

J.R. Parrish

COMMERCIAL REAL ESTATE

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FOR MORE INFORMATION
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FOR LEASE RIVERFRONT TWIN MOVIE THEATRE



155 S. RIVER ST · SANTA CRUZ, CA

13,500 SF
(Asking \$.75 PSF NNN)

FIRST FLOOR:

- 11,000 SF of auditorium & lobby
- Auditorium #1 seats 397 people
- Auditorium #2 seats 192 people
- Lobby area

SECOND FLOOR:

- 2,400 SF of office & storage space
- Plus two projection rooms

FEATURES:

- Remodeled in 1998
- Very clean condition; move in ready
- 19' clear heights
- Parking surrounding site in City lots
- Great Downtown location in Central Business District



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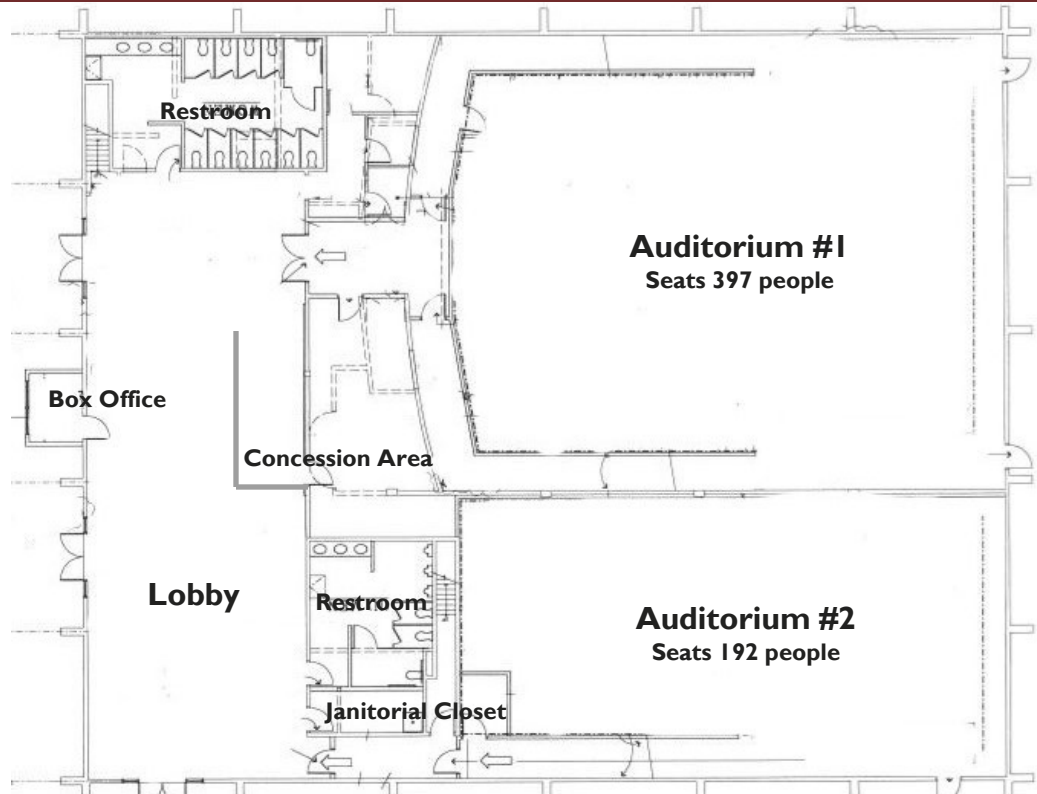
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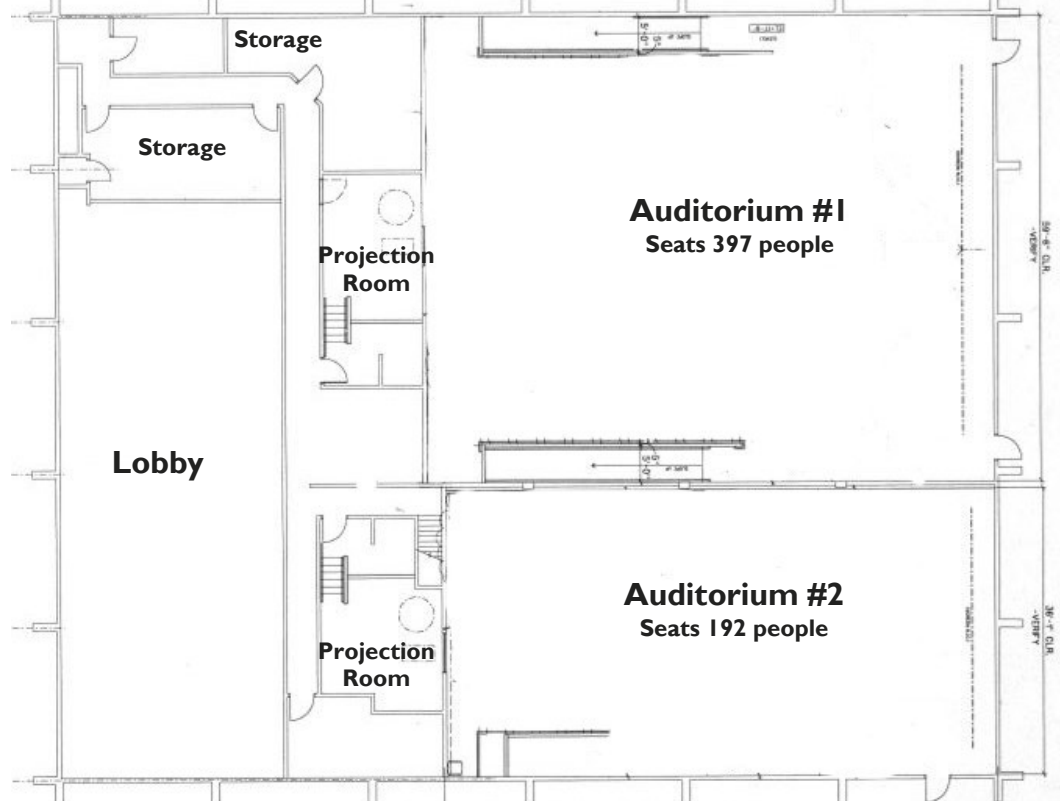
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FIRST FLOOR: lobby, restrooms & auditoriums



SECOND FLOOR: storage, offices & projection rooms



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