

For Lease

302 Riverside Ave | Santa Cruz, CA



SAVANNAH GUEL

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CA License No. 02201877



For Lease

302 Riverside Ave,
Santa Cruz, CA

Property Specifications

SPACE AVAILABLE

1,560 SF

RENT

\$17 PSF

NNNS

Contact Broker

[CLICK FOR PHOTOS](#)

[Photos](#)



About the Property

- 1,560 SF
- Asking \$17 PSF
- Previously a Dental Clinic
- Looking for office use, vet clinics, medical, dental, retail
- Inquire for rent & NNN
- Convenient Santa Cruz location in the Beach Flats area, with easy access to surrounding residential neighborhoods and nearby amenities.
- Strong neighborhood-serving potential for businesses that benefit from convenient access and repeat local clientele.

Nearby Places of Interest



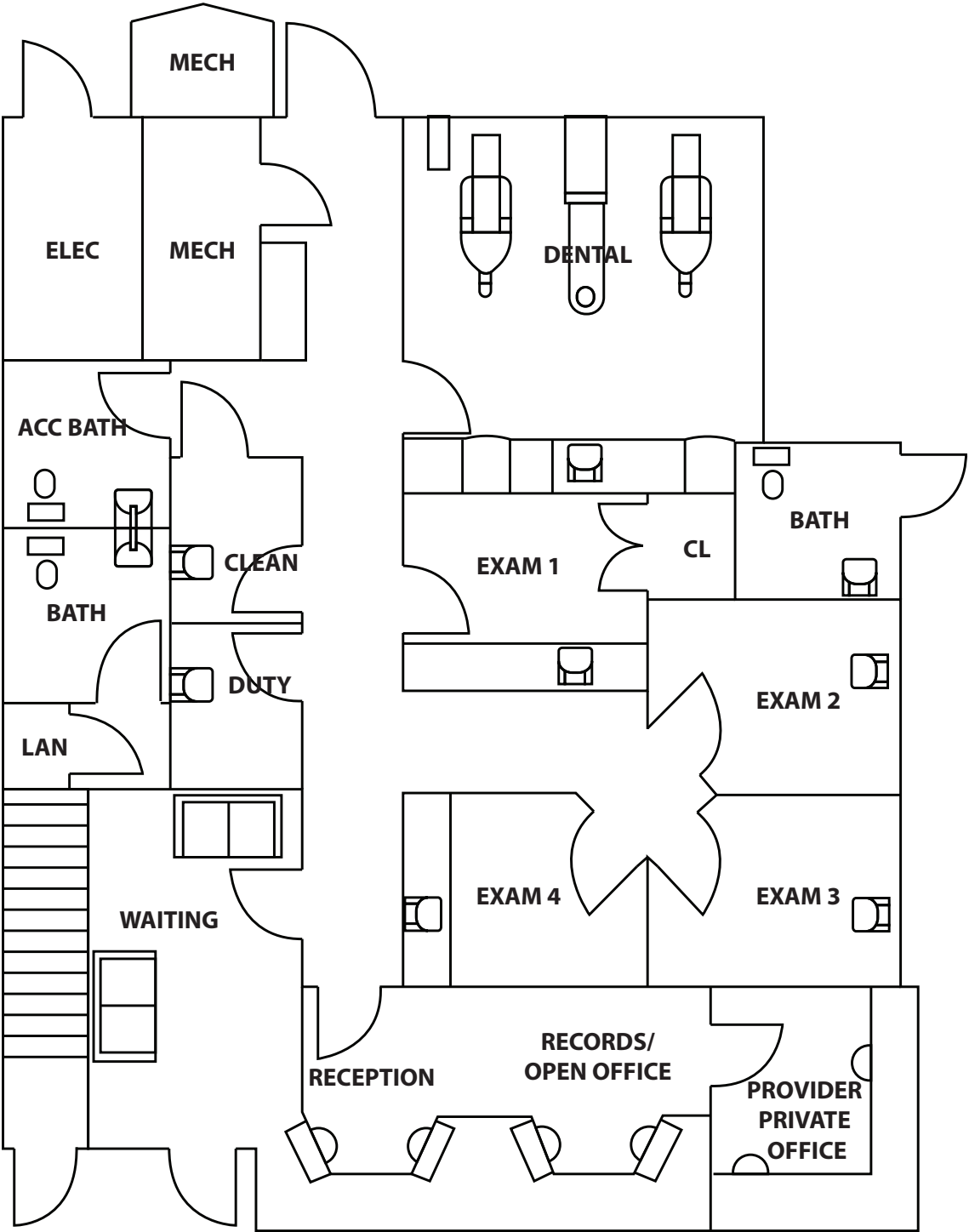
COURTYARD
BY MARRIOTT



TRADER JOE'S

ANTHROPOLOGIE

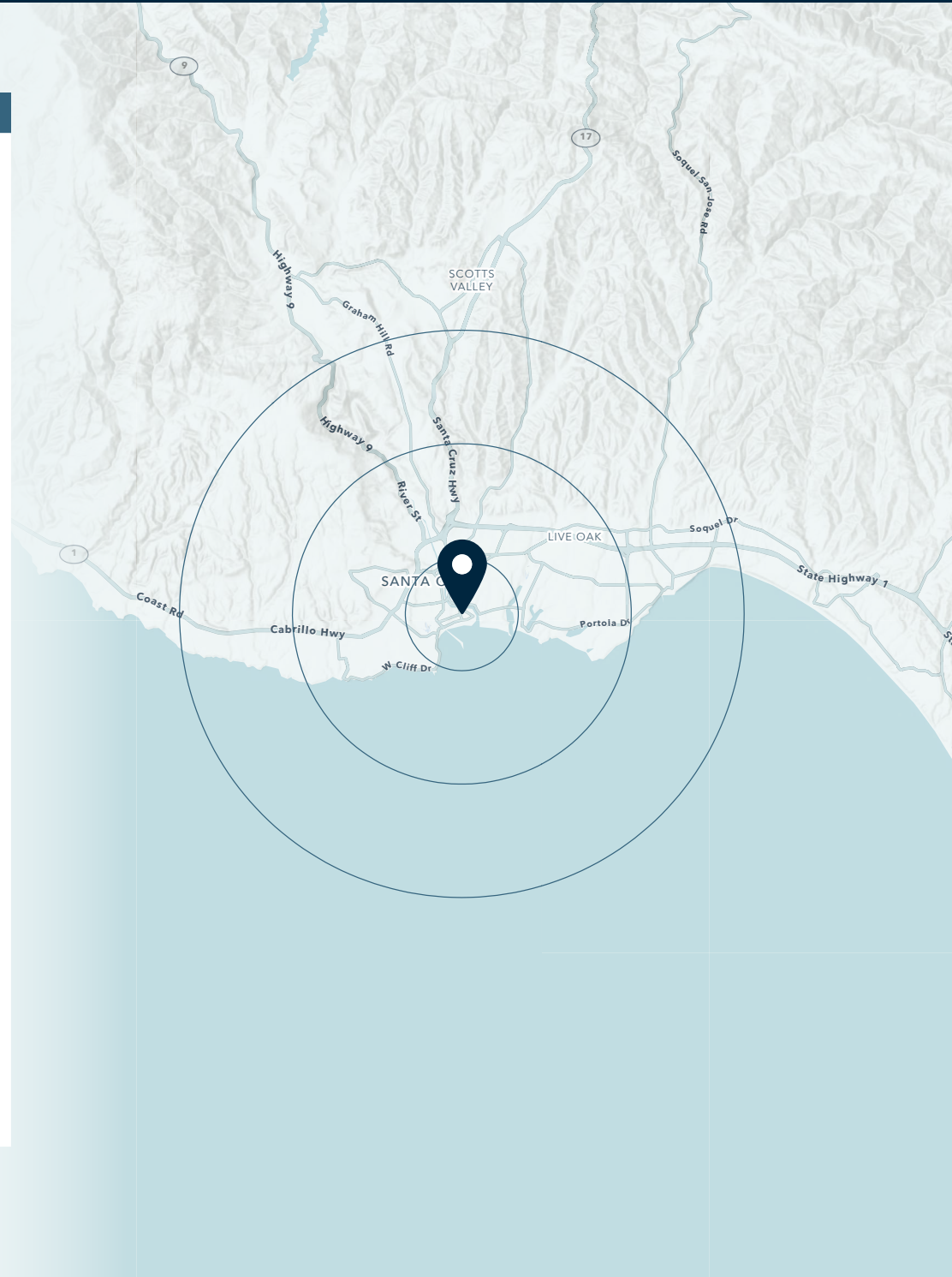






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	20,020	83,821	115,393
2031 Projected Population	20,322	84,069	115,300
Projected Annual Growth 2026 to 2031	0.30%	0.06%	-0.02%
Daytime Population			
2026 Daytime Population	26,295	93,894	124,516
Workers	17,888	57,206	71,852
Residents	8,407	36,688	52,664
Income			
2026 Est. Average Household Income	\$137,911	\$166,214	\$166,946
2026 Est. Median Household Income	\$92,924	\$110,293	\$111,464
Households & Growth			
2026 Estimated Households	8,284	32,818	43,768
2031 Projected Households	8,472	33,257	44,155
Projected Annual Growth 2026 to 2031	0.27%	0.18%	0.09%
Race & Ethnicity			
2026 Est. White	59.54%	63.77%	64.37%
2026 Est. Black or African American	1.98%	1.77%	1.90%
2026 Est. Asian or Pacific Islander	7.04%	6.86%	7.11%
2026 Est. American Indian or Native Alaskan	1.57%	1.07%	0.97%
2026 Est. Other Races	15.33%	12.12%	11.54%
2026 Est. Hispanic	28.84%	24.77%	24.33%





SRS REAL ESTATE PARTNERS

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