

FOR SALE | DEVELOPMENT OPPORTUNITY

SILVER SPUR ASSEMBLAGE

**COMMONLY REFERENCED AS 2628-2650 SOQUEL DRIVE,
SANTA CRUZ COUNTY (LIVE OAK), CALIFORNIA**



TRANSIT-SERVED INFILL DEVELOPMENT SITE ADJACENT TO MAJOR HEALTHCARE EMPLOYMENT HUB

KEY PROPERTY HIGHLIGHTS

- 52,838 SF LAND AREA (1.21 ACRES)
- 4 CONTIGUOUS PARCELS
(APNS: 025-201-42, -49, -50, -62)
- SIGNALIZED INTERSECTION LOCATION
- NOT LOCATED IN COASTAL ZONE
- WELL-POSITIONED FOR SENIOR HOUSING /
WORKFORCE HOUSING / MIXED-USE / MEDICAL

INVESTMENT SUMMARY

The **Silver Spur Assemblage** (APNs: 025-201-42, -49, -50, -62), commonly referenced as 2650 Soquel Drive, represents a rare opportunity to acquire a fully controlled, multi-parcel infill development site along the Soquel Drive corridor in unincorporated Santa Cruz County.

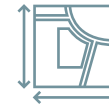
The Property is strategically positioned within one of Santa Cruz County's most significant **healthcare and employment corridors**, supporting a wide range of development outcomes including **senior housing, workforce and affordable housing, multifamily residential, and medical uses.**

Located at a signalized intersection and directly served by public transit, the Silver Spur Assemblage benefits from excellent regional accessibility and immediate proximity to major demand drivers, including Dominican Hospital and multiple Sutter Health facilities.

Importantly, the Property is **not located within the Coastal Zone**, reducing entitlement complexity and risk relative to many comparable development sites in Santa Cruz County.

The Silver Spur Assemblage presents a compelling opportunity to acquire a scalable infill development site in one of California's most supply-constrained coastal regions.

KEY HIGHLIGHTS



Fully assembled 4-parcel development site



Signalized corner (Soquel Drive & Mattison Lane)



Direct frontage on Santa Cruz Metro bus corridor



Located outside Coastal Zone



Positioned within healthcare employment hub



Suitable for senior, workforce, multifamily, and medical uses



Pricing aligned with current development economics

DEVELOPMENT OPPORTUNITY HIGHLIGHTS

The Silver Spur Assemblage represents a rare opportunity to acquire a multi-parcel infill development site in central Santa Cruz County.



Prominent location along Soquel Drive, a primary commercial corridor



Existing commercial improvements allow interim flexibility



Signalized intersection providing strong visibility and access



Situated in an active development corridor with pipeline projects



Located within Urban Services Area with existing infrastructure



Strong alignment with housing and employment growth trends

DEVELOPMENT FLEXIBILITY

The Property supports multiple development strategies, including:

- **Senior Housing** (Independent Living, Assisted Living, Memory Care)
- **Workforce / Affordable Housing (LIHTC)**
- **Multifamily / Mixed-Use Residential**
- **Medical / Outpatient Facilities**

PROPERTY SUMMARY

Attribute	Description
Property Name	Silver Spur Assemblage
Common Reference	2650 Soquel Drive
APNs	025-201-42, -49, -50, -62
Site Area	±52,838 SF (±1.21 Acres)
Zoning	C-1 (Neighborhood Commercial)
General Plan	C-N (Neighborhood Commercial)
Coastal Zone	Not in Coastal Zone
Jurisdiction	County of Santa Cruz
Improvements:	Restaurant & commercial structures
Utilities	Available

