

New Ownership

SkyPark

440 Kings Village Road
Scotts Valley



For Lease | ±20,142 RSF

Light Industrial and Office Uses

Exterior and Interior Renovations Underway

Colliers





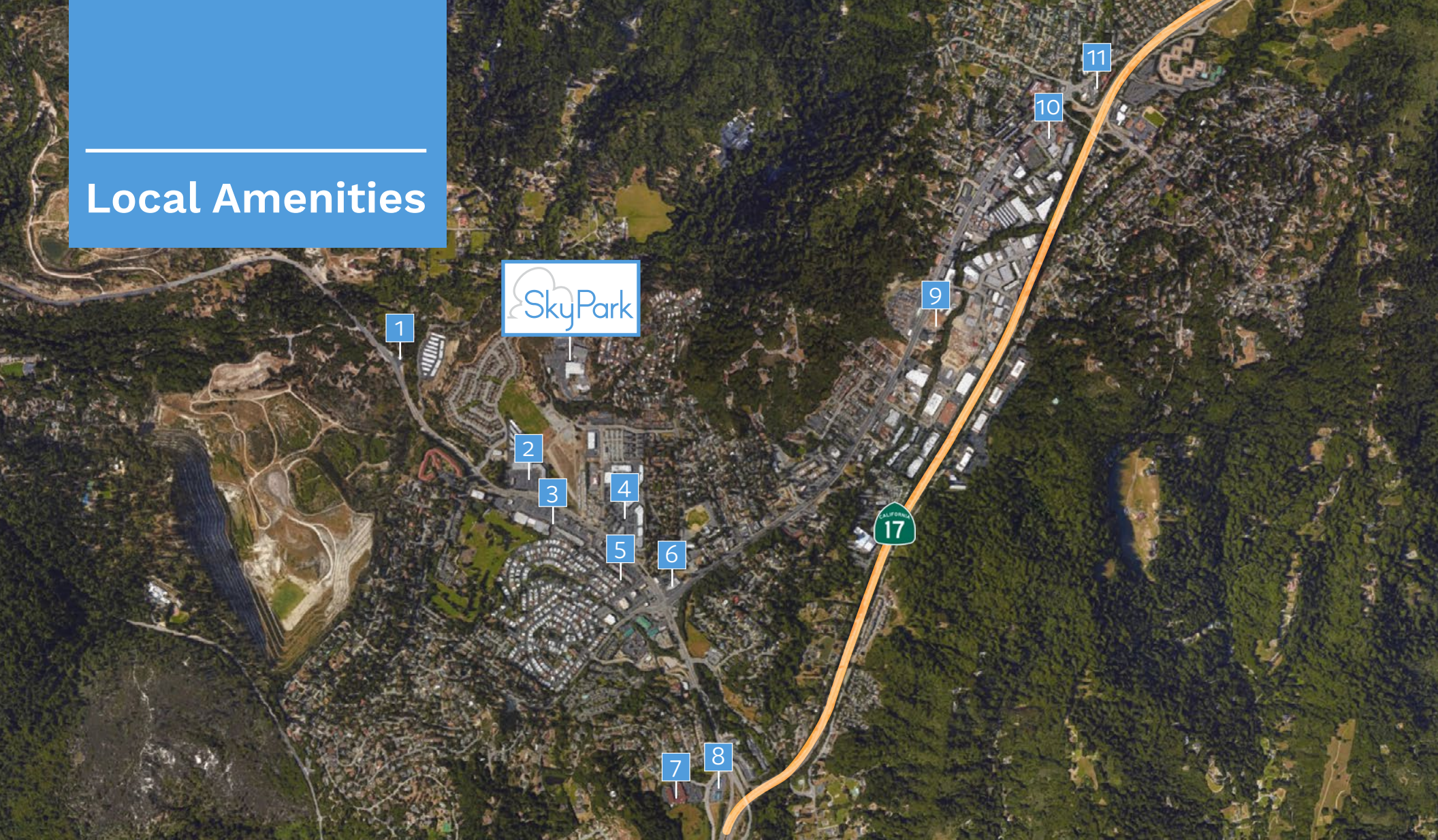
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Property Highlights

- Great power and infrastructure
- Large water capacity; two 3" water meters & four 5/8" water meters.
- 7 million BTU output per hour for gas
- Gated-secure facility.
- Ample Parking
- Adjacent to Future Town Center & City services
- Open areas in a spectacular setting
- Minutes from HWY 17
- Tenant Improvement Dollars Available

