



### Property Highlights

- Large Commercial Property Across from Dominican Hospital
- Close to Hwy 1 On-Ramp from Soquel Dr.
- 31,799 sq. ft. , C-2 Zoned Parcel
- 16,338 Combined Building Square Footage

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



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# PROPERTY DESCRIPTION

1521 Commercial Way, Santa Cruz, Ca

<b>APN</b>	025-071-04
<b>ADDRESS</b>	1521-1523 Commercial Way & 1570-1574 Soquel Dr Santa Cruz, CA 95065
<b>PARCEL SIZE</b>	31,799 sq. ft. / .73 acre
<b>ROAD FRONTAGE</b>	103.21 linear feet on Soquel Dr, 86.8 linear feet on Commercial Way
<b>COMBINED BUILDINGS SIZE</b>	16,338 sq. ft.
<b>ZONING</b>	C-2, Community Commercial
<b>YEARS BUILT</b>	1952 & 1981
<b>PARKING</b>	34 Spaces



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# PHOTOS

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