

For Sale or Lease Opportunity



3311 MISSION DRIVE, SANTA CRUZ



MONTALVO
Investments & Commercial™



.35 ACRES/ 15,246 SQ FT LOT



3 BATHROOMS



3590 SQ FT + STORAGE

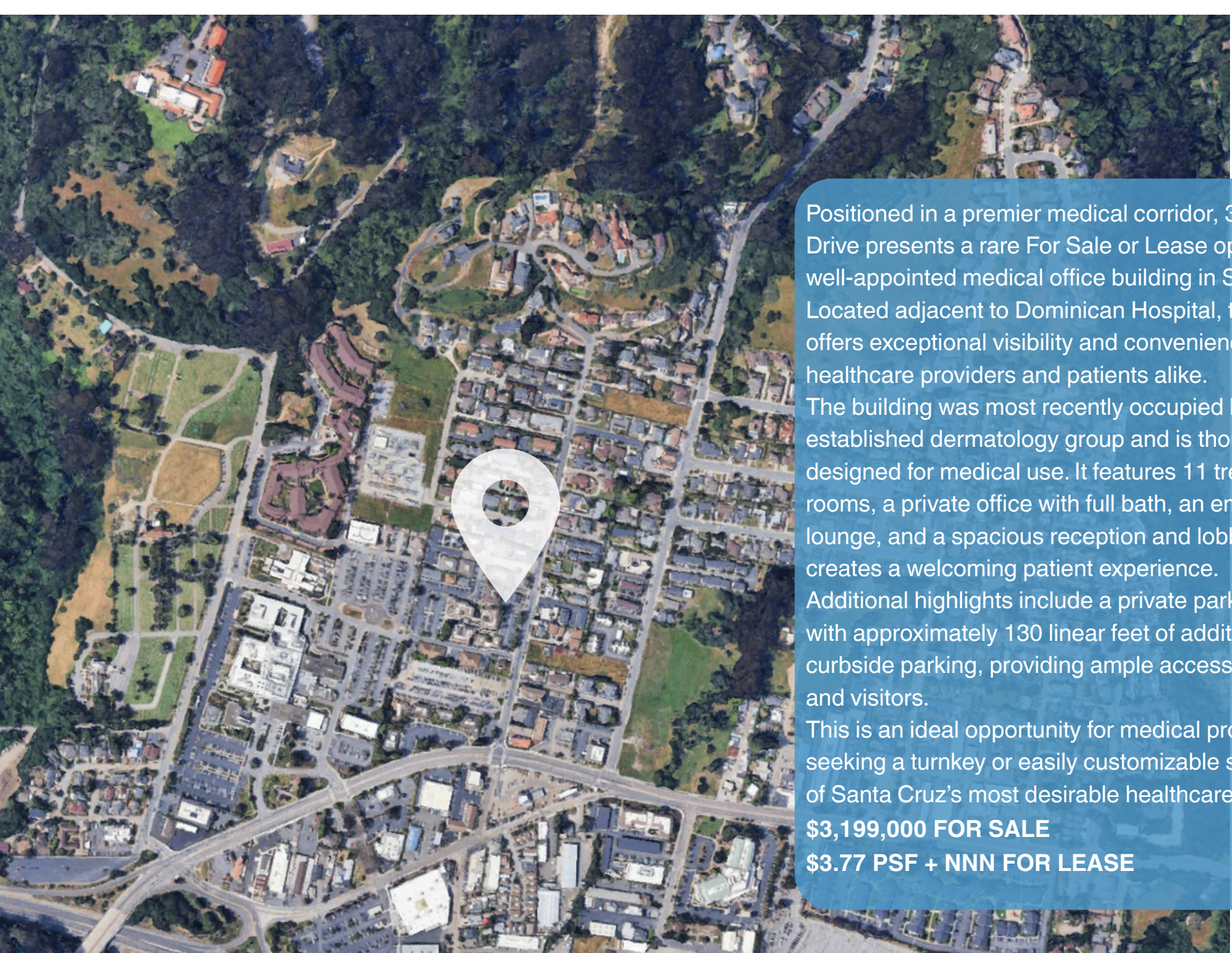


**11 TREATMENT ROOMS +
PRIVATE OFFICE + LOUNGE +
RECEPTION**



**13 PARKING SPACES +
~130 LINEAR FEET CURSIDE PARKING**

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Positioned in a premier medical corridor, 3311 Mission Drive presents a rare For Sale or Lease opportunity for a well-appointed medical office building in Santa Cruz. Located adjacent to Dominican Hospital, this property offers exceptional visibility and convenience for healthcare providers and patients alike.

The building was most recently occupied by a well-established dermatology group and is thoughtfully designed for medical use. It features 11 treatment rooms, a private office with full bath, an employee lounge, and a spacious reception and lobby area that creates a welcoming patient experience.

Additional highlights include a private parking lot along with approximately 130 linear feet of additional painted curbside parking, providing ample accessibility for staff and visitors.

This is an ideal opportunity for medical professionals seeking a turnkey or easily customizable space in one of Santa Cruz's most desirable healthcare locations

\$3,199,000 FOR SALE

\$3.77 PSF + NNN FOR LEASE

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Space Description	Dimensions
Private Suite w/ Full Bath	9'10" x 14'3"
Treatment Room 1	10'11" x 9'
Treatment Room 2	10'11" x 9'1"
Treatment Room 3	10'11" x 9'2"
Treatment Room 4	10'11" x 14'11"
Treatment Room 5	10'10" x 10'2"
Treatment Room 6	10'10" x 9'10"
Treatment Room 7	10'10" x 5'8"
Treatment Room 8	14'4" x 10'2"
Treatment Room 9	10'1" x 9'9"
Treatment Room 10	8'7" x 15'8"
Treatment Room 11	7'10" x 15'8"
Reception/Lobby	31'11" x 27'3"

*Dimensions are approximate



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