

*J.R. Parrish Inc.*  
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

Matt Shelton  
831.247.1510  
matt@jrparish.com  
DRE# 00879054

Rachael Shelton  
831.588.8383  
rachael@jrparish.com  
DRE# 01916810

# FOR SALE

## APTOS COMMERCIAL SPACE

\$1,495,000



8054 VALENCIA STREET • APTOS, CA

### PROPERTY FEATURES

- Building Area: 1872 sf
- Land Area: 4443
- Parking Spaces: 5
- Existing Tenants are on month-to-month leases
- Zoning: SU (Special Use)
- Adjacent building (408 Trout Gulch Road) also for sale
- APN: 041 022 01





COMMERCIAL REAL ESTATE

[jrparrish.com](http://jrparrish.com)

MAIN OFFICE  
831.476.2222  
FAX  
831.464.5818

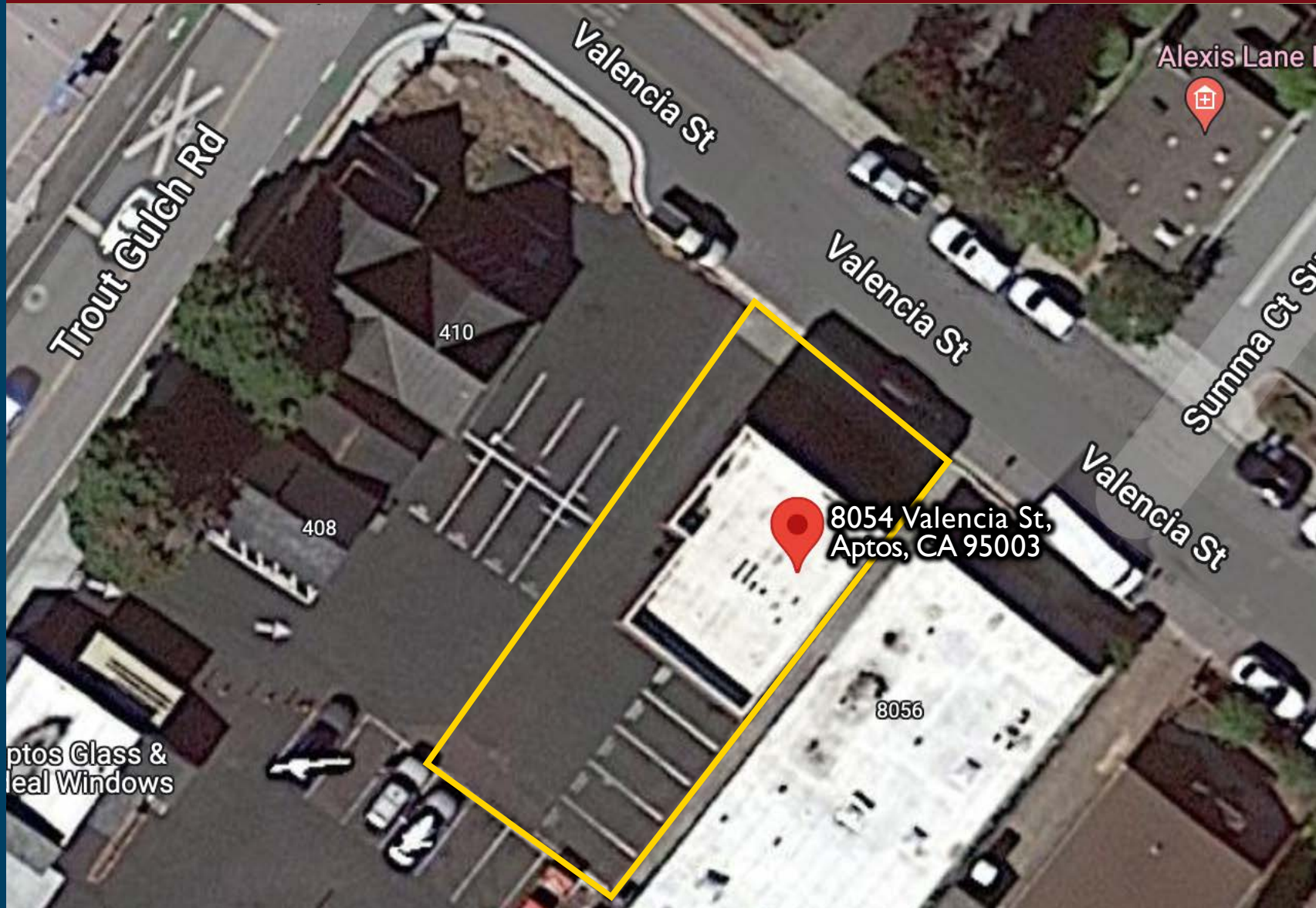
9000 Soquel Ave  
Suite 200  
Santa Cruz, CA 95062

