

# 2628 & 2630 SOQUEL DRIVE

# FOR SALE

## SANTA CRUZ, CA

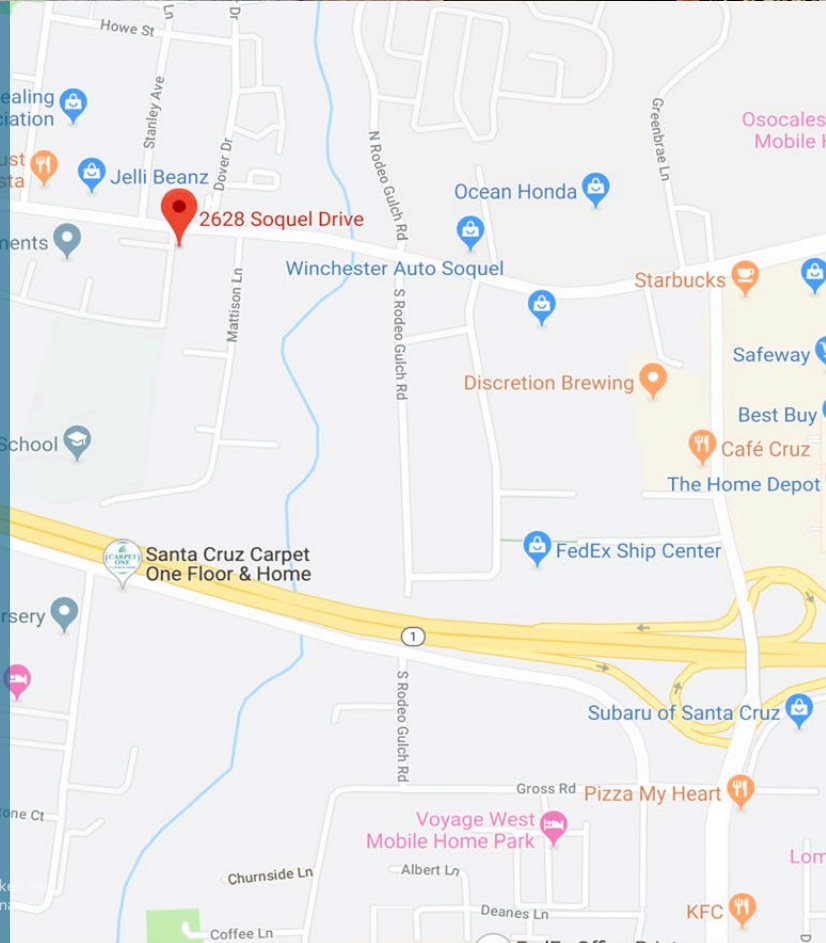
## \$1,750,000



### Property Highlights

- Prime location on busy business corridor near Dominican Hospital and 41<sup>st</sup> Avenue
- Ample parking and street visibility
- Potential for development for alternate use
- Option for purchase together with neighboring listing of 2650 Soquel Drive

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.



**SHOEMAKER**  
COMMERCIAL  
REAL ESTATE

**Chris Shoemaker**

Broker/Owner

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CalBRE# 01760812

# PROPERTY DESCRIPTION

2628 & 2630 Soquel Drive, Santa Cruz CA

<b>APNS</b>	025-201-50 & 025-201-49
<b>ADDRESS</b>	2628 & 2630 Soquel Drive Santa Cruz, CA 95065
<b>LOCATION</b>	Prime business corridor of Soquel Drive, near Dominican hospital and 41st Avenue
<b>CURRENT USE</b>	Multi-tenant retail, parking
<b>ZONING</b>	C-1 commercial
<b>PARCEL SIZES</b>	30,579 & 6,229 SF = 36,808 total
<b>IMPROVEMENT SIZE</b>	7,016 SF total
<b>IMPROVEMENT DESCRIPTION</b>	Multi-tenant commercial property
<b>PARKING</b>	N/A
<b>YEARS BUILT</b>	1934-40



