

EXTRAORDINARY RETAIL/OFFICE SPACE AVAILABLE

THE INDEPENDENT | 8,736 SF AVAILABLE



FOR LEASE

— 600 Ortiz Ave | Sand City, CA 93955

Alison Goss | DRE #01815323

James Kendall | DRE #02010395



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EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY

THE INDEPENDENT

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer for lease 600 Ortiz Ave. also known as The Independent. This 8,736 SF retail mixed-use building features ample on-site and street parking, excellent frontage and visibility along Ortiz Street, efficient space layouts with large storefront windows, and a built-in customer base living in the same building. This location would be a great fit for a Fitness Studio / Cross Fit gym, restaurant, office or specialty retail. The wide-open space features large glass storefronts and excellent natural lighting. High open ceilings offer design and use flexibility. Double door entrances. The available space is divisible down to approximately 1,300 SF.

ASSET HIGHLIGHTS	OVERVIEW	
• Great Location	PROPERTY	600 Ortiz Ave Sand City, CA 93955
• Well-Maintained	PROPERTY TYPE	Retail/Office
• Open Plan	GROSS LEASABLE AREA	1,300-8,736 SF
	YEAR BUILT	2008



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



PROPERTY PHOTOS



AERIAL OVERVIEW

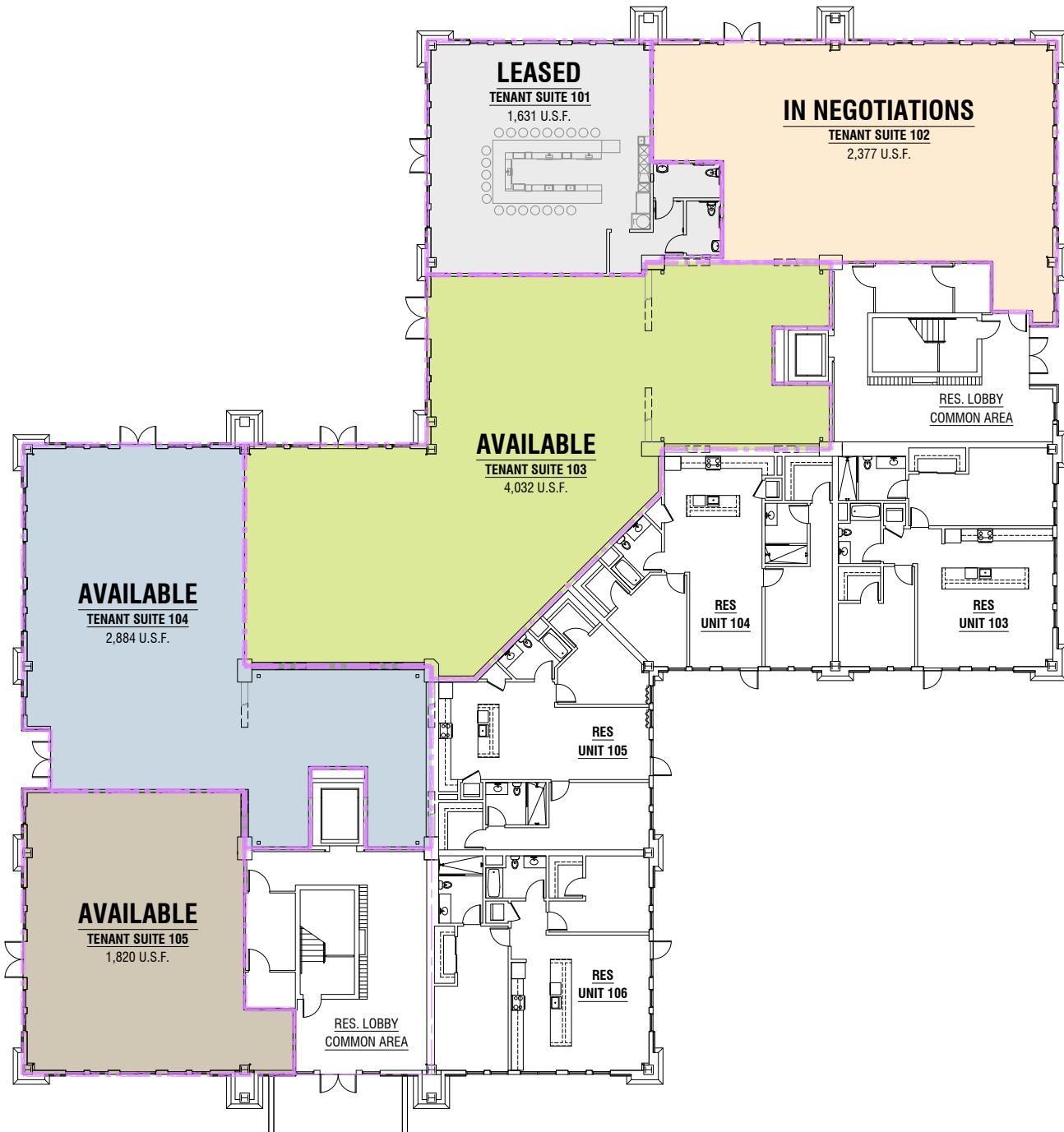
THE INDEPENDENT



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FLOOR PLAN

THE INDEPENDENT



COMMERCIAL REAL ESTATE

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DISCLAIMER

THE INDEPENDENT

Mahoney & Associates hereby advises all prospective purchasers of property as follows:

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