FOR MORE INFORMATION  
CONTACT EXCLUSIVE  
LISTING AGENT

Matt Shelton  
831.247.1510  
[matt@jrparrish.com](mailto:matt@jrparrish.com)  
DRE# 00879054

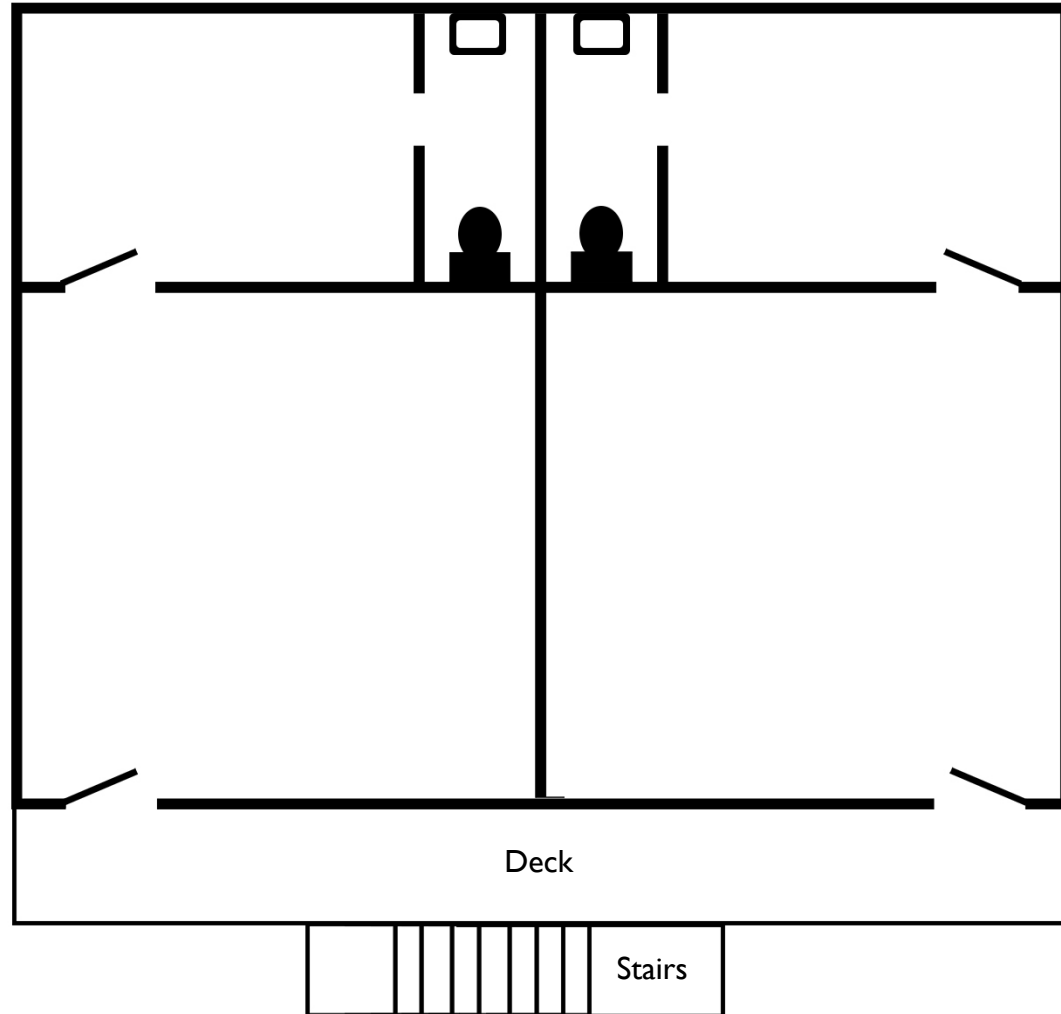
Rachael Shelton  
831.588.8383  
[rachael@jrparrish.com](mailto:rachael@jrparrish.com)  
DRE# 01916810

# AERIAL MAP



JR PARRISH COMMERCIAL REAL ESTATE • [jrparrish.com](http://jrparrish.com)

# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

[jrparrish.com](http://jrparrish.com)