# RENT ROLL

2628 & 2630 Soquel Drive, Santa Cruz CA

UNIT	MONTHLY RENT
<b>2628 Soquel Drive</b>	
A	\$1,915
B	Vacant
STRGLEFT	\$135
STRGRIGHT	\$135
<b>2630 Soquel Drive</b>	
Building	\$4,000
Parking Lot	\$250
<b>TOTAL</b>	<b>\$6,435</b>

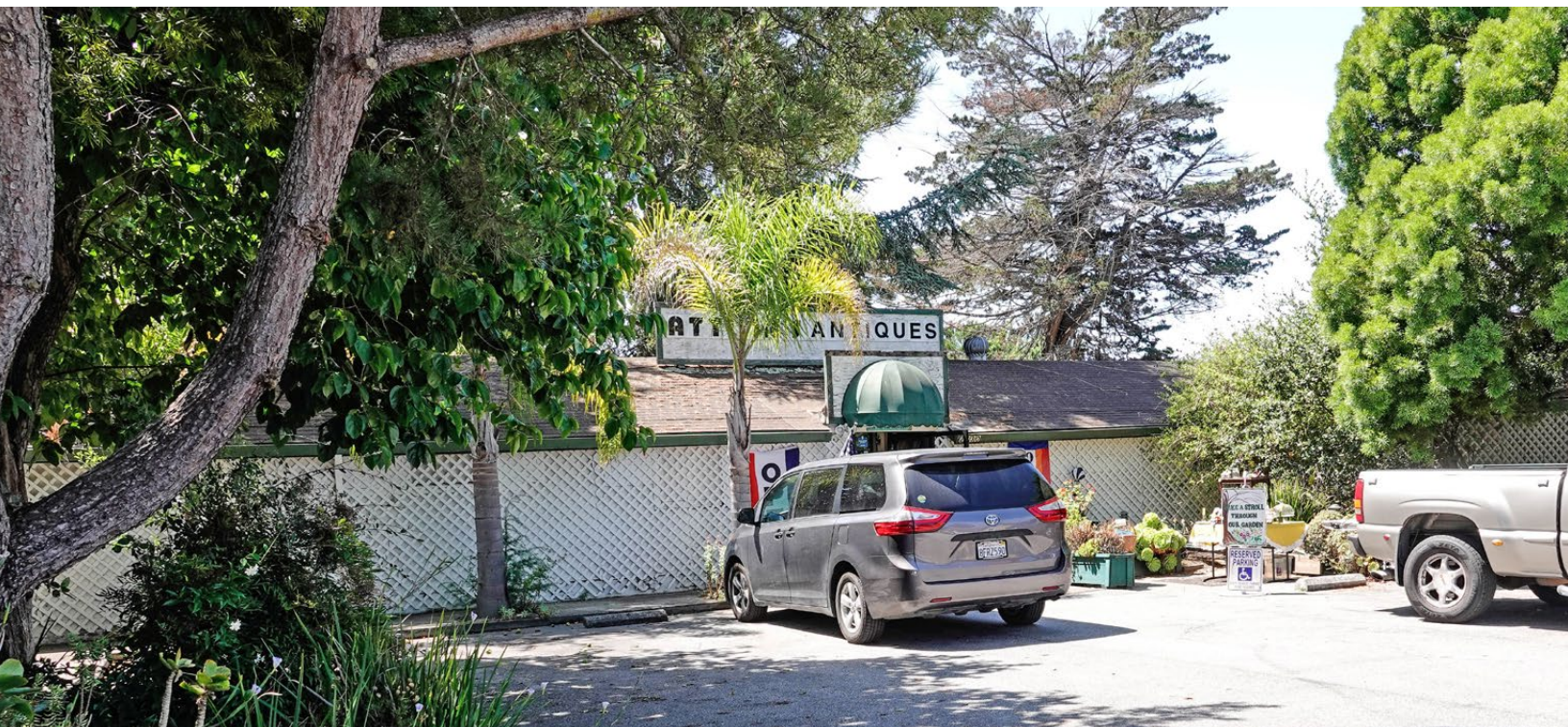
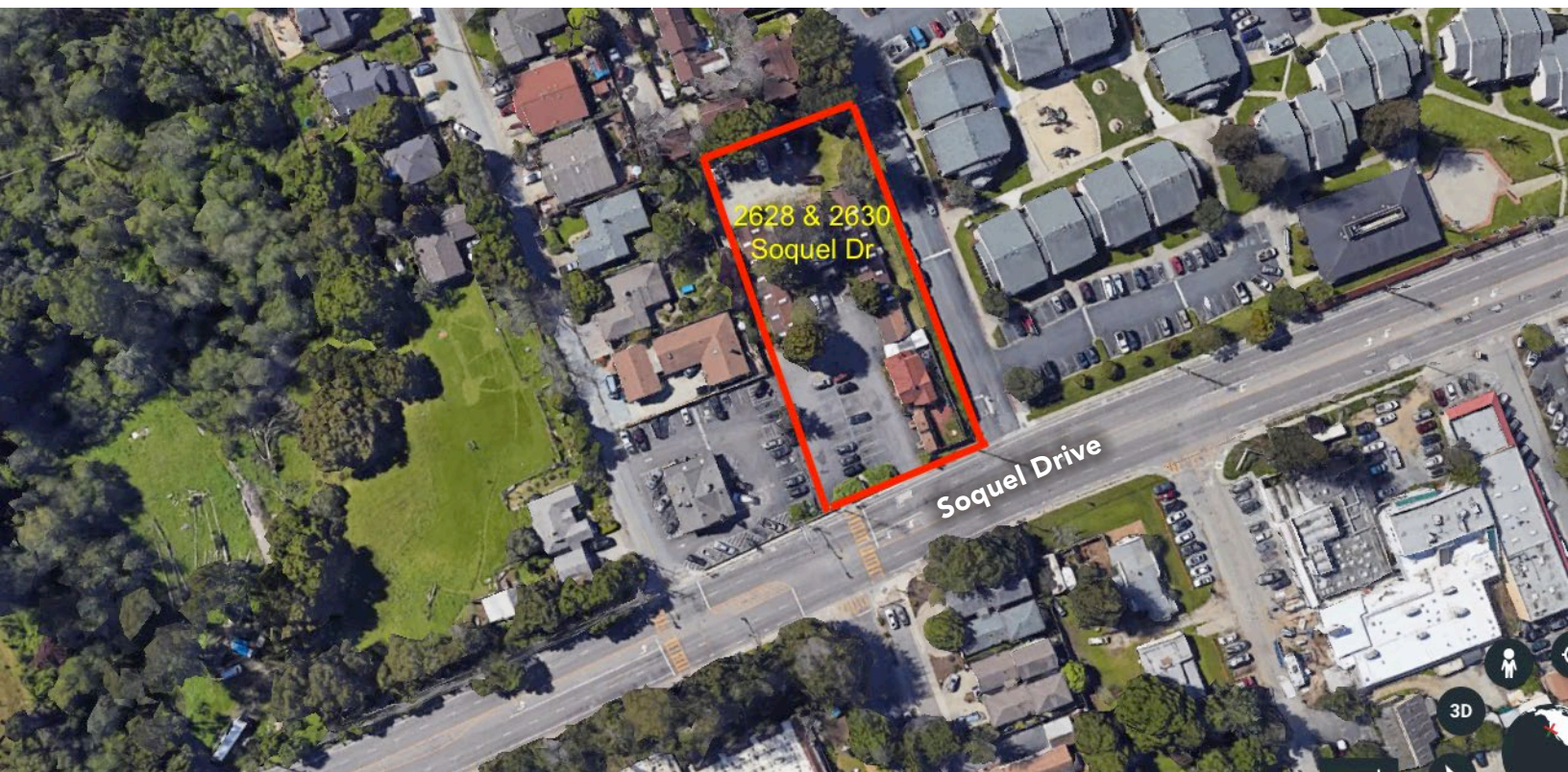
All leases short-term





# PHOTOS

2628 & 2630 Soquel Drive, Santa Cruz CA



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# AREA MAP

2628 & 2630 Soquel Drive, Santa Cruz CA



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# PARCEL MAP

2628 & 2630 Soquel Drive, Santa Cruz CA

