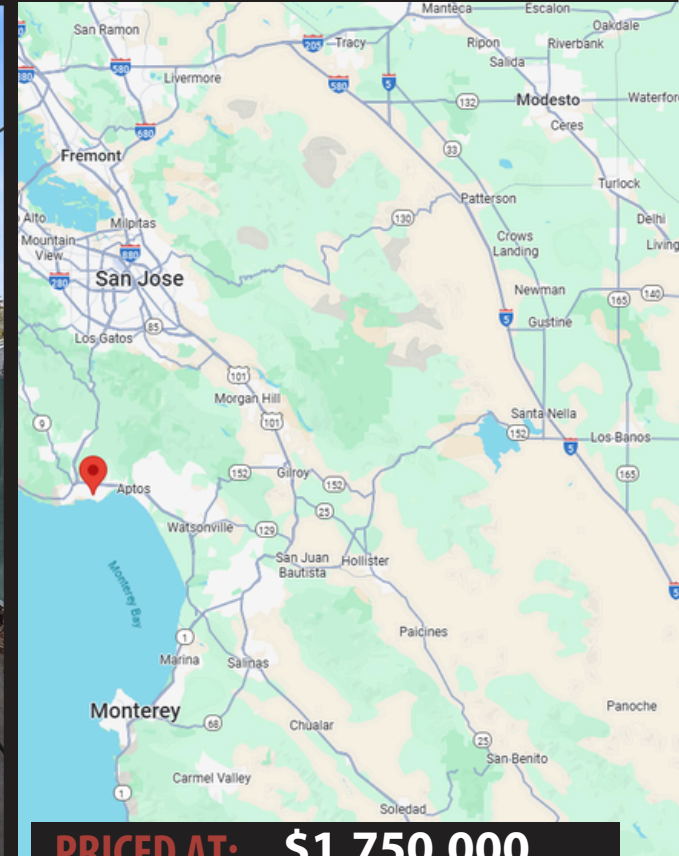


# FOR SALE CLASS "A" FOOD PRODUCTION FACILITY

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



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

For More Information Contact:

**Nick Torres**

831.464.5018

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



**Sherman & Boone**

COMMERCIAL REAL ESTATE

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

1260 41st AVE SUITE 0 CAPITOLA

CA 95010

# CONFIDENTIALITY & DISCLAIMER

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

SBA Commercial ("Broker") has been retained on a non-exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose and/or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller, its affiliates or Broker. Neither the Seller, the Broker, any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, nor directors makes any representation for warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma. Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release the Seller and Broker from any liability with respect thereto.

**PROPERTY WALK THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.  
PLEASE CONTACT NICK TORRES FOR ADDITIONAL INFORMATION.**



**Sherman & Boone**

COMMERCIAL REAL ESTATE

**For More Information Contact:**

**Nick Torres**

831.464.5018

Nick@shermanandboone.com

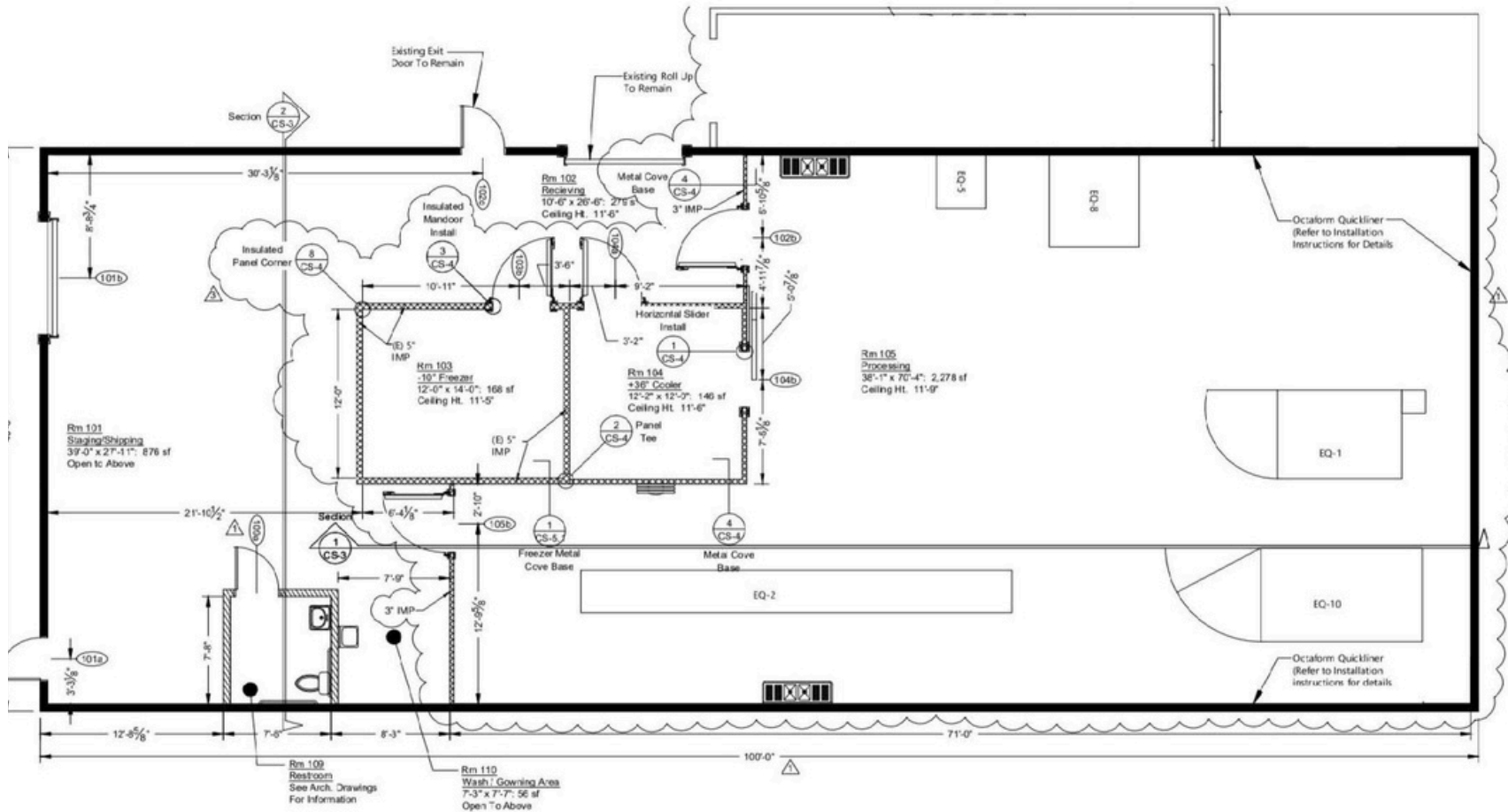
DRE# 01719985

**shermanandboone.com**

1260 41st AVE SUITE 0 CAPITOLA CA 95010



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



For More Information Contact:

**Nick Torres**

831.464.5018

Nick@shermanandboone.com

DRE# 01719985



**Sherman & Boone**

COMMERCIAL REAL ESTATE

**shermanandboone.com** 1260 41st AVE SUITE 0 CAPITOLA CA 95010

# 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



**Sherman & Boone**

COMMERCIAL REAL ESTATE

For More Information Contact:

**Nick Torres**

831.464.5018

Nick@shermanandboone.com

DRE# 01719985

[shermanandboone.com](http://shermanandboone.com) 1260 41st AVE SUITE 0 CAPITOLA CA 95010