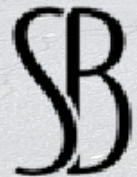


1955 41st Ave. Capitola, CA

**FOR LEASE**

**Capitola Convenience Center**

**Rental Rate Upon Request**



**Sherman & Boone**  
**REAL ESTATE**

The purpose of this brochure is to provide information for those who may have interest in the property presented for sale. The information here comes from sources deemed reliable. Neither the seller nor Sherman & Boone can guarantee it and it is not a substitute for due diligence investigation. All information should be verified prior to purchase. Property to be shown by appointment only.

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# HIGHLIGHTS

- Prime retail space available in Ross anchored shopping center
- Strategically positioned at the nucleus of Capitola
- Monument signage available
- Ample parking

TRAFFIC COUNTS	
Clares St/Drway	14.7K
Clares St/Driveway	16.3K
41st Ave/Drway	29.6K
41st Ave/Clares St	43.8K



# SUITE # B8

SIZE	1,130 SF
TERM	Negotiable
RENTAL RATE	Upon Request
SPACE USE	Retail or Service
AVAILABILITY	NOW!



# SUITE # B6

SIZE	1,283 SF
TERM	Negotiable
RENTAL RATE	Upon Request
SPACE USE	Retail or Service
AVAILABILITY	NOW!



# SUITE # B2

SIZE	2,109 SF
TERM	Negotiable
RENTAL RATE	Upon Request
SPACE USE	Retail or Service
AVAILABILITY	NOW!



# AERIAL VIEW

