



For additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Profile

Location Southeast corner of signalized intersection of 41st Avenue at Capitola Road. Across from Whole Foods Market and Capitola Regional Mall (Ross Dress For Less, Target, Kohls).

Available Space

4150-Q Capitola Road: 920 Square Feet

± 23' 6" W x 40' D. Prime end cap unit. Full height glass storefront double glass entrance doors, 100% drop t-bar ceiling 8' 5" AFF (above finish floor) with upgraded 2'x2' tiles, 2' x 4' recessed fluorescent lights, one (1) ADA restroom with upgraded ceramic tile floor, separately metered for electricity & gas, 100% Pergo wooden floor, fire sprinklered. Available Now.

Property Highlights

Co Tenants: Big 5 Sporting Goods, Cosmo Prof, Beauty Nails, The Listening Stack and Mancini's SleepWorld

Comments:

- Fire Sprinklered Buildings (all 3 buildings).
- Across the street from Whole Foods Market and Capitola Mall.
- Major Anchor Tenants at the intersection include: Target, O'Reilly Auto Parts, Lucky Supermarket, CVS Pharmacy, Ross Dress For Less, Bank of America, Wells Fargo Bank, Chilis plus many more.
- Regional Hub for Santa Cruz County for retail, financial and office services.



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DEMOGRAPHICS

2019	1-Mile	3-Mile	5-Mile
Population	19,035	69,772	123,598
Daytime Population	11,893	31,584	67,277
Avg. HH Income	\$103,895	\$112,717	\$120,866



TRAFFIC COUNTS 24 Hour ADT as of 2015

41 st Avenue at Clares Street	43,755
Capitola Road at 41 st Avenue	13,036
41 st Avenue at Capitola Road	25,284

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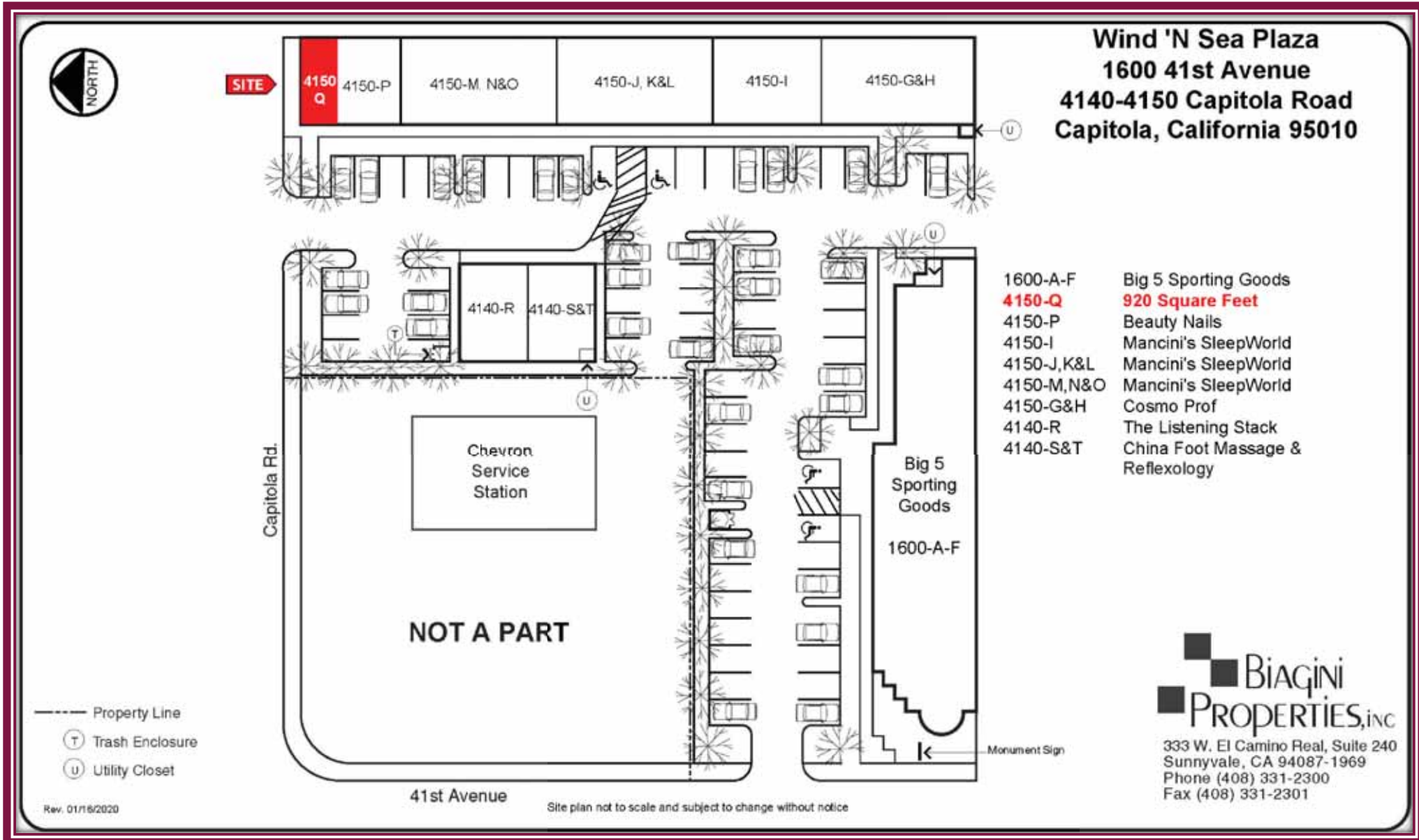


