



# FOR LEASE FREE STANDING RETAIL/OFFICE BUILDING 75 RIVER STREET, SANTA CRUZ, CA



## Best Office/Retail Location in Downtown Santa Cruz

### Property Highlights

- 14,395 SF Available
  - Ground Floor - 8,316 SF
  - Second Floor - 6,079 SF
- Delivery Condition is Negotiable
- Zoning: CBD (Central Business District)
- 52 On-Site Parking Spaces
- Great Signage on Water & River Streets
- Walking Distance to Numerous Retail Amenities such as Restaurants, Banks, Movie Theater, Apparel Stores and Entertainment Facilities
- **Lease Rate: \$2.25 PSF, NNN**

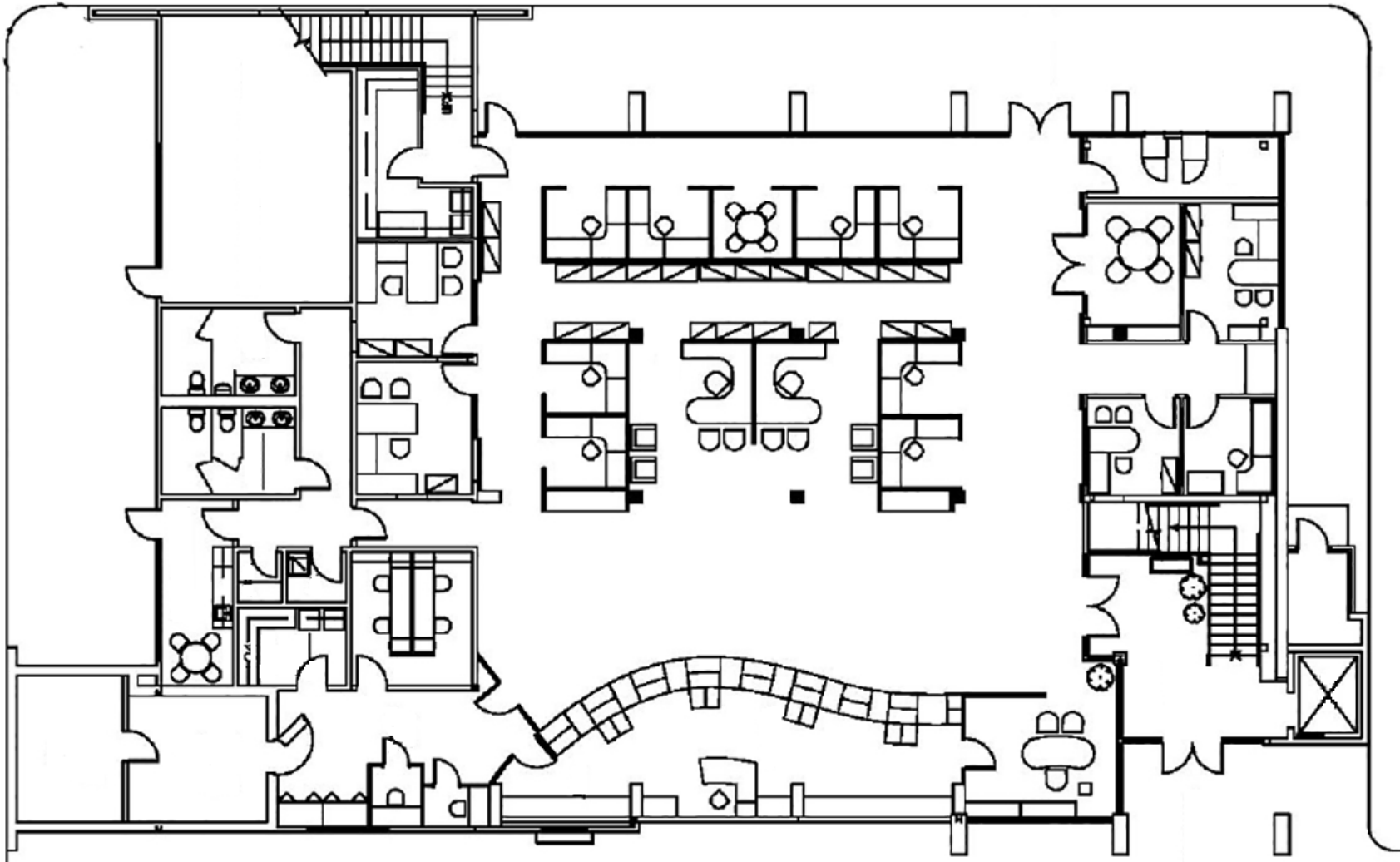
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**First Floor Plan**



