

# RETAIL/OFFICE FOR LEASE

1030 41st Ave, Santa Cruz, CA



## PROPERTY DETAILS:

- **Property Address:** 1030 41st Ave., Santa Cruz CA 95062
- **Square Footage:** 3,248 SF
- **Rent:** \$3.50/SF + NNN \$1.03 +/- SF

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# PROPERTY HIGHLIGHTS

Welcome to an exceptional opportunity to lease a beautiful stand alone in a highly sought-after location. This 3,248 square feet space is housed within a LEED Gold certified building, showcasing unique architecture that adds character and distinction to your business venture. Situated in a highly desirable location, this property offers excellent visibility and foot traffic. The surrounding area is known for its vibrant community and is a prime destination for those seeking a unique experience. Stand out in the market with a building featuring unique and captivating architecture. The design elements contribute to the overall appeal, creating a memorable experience for patrons and setting your business apart from the rest.



## KEY FEATURES

- LEED Gold Certified Green Building
- Vaulted ceilings and large windows for natural light
- Stand-alone building for privacy and distinction
- Dedicated parking lot for customers and employees including 12 parking spaces and bicycle parking
- Two accessible restrooms
- Elevator lift
- Desirable area along popular 41st Ave and Pleasure Point
- Low maintenance landscaping

Presented exclusively by Russell E. Gross Real Estate, Inc.  
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