



J.R. Parrish

COMMERCIAL REAL ESTATE

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FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

Carol Lezin
831.247.2610 cell
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DRE# 00878937

FOR SALE

COMMERCAL RETAIL BUILDING LEASED INVESTMENT



1420 MISSION STREET • SANTA CRUZ

\$1,170,000

- 2,390 SF, ground floor + 1,100 SF mezzanine
- Corner parcel, on the corner of Mission and Trescony
- Zoned CC, community commercial
- 6,970 SF site
- ± 4,000 SF paved, on-site parking lot and street parking
- Built in ± 1980 and designed as a retail cycling store which it has remained for over 40 years
- Leased and run as “Cycleworks”
- Excellent exposure, located on one of the county’s busiest traffic corridors
- Please do not disturb the tenant, call agent for showing instructions and information



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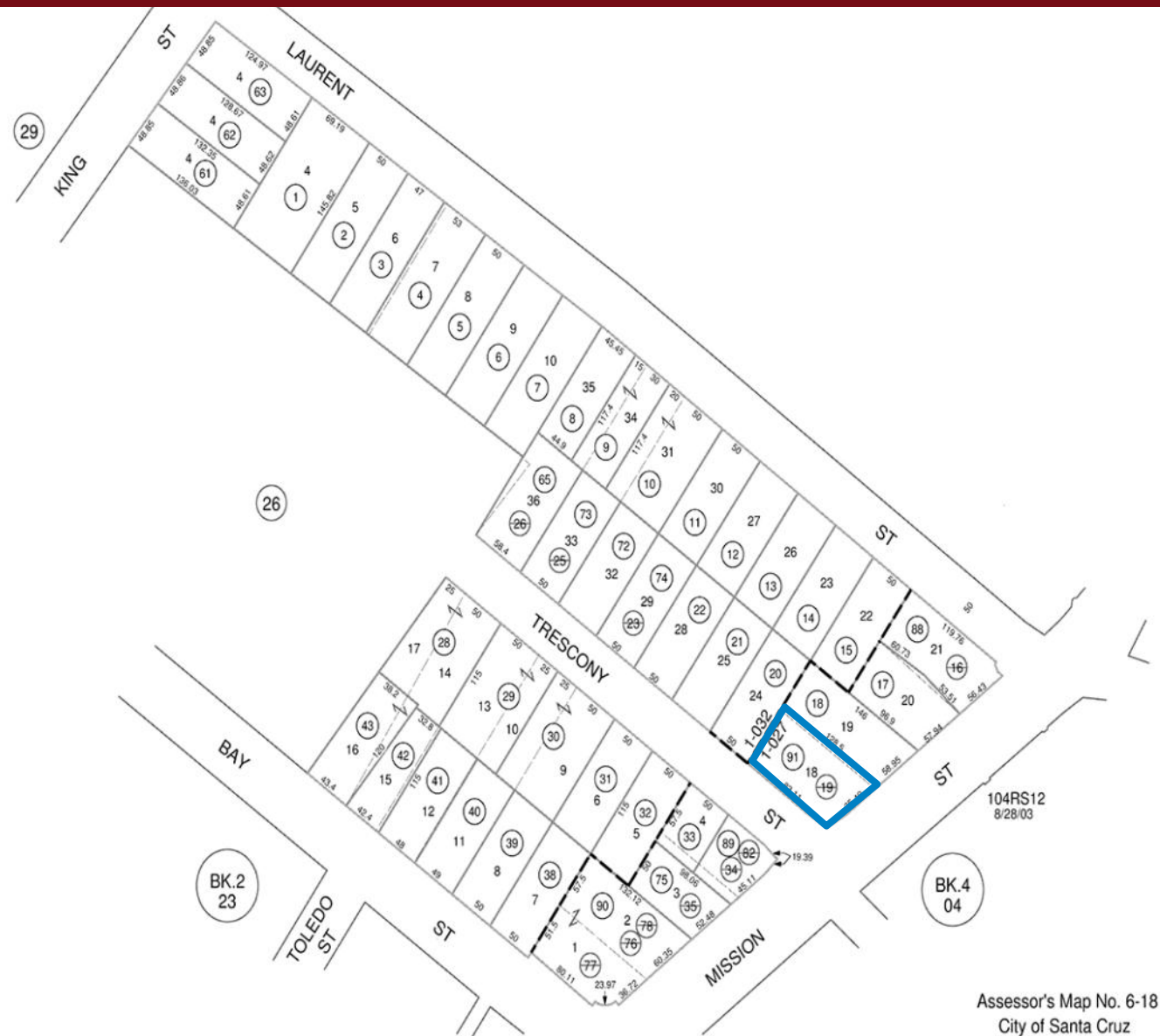
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PARCEL MAP