Local Amenities



1 Heavenly Roadside Cafe

2 Scotts Valley Square Shopping Center

- 7-Eleven
- Dollar Tree
- TOGO'S

3 Scotts Village Shopping Center

- CVS
- Safeway
- Starbucks
- McDonalds
- Burger King
- Taco Bell
- Subway
- O'Reilly Auto Parts
- Chase Bank

4 Kings Village Shopping Center

- Peet's Coffee
- House of Bagels
- The UPS Store
- Walgreens
- Thai Heart
- Erik's DeliCafe

5 Graham Plaza

- Starbucks
- ABC Chinese

6 Camp Evers Shopping Center

- Maya Mexican
- The Redwood Sandwich
- Auntie Mame's

7 Hilton Santa Crus

8 La Madrona Dr

- Scotts Valley Coffee
- Mountain Mike's Pizza
- Ambrosia India Bistro

9 Four Points by Sheraton

10 Victor Square Shopping Center

- Starbucks
- Carl's Jr
- Sushi Garden
- Jai Tellas
- Scotts Valley Market

11 Best Western Plus Inn



SkyPark

Site Plan

Building 7

Building 2

Building 1

Building 9

Building 3

Building 8

Building 6

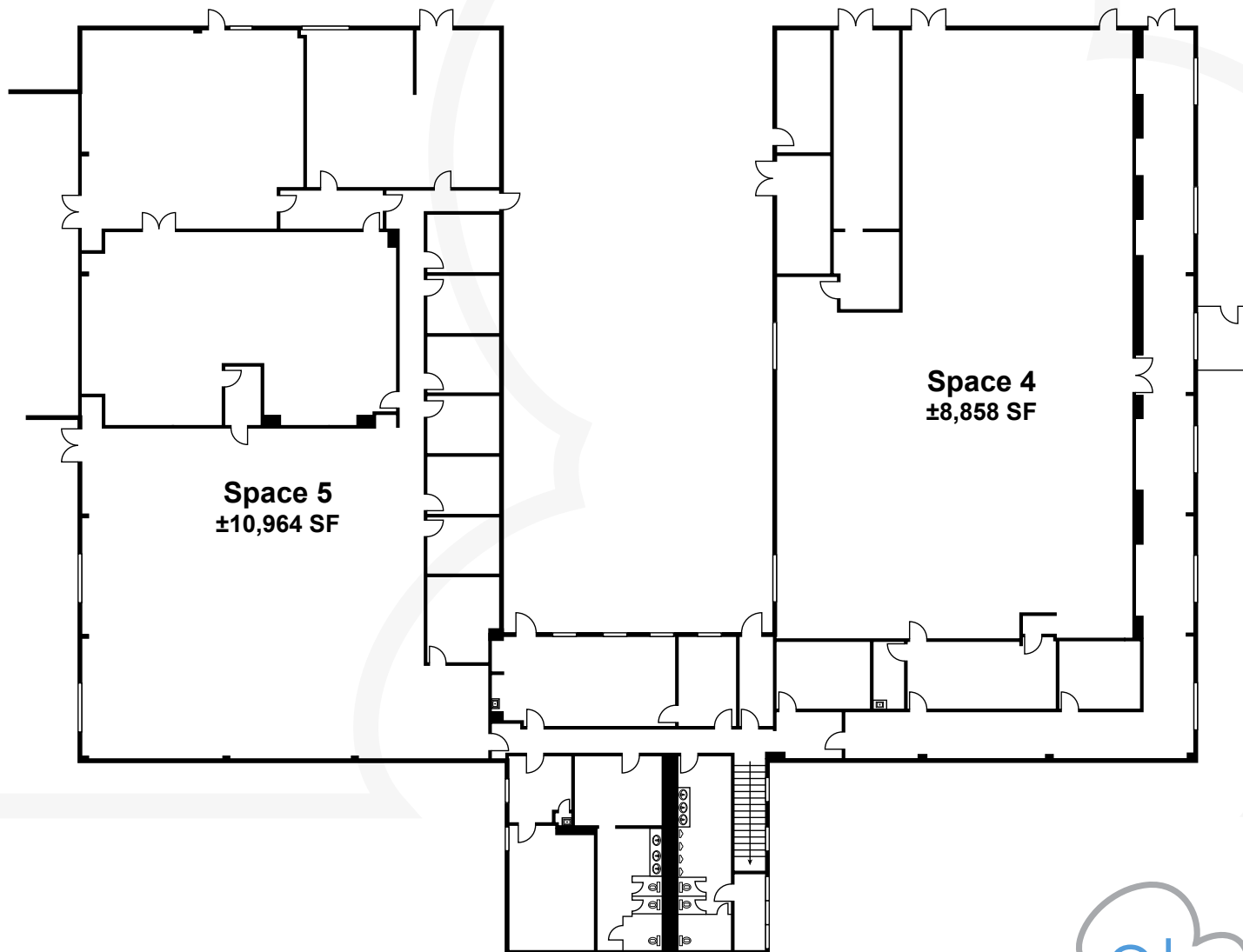


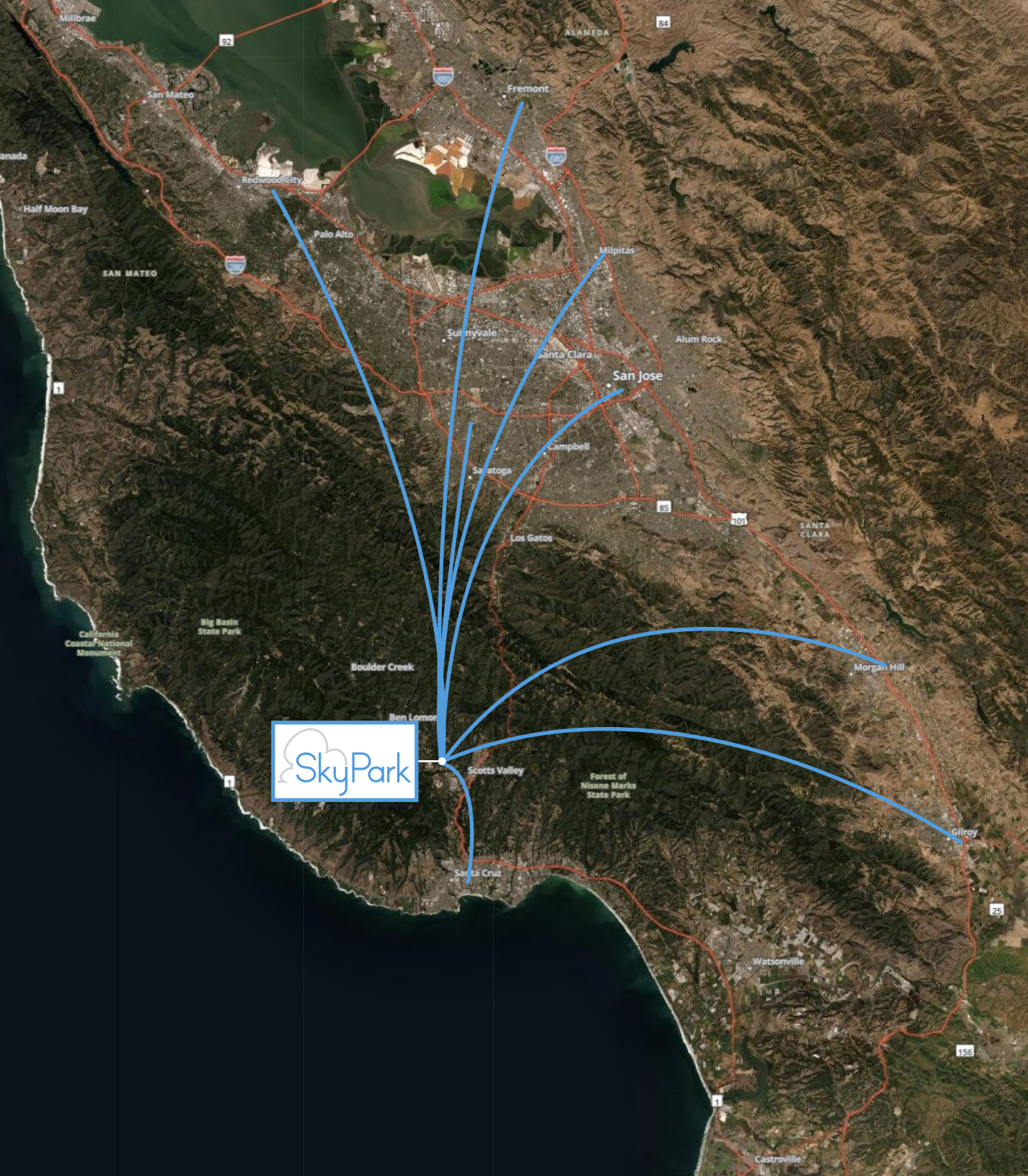
Building 5
8,858 SF
Available

Building 4
10,693 SF
Available

Floor Plan

Buildings 4&5
20,142 SF





Commute Map

Commute Time

Cupertino	35 mins
Fremont	49 mins
Gilroy	53 mins
Milpitas	39 mins
Morgan Hill	48 mins
Redwood City	50 mins
San Jose	36 mins
Santa Cruz	12 mins



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