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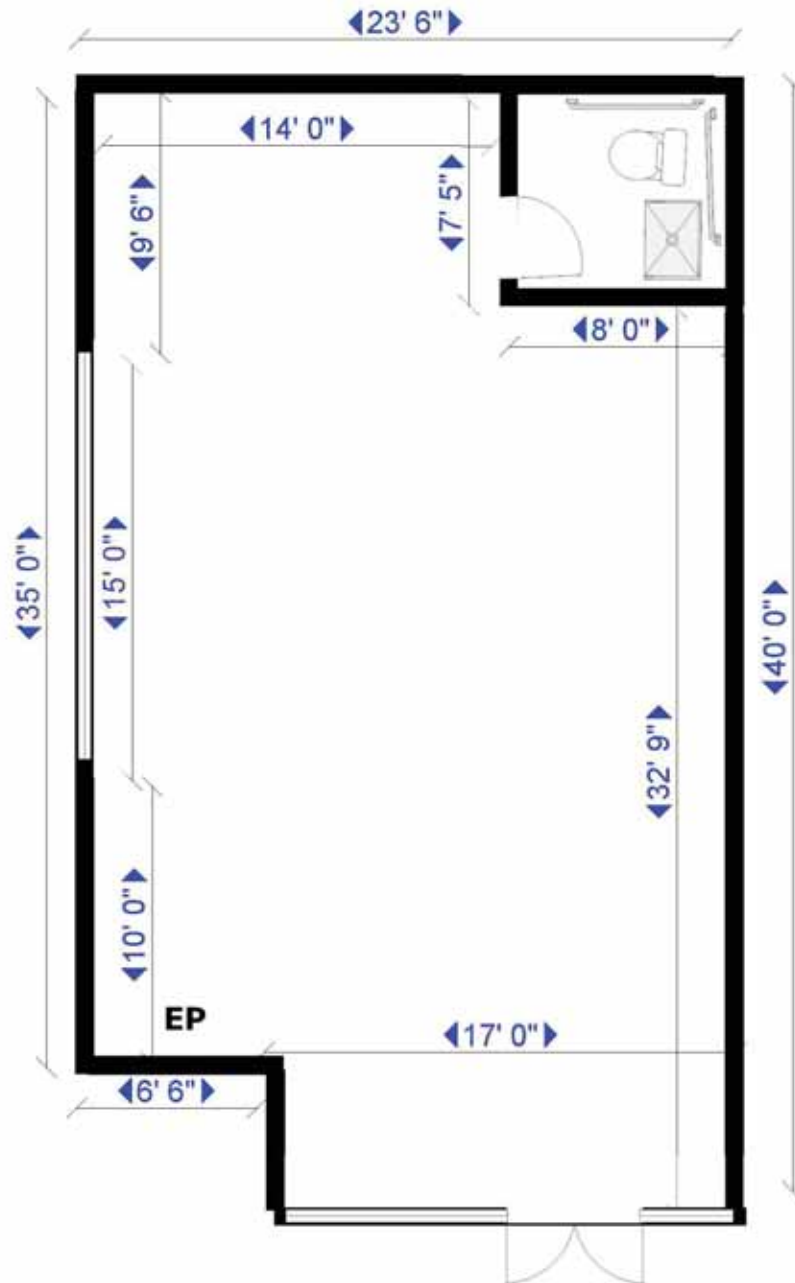
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± 920 Square Feet
± 23' 6" W x 40' D

- Full Height Glass Storefront Double Glass Entrance Doors
- 100% Drop T-Bar Ceiling 8' 5" AFF with Upgraded 2' x 2' Tiles
- 2' x 4' Recessed Fluorescent Lights
- 1 ADA Restroom with Upgraded Ceramic Tile Floor
- Separately Metered for Electricity & Gas
- 100% Pergo Wooden Floor
- Fire Sprinklered
- EP = Separate Electrical Panel 100 Amp; 208/240V
- AFF = Above Finish Floor

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