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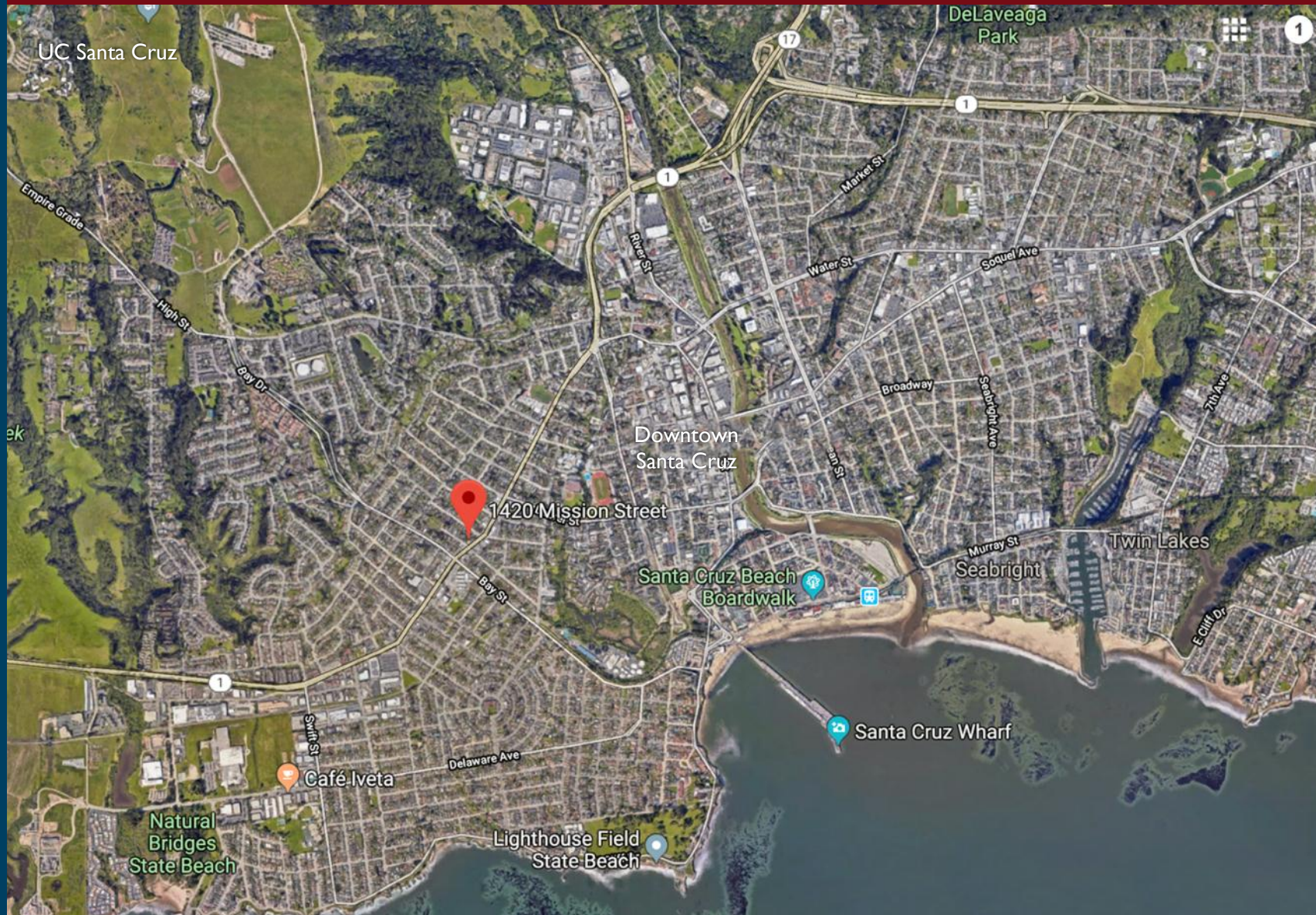
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MAPS





