



COMMERCIAL REAL ESTATE

jrparrish.com

MAIN OFFICE
831.476.2222

FAX
831.464.5818

9000 Soquel Ave
Suite 200
Santa Cruz, CA 95062

FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

Carol Lezin
831.247.2610 cell
clezin@jrparrish.com
DRE# 00878937

FOR SALE

BEAUTIFUL RETAIL COMMERCIAL BUILDING



1 3 6 0 4 1 S T A V E N U E • C A P I T O L A

\$1,790,000

- +/- 4,413 SF: approx. 2,893 ground floor and approx. 1,520 2nd story space
- Enclosed "carport" of +/- 755 SF not included in the overall SF
- Two bathrooms
- Beautiful retail commercial building
- Lots of windows and natural light throughout
- Zoned CC- Community Commercial
- Excellent owner/user or investment property
- Located on the County's busiest retail traffic corridor
- Possible two tenant building
- 5 onsite parking spaces + carport parking
- Please respect the owner's business and call agent for showing instructions



JR Parrish

COMMERCIAL REAL ESTATE

jrparrish.com

MAIN OFFICE
831.476.2222

FAX
831.464.5818

9000 Soquel Ave
Suite 200
Santa Cruz, CA 95062

FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

Carol Lezin
831.247.2610 cell
clezin@jrparrish.com
DRE# 00878937

PHOTOS





JR Parrish

COMMERCIAL REAL ESTATE

jrparish.com

MAIN OFFICE
831.476.2222

FAX
831.464.5818

9000 Soquel Ave
Suite 200
Santa Cruz, CA 95062


FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

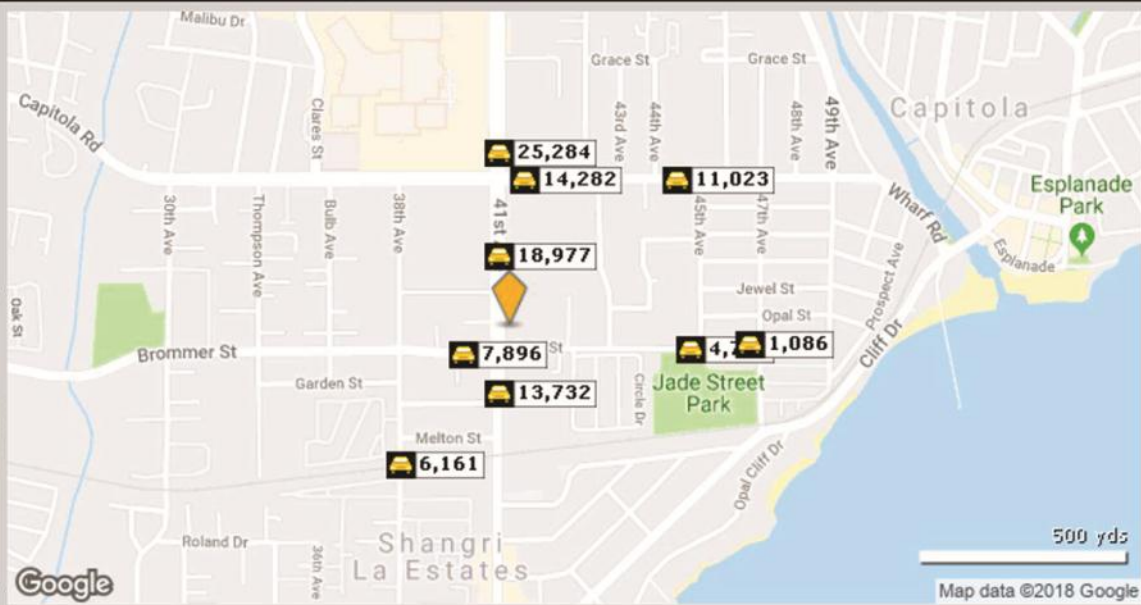
Carol Lezin
831.247.2610 cell
clezin@jrparish.com
DRE# 00878937

TRAFFIC COUNT

1360 41st Ave, Capitola, CA 95010

Building Type: General Retail
Secondary: Freestanding
GLA: 3,463 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	Brommer St	Windward Ln	0.01 W	2017	7,896	MPSI	.07
2	41st Ave	Reposa Ave	0.02 S	2017	13,732	MPSI	.09
3	41st Ave	Driveway	0.01 S	2017	18,977	MPSI	.10
4	Capitola Rd	Driveway	0.02 E	2017	13,036	MPSI	.21
5	Capitola Rd	Driveway	0.00 E	2012	14,282	MPSI	.21
6	38th Ave	Driveway	0.02 S	2017	6,161	MPSI	.24
7	41st Ave	Driveway	0.02 N	2017	25,284	MPSI	.25
8	Jade St	Alley	0.01 W	2017	4,765	MPSI	.26
9	Capitola Rd	Driveway	0.02 E	2017	11,023	MPSI	.31
10	Topaz St	47th Ave	0.02 E	2015	1,086	AAAT	.34



