

615 WATER ST.

FOR LEASE

Santa Cruz, CA

\$4,000 Per Month Plus NNN



Property Highlights

- 1,500 sq. ft. Free-Standing Office Building
- Excellent Visibility with Monument Signage
- 10 Parking Spaces
- Outdoor Area with Picnic Tables

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, CCIM
Broker/Owner
Cell: 831.247.2647
chris@shoemakercommercial.com
shoemakercommercial.com
CalBRE# 01760812



This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, neither Shoemaker Commercial Real Estate, Inc. nor Chris Shoemaker have made any investigation, and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, neither Shoemaker Commercial Real Estate, Inc. nor Chris Shoemaker have conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines 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. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.



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.

shoemakercommercial.com

PROPERTY DESCRIPTION

615 Water St, Santa Cruz, Ca

ADDRESS	615 Water St. Santa Cruz
APN	009-201-30
LOCATION	Water St. Frontage at the Corner of Market St. Close to Downtown Santa Cruz, Highways 1 & 17
CURRENT USE	Office
ZONING	CC - Community Commercial
IMPROVEMENT SIZE	1,500 sq. ft.
PARCEL SIZE	14,767 sq. ft.
SYSTEMS/CONSTRUCTION	Air-conditioned concrete block building with composition roof.
IMPROVEMENT DESCRIPTION	Entrance/ lobby area, five private offices, two bathrooms, and a break/kitchenette area. Outdoor picnic table seating. Big windows and well-lit.
METERS	One Gas Meter, One Electric Meter, One Water Meter
PARKING	10, including 1 ADA



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.

shoemakercommercial.com

PHOTOS

615 Water St, Santa Cruz, Ca

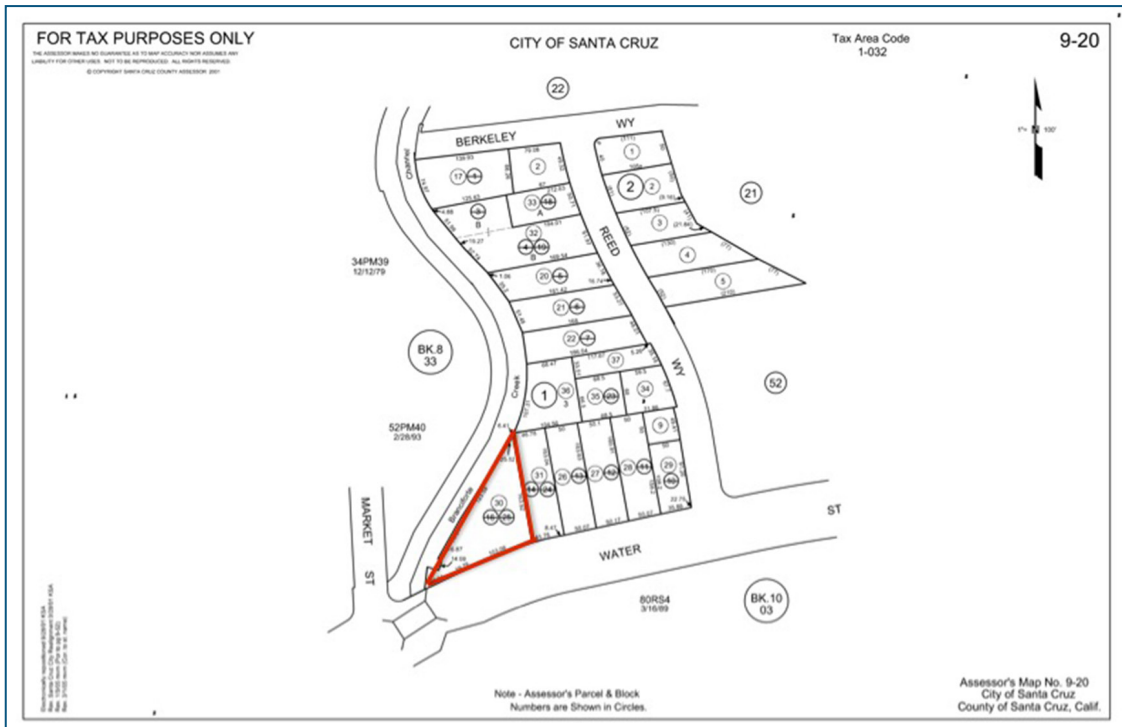


Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.

shoemakercommercial.com

AERIAL AND TAX MAP

615 Water St, Santa Cruz, Ca



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.