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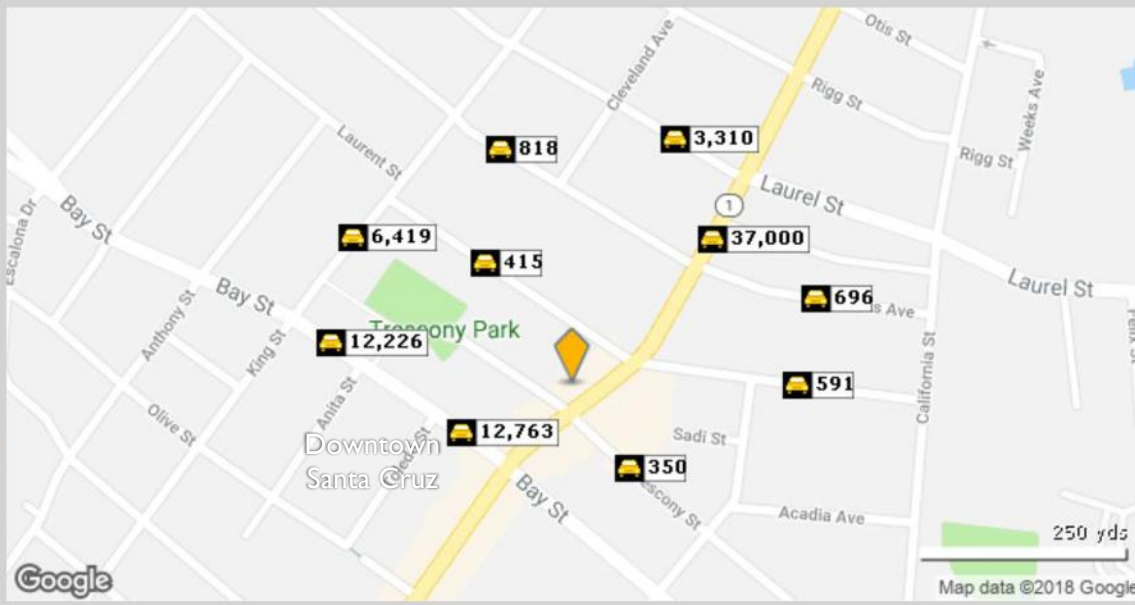
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TRAFFIC COUNT

1420 Mission St, Santa Cruz, CA 95060

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **5,954 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Trescony St	Mission St	0.06 NW	2017	350	MPSI	.07
2 Bay St	Toledo St	0.02 NW	2017	12,763	MPSI	.08
3 Laurent St	King St	0.08 NW	2017	415	MPSI	.11
4 Mission St	Van Ness Ave	0.02 SW	2017	37,000	MPSI	.14
5 Laurent St	Seaside St	0.03 W	2017	591	MPSI	.16
6 Bay St	Anita St	0.03 SE	2017	12,226	MPSI	.17
7 Van Ness Ave	King St	0.04 NW	2017	818	MPSI	.17
8 Van Ness Ave	California St	0.08 E	2017	696	MPSI	.18
9 King St	Laurent St	0.04 NE	2017	6,419	MPSI	.18
10 Laurel St	Cleveland Ave	0.05 NW	2017	3,310	MPSI	.19

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9/18/2018