

FOR SALE RETAIL + DEVELOPMENT OPPORTUNITY

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



718, 720, 722 SOQUEL AVENUE AND 519 CALEDONIA ST, SANTA CRUZ CA

OFFERED FOR \$1,750,000 Eastside/Seabright retail property with development opportunity.

Two parcels: 718, 720, 722 Soquel Avenue / APN# 010-062-12 3,624 SF, Single-story, mulit-tenant retail building on a 5,227 SF lot 519 Caledonia Street / APN# 010-062-15 / 5,358 SF, vacant

- Zoned CC / Community Commercial and under the general plan MX HD; Mixed Use, High Density. See section 24.10.710 of the city of Santa Cruz's land use codes for principally permitted uses.
- Tenant occupied. shown by appointment only



PARCEL MAP

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



JR PARRISH COMMERCIAL REAL ESTATE • jrparrish.com



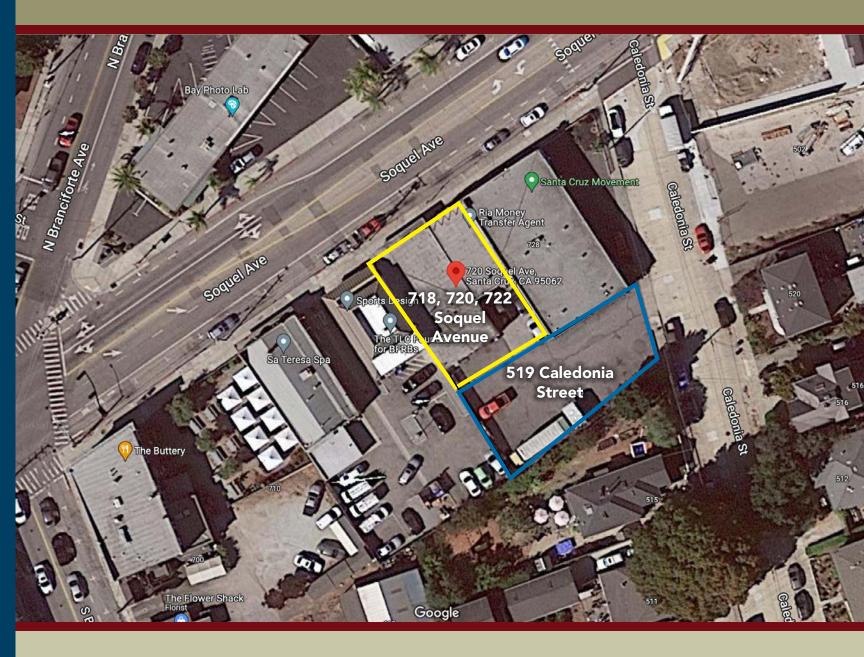
jrparrish.com MAIN OFFICE 831.476.2222 FAX 831.464.5818

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

AERIAL MAP



JR PARRISH COMMERCIAL REAL ESTATE • jrparrish.com



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 This brochure has been prepared to provide a summary of information to prospective Buyers and to establish a preliminary level of interest in the property presented. It does not purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. J.R. Parrish Inc. has not made any investigation, and makes no warranty or representation with respect to the physical condition of the building, improvements, or financial information. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish Inc. has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES

Any oral or written representations by Property Owner or Broker regarding age or condition of improvements, size and square footage of parcel, building, or location of property lines may or may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. Buyer is encouraged to investigate the issues independently.

JR PARRISH COMMERCIAL REAL ESTATE • jrparrish.com