logos are for identification purposes only and may be trademarks of their respective companies.

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GATEWAY PLAZA - SITE PLAN



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