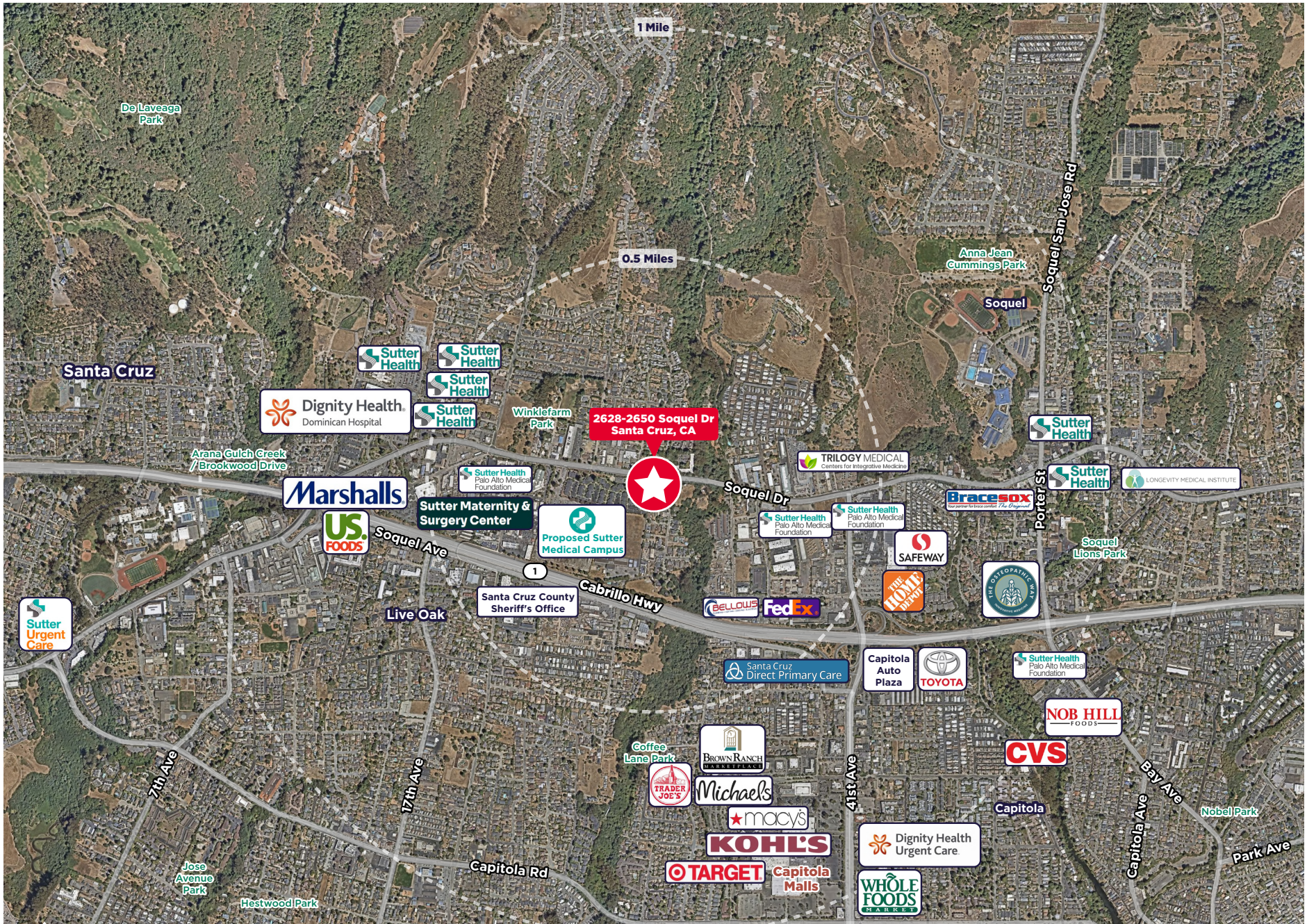


AERIAL OVERVIEW – SILVER SPUR ASSEMBLAGE

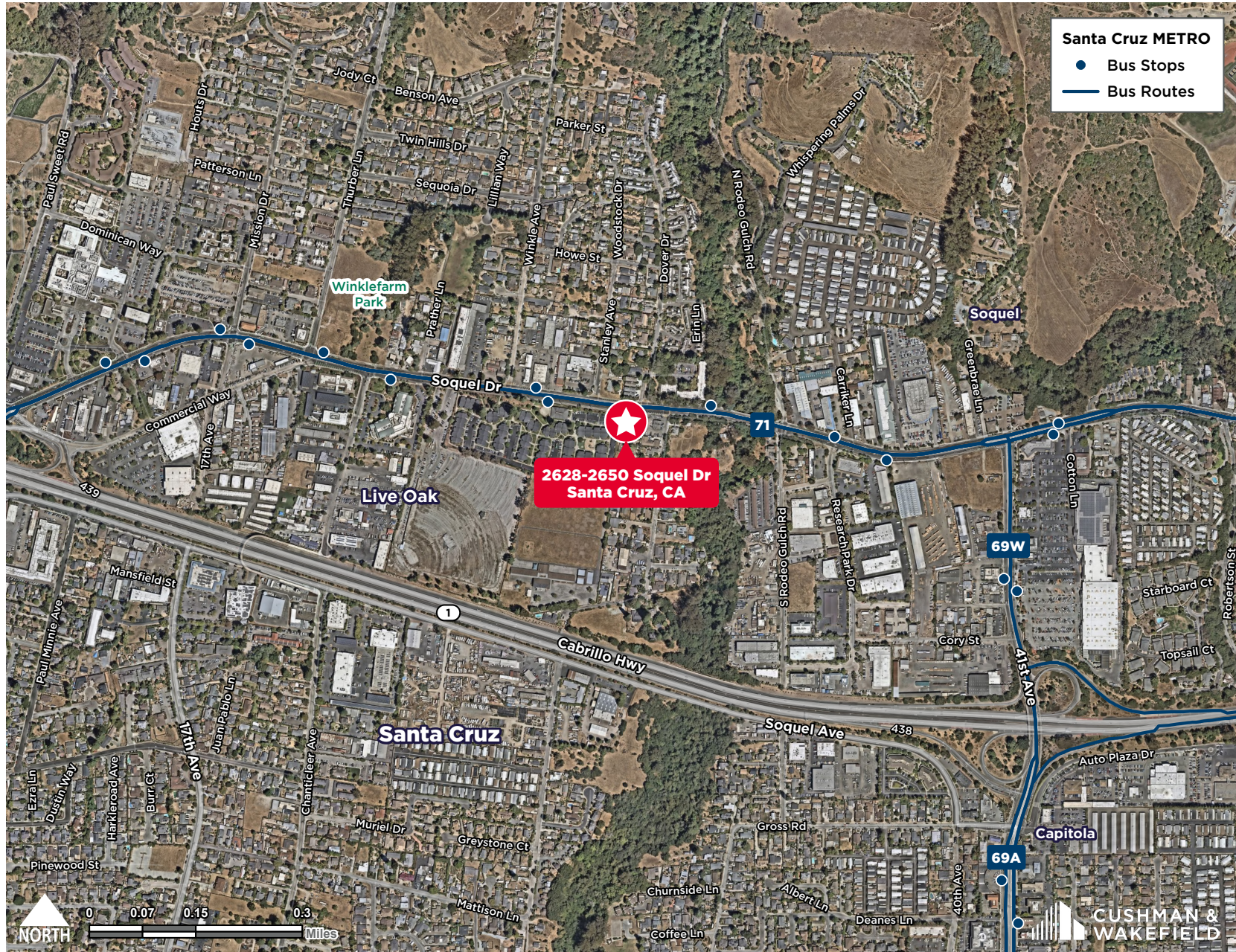
The Silver Spur Assemblage is located along Soquel Drive at a signalized intersection with Mattison Lane, providing strong visibility and accessibility within central Santa Cruz County.



