

PRIME SOQUEL VILLAGE STOREFRONT 4635 #A SOQUEL AVENUE



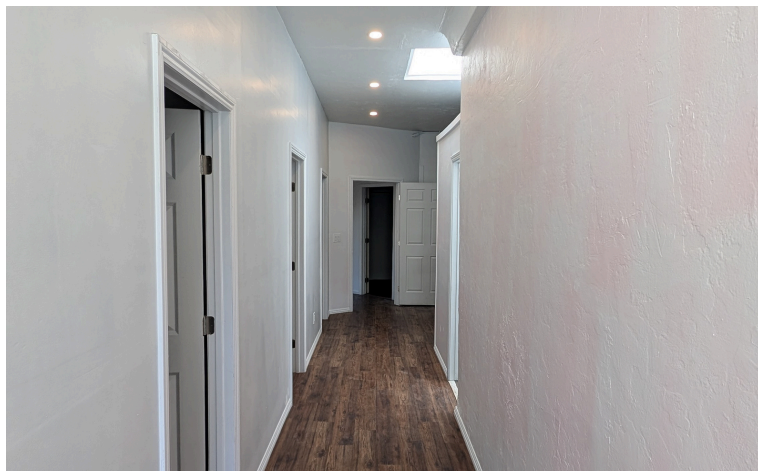
Prime mid-county location in classic Art Deco center alongside a hair salon, a nail salon, a tattoo parlor, and a fitness studio in the heart of Soquel village. High ceilings with skylight and 3 in-line suites roughly 7x10 each, which could be merged to create a larger 21x10 room, or modified to prior configuration with half walls or have walls removed for more open floorplan. Includes front and back entrance, break room, private restroom and center office plus indoor storage on slab that could be repurposed for hot tub, sauna or flotation room.

- Ideal for Health Spa or Healing Arts Space
- Includes Main Lobby Plus Individual Studio/Office/Treatment Rooms
- Can be leased in its present configuration or opened up for a more open layout for retail use.
- Includes access to front (7 spaces) and rear (15 spaces) parking lots within the strip center, plus a large public lot (45 spaces) one parcel away.

Total 1200 Sf for \$2750 per mo. Modified Gross Lease.

OFFERED FOR \$2.30 SQFT/MO

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