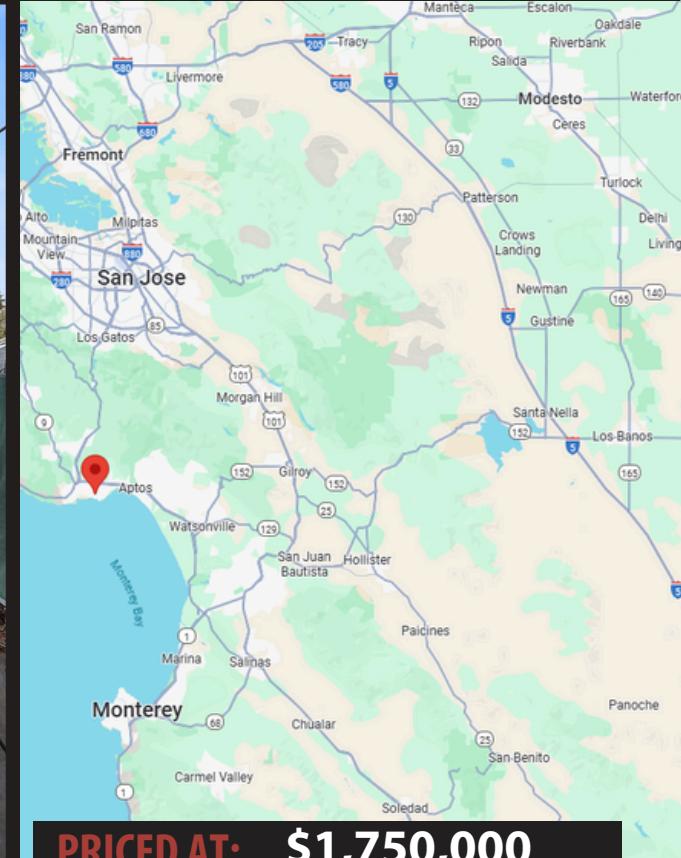


# FOR SALE CLASS "A" FOOD PRODUCTION FACILITY

1035 17<sup>th</sup> Avenue • Santa Cruz, CA



**PRICED AT: \$1,750,000**



**Sherman & Boone**

COMMERCIAL REAL ESTATE

For More Information Contact:

**Nick Torres**

831.464.5018

[Nick@shermanandboone.com](mailto:Nick@shermanandboone.com)

DRE# 01719985

- 4,000 SF Building
- Commercial Refrigeration and Freezer Storage
- Epoxy Floors with Stainless Trench Drains

- 1,500 Gallon Grease Trap
- Two 12' Grade Level Doors
- Ample Power - 1,200 Amps

**[shermanandboone.com](http://shermanandboone.com)**

1260 41st AVE SUITE 0 CAPITOLA

CA 95010

# CONFIDENTIALITY & DISCLAIMER

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**PROPERTY WALK THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.**