STRATEGIC HEALTHCARE EMPLOYMENT LOCATION



TRANSIT-SERVED INFILL LOCATION



PRICING

ASKING PRICE

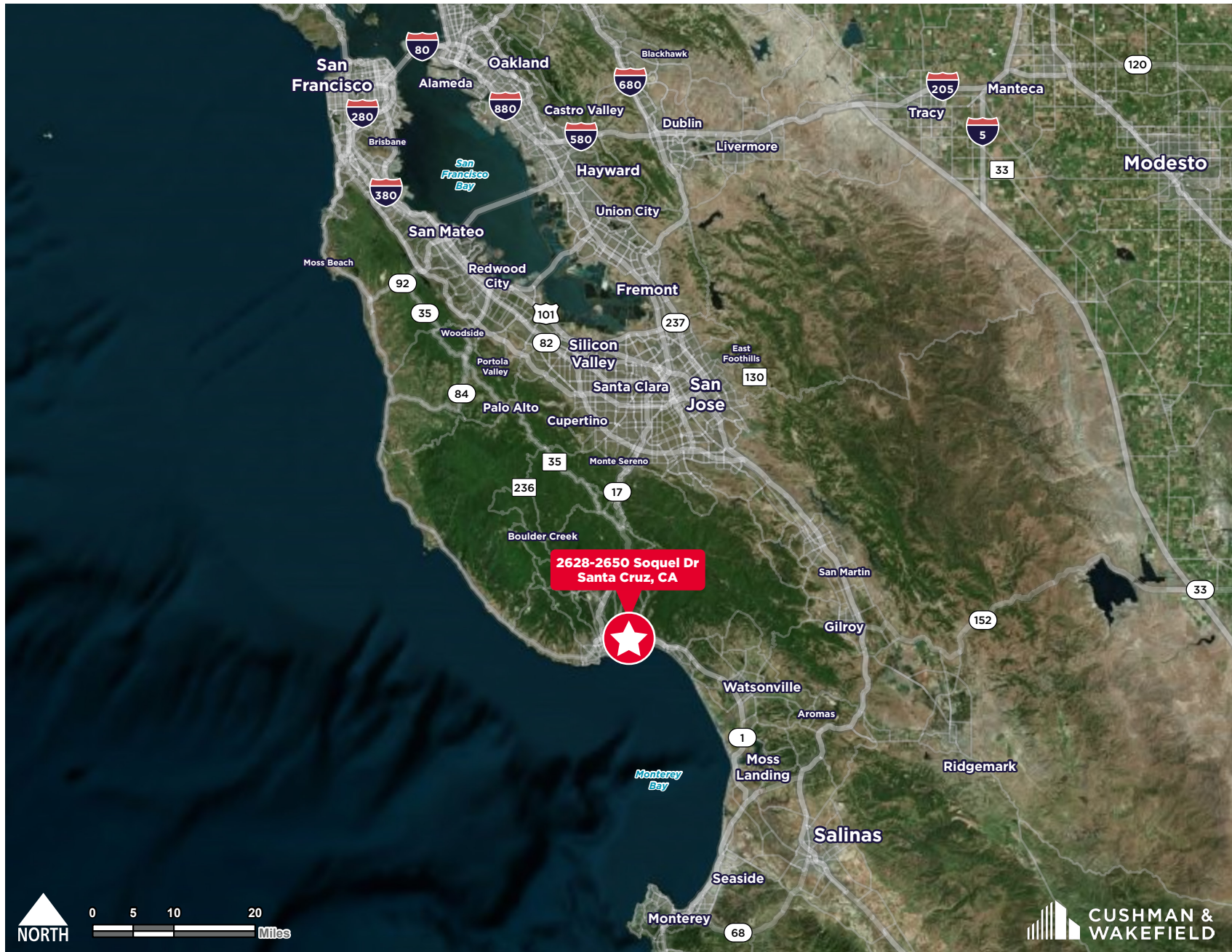
\$4,995,000

~\$94.53 PSF (Based on 52,838 SF)

