

For Sale or Lease

The Taylor Building

440 Main Street, Downtown,
Watsonville, CA

- Building Size: ±11,000 SF (±5,500 per floor)
Prominent building in heart of Downtown
- Lot Size: ±9,147 SF
- Zoning: Downtown Core Commercial—
Allows for second floor residential
- Main St. is a high-traffic corridor through town—
ADT: ±34,000 cars per day
- Near City Hall & the Civic Plaza
- Small parking area in rear of property, adjacent to
City owned public parking
- Taylor Alley runs along the west side of the building,
from the street to the public parking lot
- **Leasing Information:**
 - ±5,500 SF of new ground floor storefront space
 - High ceilings
 - Rear loading access
 - Leasing Price: \$1.00 PSF with \$0.25 NNN
- **Sale Information:**
 - New Sale Price: \$1,300,000.00

Reduced Price!

\$1.3M



Contact exclusive brokers for further information and touring instructions. Do not disturb the tenant.

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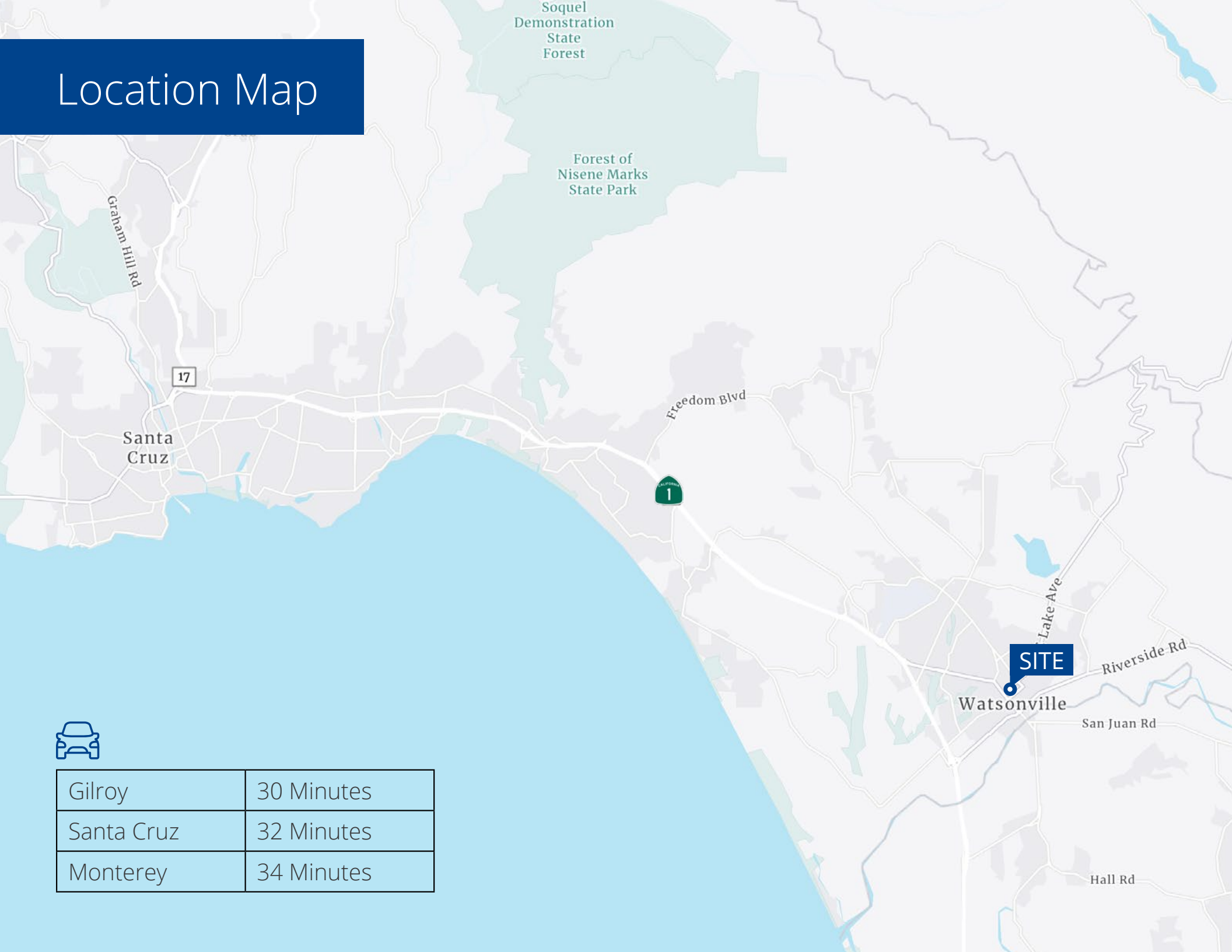
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For Sale – The Taylor Building

The Taylor Building is located along Main Street within the Downtown Core of Watsonville in Santa Cruz County. Built in 1897 and designed by famed local architect William Weeks as the Mundheuk Building in the Classical Revival style. It features 3 Edwardian bay windows along the front of the second floor with the roof parapet crowned by an anthemion (later modified with the Taylor name). The building was structurally retrofitted after the 1989 Loma Prieta Earthquake. The ground floor retail space is wide open with high ceilings. Prior to the Earthquake the second floor contained single room occupancy units. Now vacant with the lath and plaster removed, the original redwood framing remains in place. This property has many possibilities for a new owner with vision to revitalize the building, along with the other properties in the Downtown that are being restored or redeveloped with new housing and commercial uses. The City is currently working on a Downtown Specific Plan to create new housing and adaptive reuses of historic buildings.

Location Map



Gilroy	30 Minutes
Santa Cruz	32 Minutes
Monterey	34 Minutes



Taylor Alley View



Ground Floor Interior View



Amenities



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