JR Parrish

COMMERCIAL REAL ESTATE

jrparish.com

MAIN OFFICE
831.476.2222

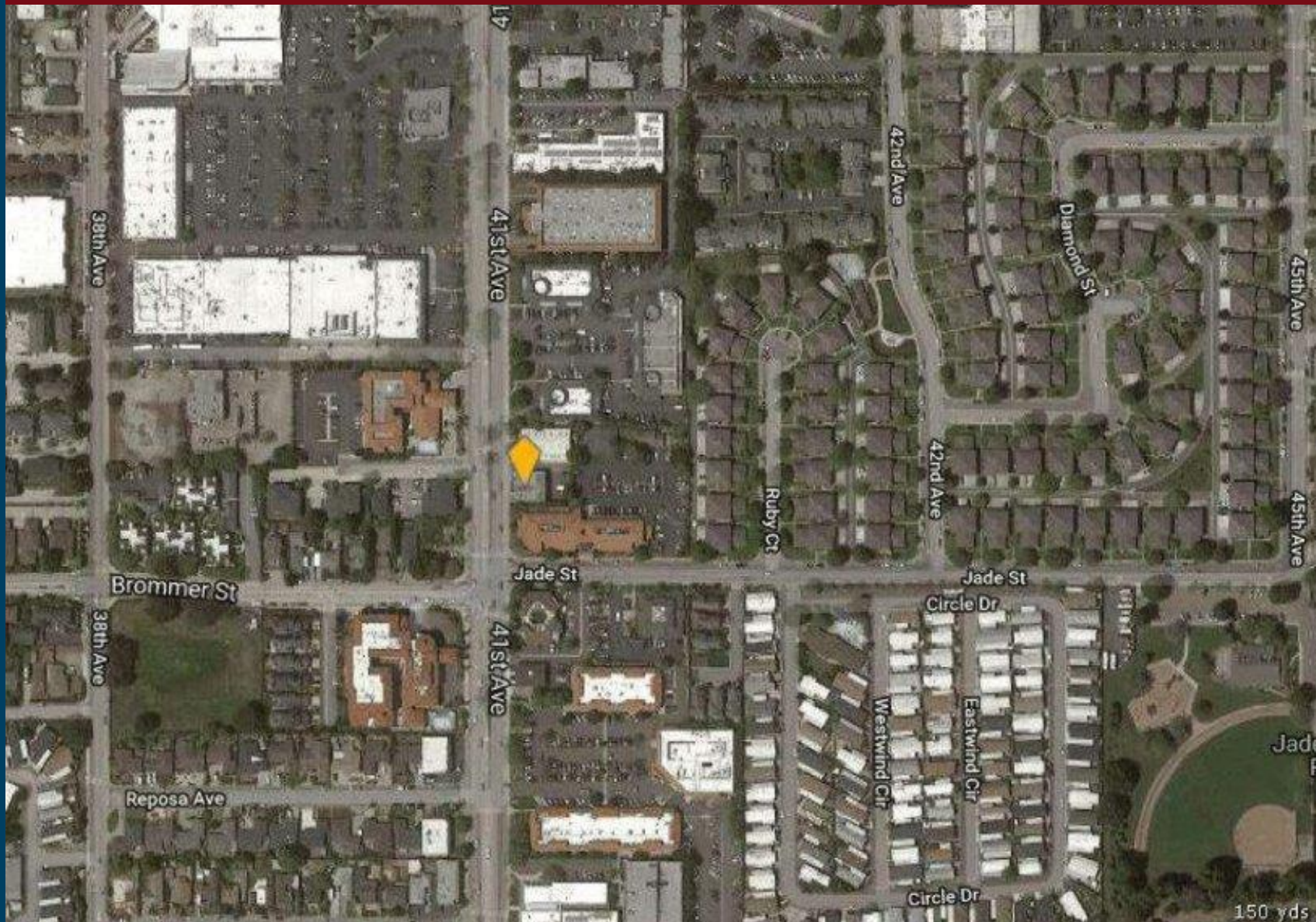
FAX
831.464.5818

9000 Soquel Ave
Suite 200
Santa Cruz, CA 95062

FOR MORE INFORMATION
CONTACT EXCLUSIVE
LISTING AGENT

Carol Lezin
831.247.2610 cell
clezin@jrparish.com
DRE# 00878937

AERIAL MAP



JR PARRISH COMMERCIAL REAL ESTATE • jrparish.com