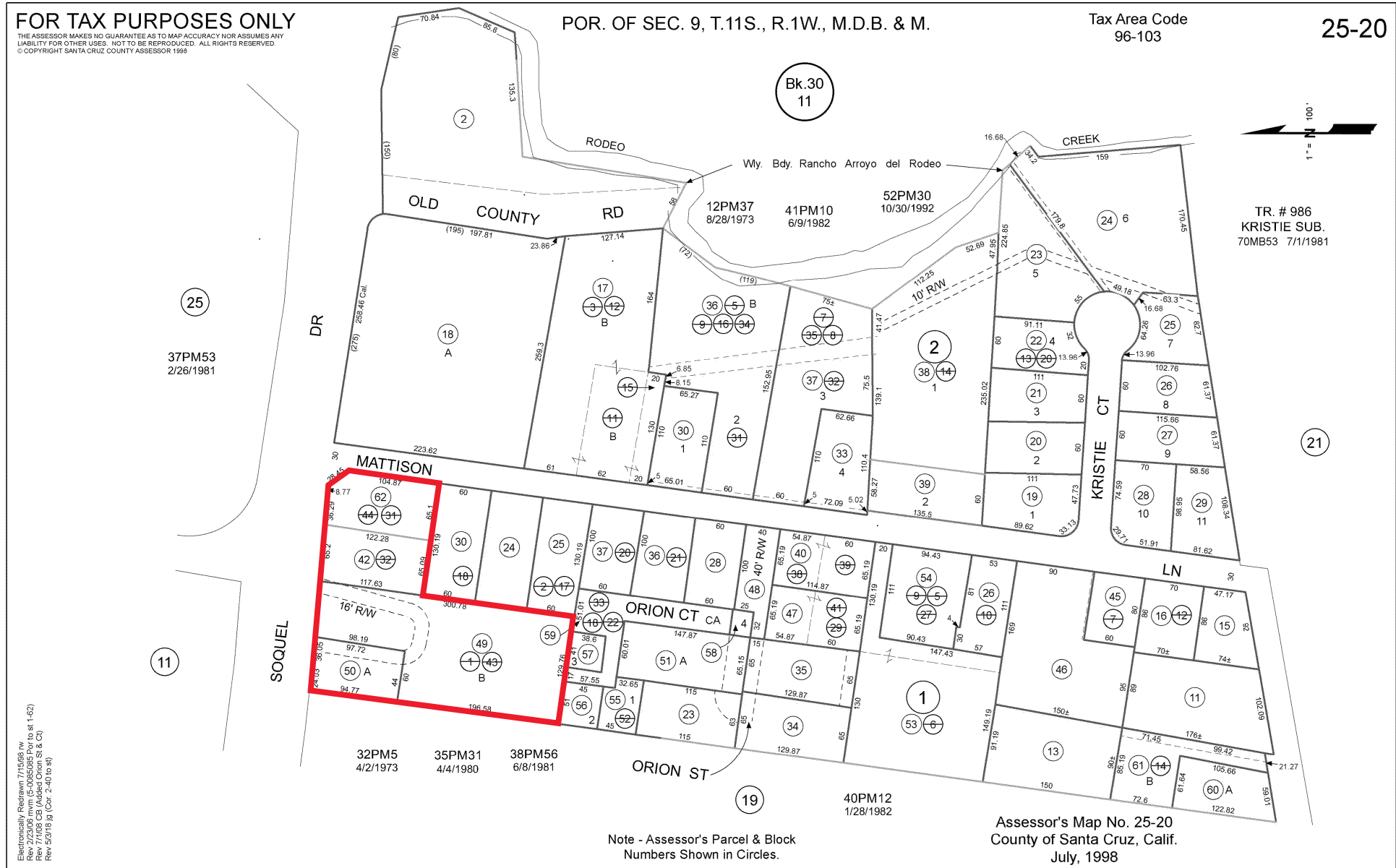
LAND SALES COMPS

	Address	Sales Prices (\$)	Lot Size (SF)	Price per SF/Land (\$)	Sale Date	Notes
1	4401 Capitola Rd, Capitola	\$4,565,000	35,600	\$128.23	1/1/2023	Approved affordable housing
2	5630 Soquel Dr, Soquel	\$8,600,000	165,000	\$52.12	6/14/2023	Assisted living development
3	Soquel Ave & Cayuga, Santa Cruz	\$1,664,000	11,935	\$139.42	5/12/2023	Mixed-Use Site
4	Ocean St Assemblage, Santa Cruz	\$5,972,000	34,078	\$175.25	2/29/2024	Mixed-Use assemblage
5	548 Ocean St, Santa Cruz	\$2,522,000	13,678	\$184.00	4/10/2024	Redevelopment site; office to housing
6	2755 41st Ave, Soquel	\$11,300,000	117,635	\$96.06	9/30/2024	Affordable housing project
7	3845 Soquel Dr, Soquel	\$7,500,000	98,500	\$88.24	2/3/2025	Fire Dept. development site
8	4444 Scotts Valley Dr, Scotts Valley	\$3,450,000	44,000	\$69.70	5/15/2025	Affordable housing project
9	1811 Mission St, Santa Cruz	\$3,491,000	14,662	\$238.10	5/9/2025	Proposed high-density project
10	850 Almar Ave, Santa Cruz	\$5,000,000	44,626	\$112.04	6/17/2025	Affordable housing project

REGIONAL MAP



SILVER SPUR ASSEMBLAGE - SITE CONFIGURATION



SALE PROCESS



Contact listing agents
for details



Data room available
upon request



Offers will be reviewed
on July 16, 2026 at 4pm



2628-2650
SOQUEL DRIVE

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