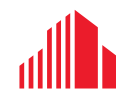




FOR SALE | \$3,149,000

902 SOQUEL AVENUE
SANTA CRUZ, CA 95062



**CUSHMAN &
WAKEFIELD**

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
Improvements:	<ul style="list-style-type: none">• ±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:	\$3,149,000 (\$291.14 PSF)



PROPERTY PHOTOS

PARKING LOT



BUILDING FRONT



OUTDOOR STORAGE



MONUMENT SIGN



PARCEL MAP





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