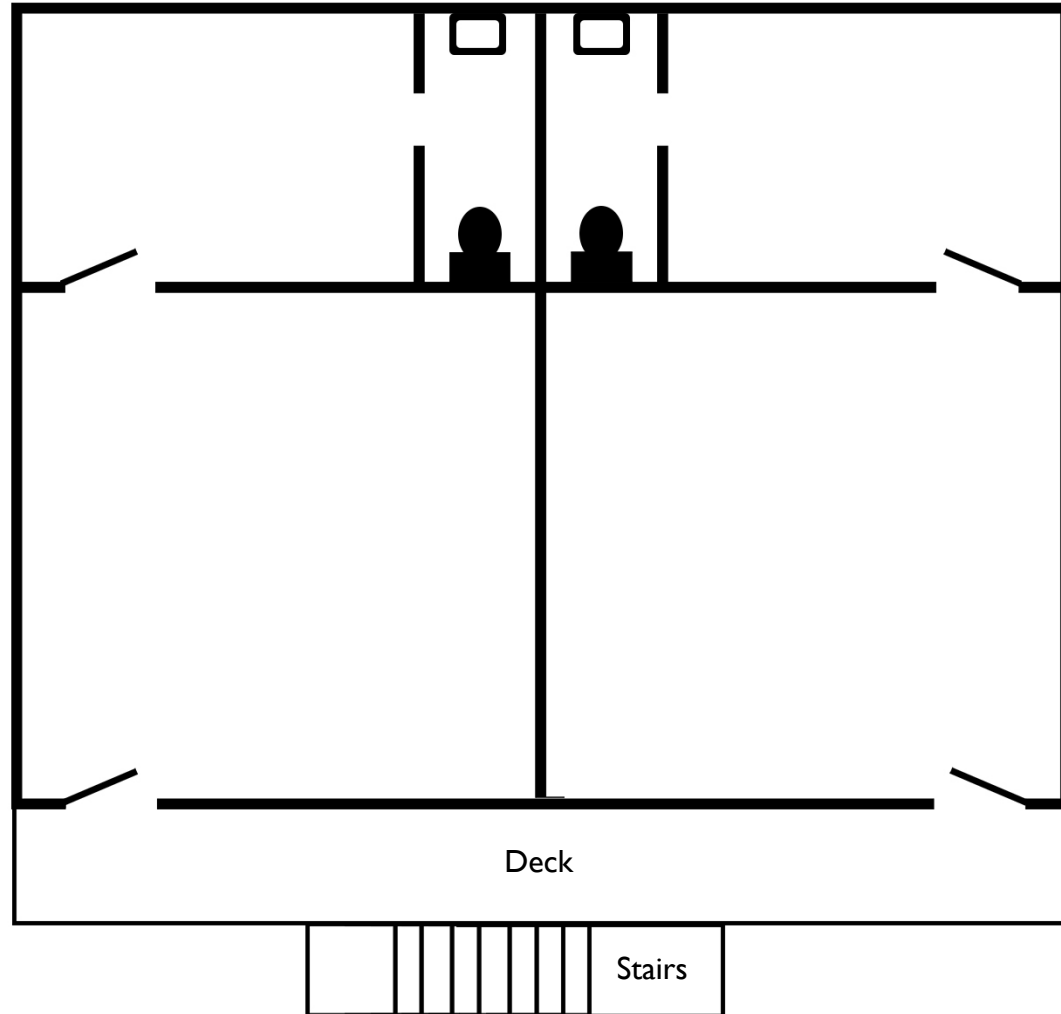
MAIN OFFICE  
831.476.2222  
FAX  
831.464.5818

9000 Soquel Ave  
Suite 200  
Santa Cruz, CA 95062

FOR MORE INFORMATION  
CONTACT EXCLUSIVE  
LISTING AGENT

Matt Shelton  
831.247.1510  
[matt@jrparrish.com](mailto:matt@jrparrish.com)  
DRE# 00879054

Rachael Shelton  
831.588.8383  
[rachael@jrparrish.com](mailto:rachael@jrparrish.com)  
DRE# 01916810





COMMERCIAL REAL ESTATE

[jrparrish.com](http://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

Matt Shelton  
831.247.1510  
[matt@jrparrish.com](mailto:matt@jrparrish.com)  
DRE# 00879054

Rachael Shelton  
831.588.8383  
[rachael@jrparrish.com](mailto:rachael@jrparrish.com)  
DRE# 01916810

# PARCEL MAP