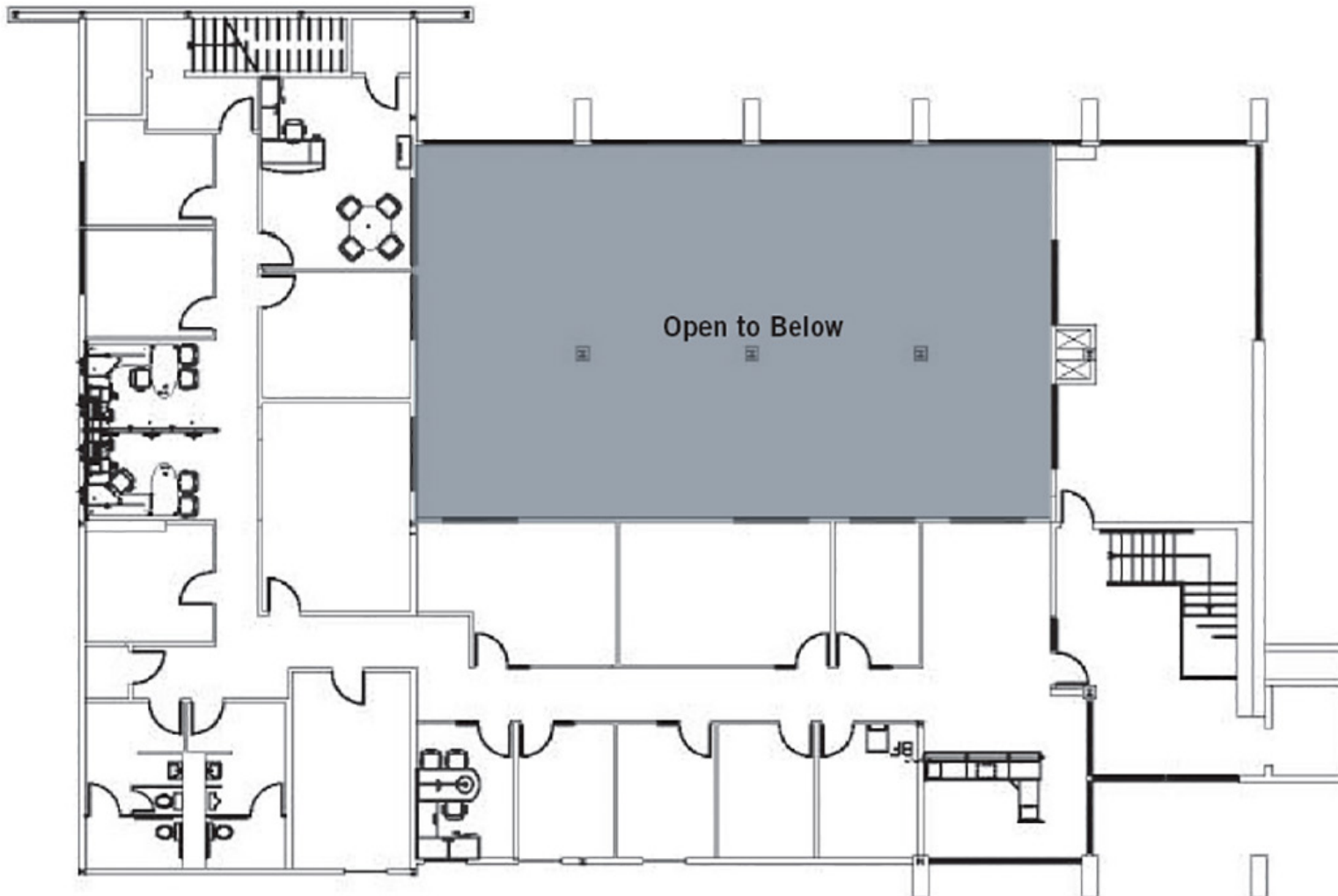
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**Second Floor Plan**



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