**PLEASE CONTACT NICK TORRES FOR ADDITIONAL INFORMATION.**



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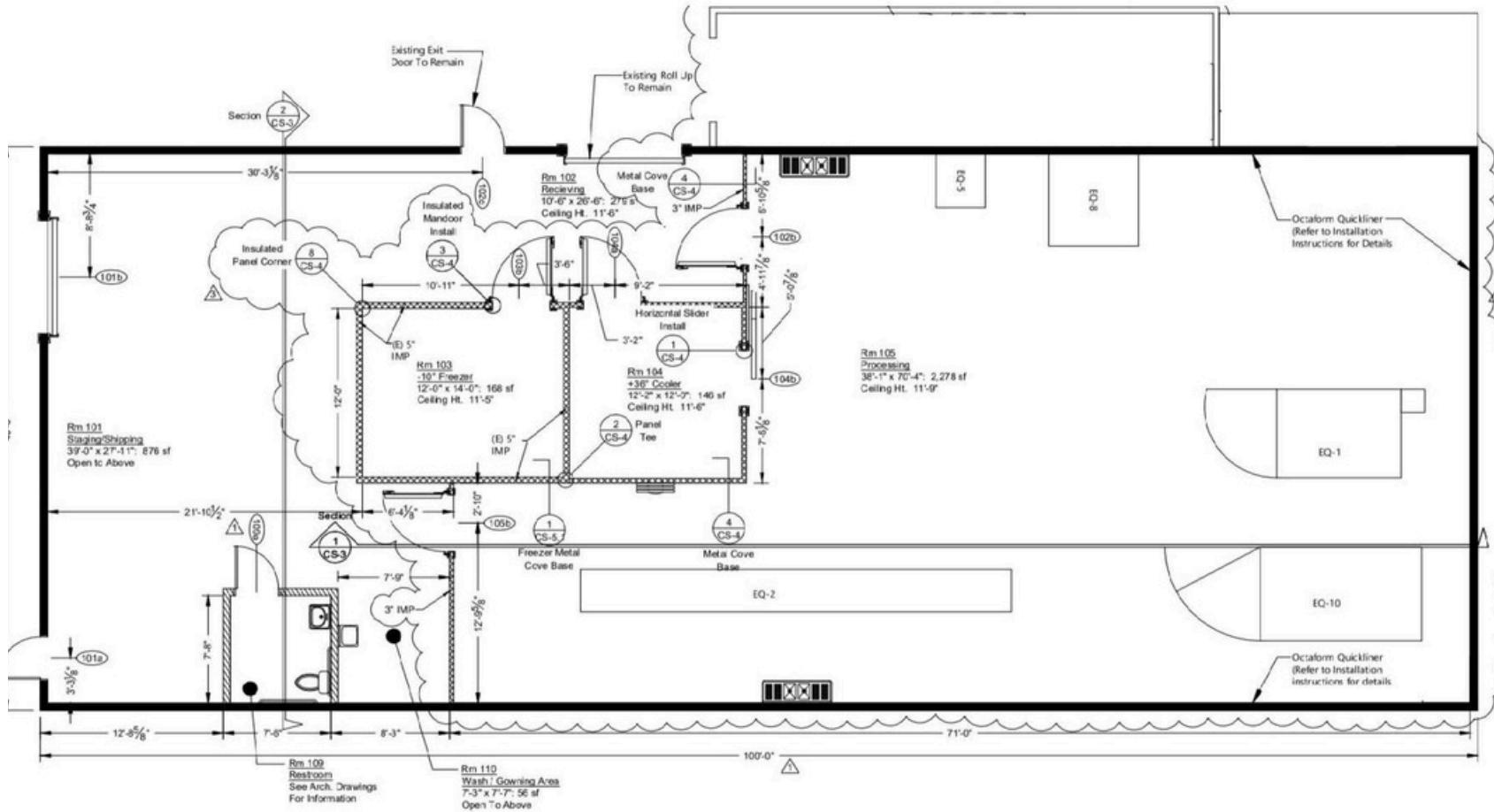
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# FLOOR PLAN 1035 17<sup>th</sup> Avenue • Santa Cruz, CA



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# Sherman & Boone

## COMMERCIAL REAL ESTATE

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# PROPERTY HIGHLIGHTS

1035 17<sup>th</sup> Avenue • Santa Cruz, CA



## PROPERTY HIGHLIGHTS

- Nearly \$1,000,000 in capital improvements (2016–2021) — fully rebuilt from the shell up
- Turnkey, food-grade processing facility that effectively functions as a new building
- Current occupant holds one of only two tuna canning licenses in California — a rare, high-barrier-to-entry use
- Upgraded electrical, gas, and water service throughout
- Modern layout designed for efficient operations, compliance, and scalability
- Strong regional connectivity to Highway 1, Highway 17, and broader Bay Area markets
- HEPA-filtered air system and fully modernized sanitary infrastructure
- 12' x 12' walk-in cooler + 14' x 12' freezer for flexible cold storage and production

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