



FOR SALE | \$2,950,000

**902 SOQUEL AVENUE**  
**SANTA CRUZ, CA 95062**



# PROPERTY HIGHLIGHTS

- Excellent Owner User Opportunity - Own your Building!
- Visible Corner location on Soquel Avenue (18,000± cars per day)
- Monument Sign
- Small Exterior Storage Area
- ±12 parking spaces
- Across from Whole Foods
- Vacant - ready for occupancy
- Request "Property Related Materials" from Listing Agent
- Call Listing Agent for more information and to tour building

# PROPERTY DETAILS

**Legal Address:** 902 Soquel Avenue, Santa Cruz, CA 95062

**Assessor's Parcel Number:** 010-071-61

**Land Area / Lot Size:** ±13,678 SF (0.31 Acres)

**Building:** ±10,816 SF

**Zoning:** CC - Community Commercial  
[Chapter 24.10 LAND USE DISTRICTS](#)

**Topography:** Level

**Street Frontage:** 69 Feet along Soquel Ave. | 153 Feet along Pine St.

**Flood Zone:** No - FEMA flood zone X

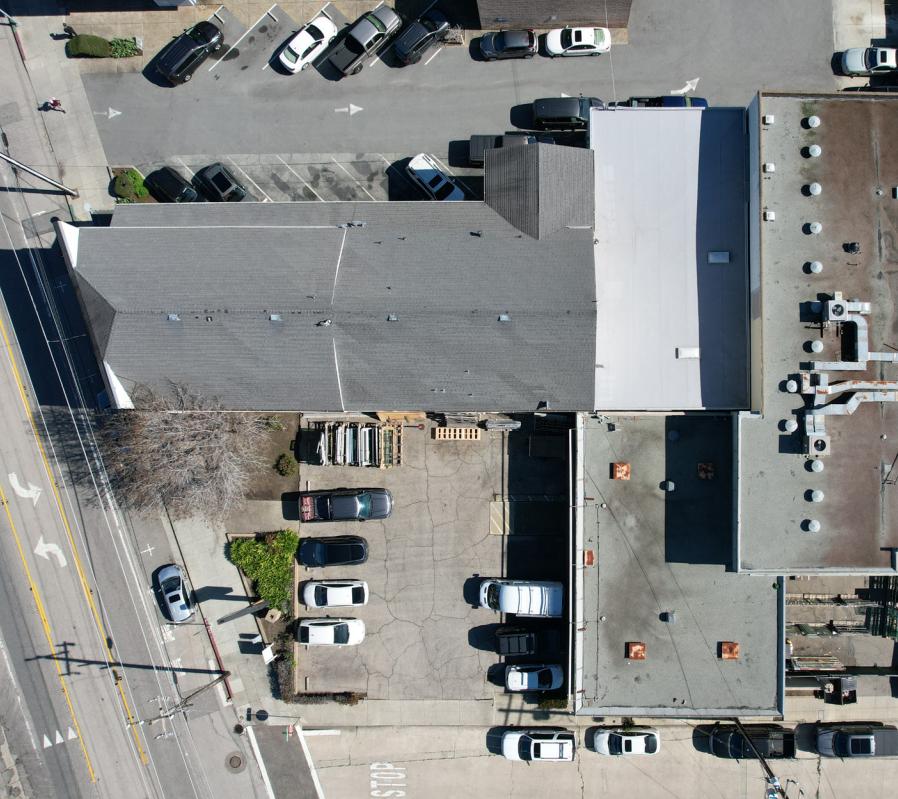
**Utilities:** City of Santa Cruz Public Utilities and PG&E

- ±10,816 SF
- Built in 1974
- Parking for ±12 vehicles in front of the building
- Storage yard accessed via Pine Street  
(could provide more parking)

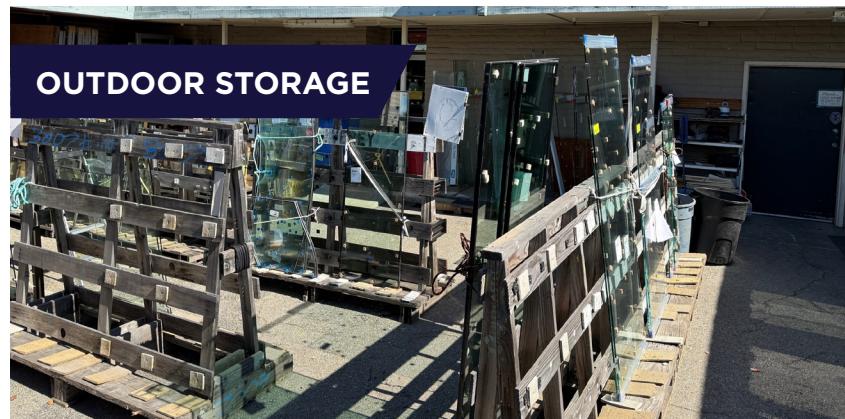
**Environmental Problems:** None known

**Opportunity Zone:** No

**Sale Price:** **\$2,950,000 (\$272.74 PSF)**



# PROPERTY PHOTOS



# PARCEL MAP





## FOR MORE INFORMATION, CONTACT:

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