

# 115 COOPER STREET

# FOR LEASE

## Santa Cruz, CA

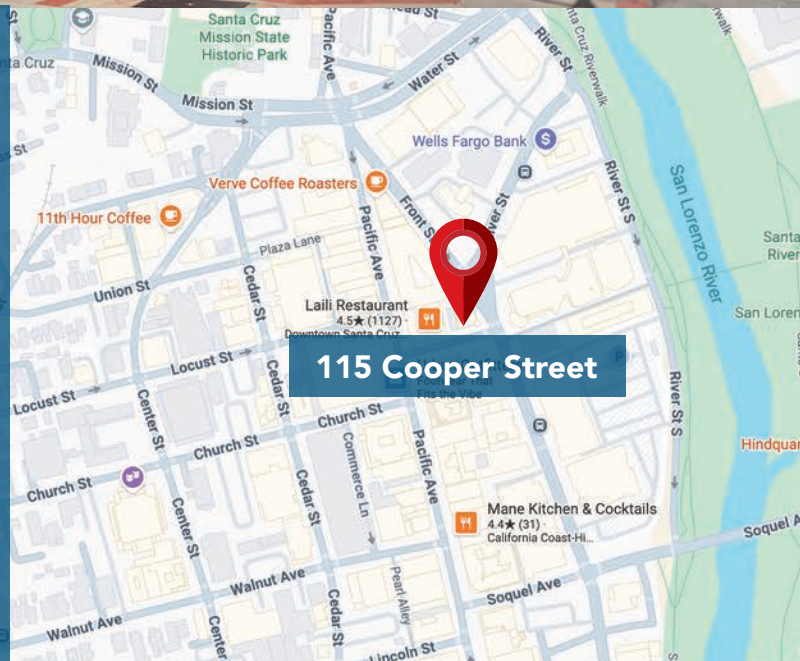
## \$5,995 per month gross



### Property Highlights

- Beautiful Ground Floor 2,500 sq. ft. +/- Retail or Office Space One Block from Pacific Ave.
- In the Leonard Building at the Corner of Front and Cooper
- Lots of Natural Light
- Open Floor Plan with Kitchenette, Two Bathrooms, Private, and Conference Room
- Large Built-In Workstation or Display Table

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



## SHOEMAKER COMMERCIAL REAL ESTATE

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# PROPERTY DESCRIPTION

115 Cooper Street, Santa Cruz, CA

**PROJECT SITE** The Leonard Building  
115 Cooper St / 805 Front St

**APN** 005-051-12

**SUITE SIZE** 2,500 sq. ft. +/-

**ZONING** CBD (Central Business District)

**CURRENT USE** Retail, Office, Service

## IMPROVEMENT DESCRIPTION

Beautiful ground level space in the Historic Leonard Building, just one block from Pacific Ave. in the Central Business District. The space works well for retail and office alike. There is a large open area with a beautiful built-in wood work station or display table. The space has a kitchenette, two restrooms, a private, and a conference area. The proximity to Pacific Avenue and other retailers, including Trader Joe's, provides excellent traffic and walking counts and excellent visibility. The corner location, with windows on both Cooper and Front Streets provides for excellent visibility and signage options.



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# AERIAL MAP

115 Cooper Street, Santa Cruz, CA



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# PHOTOS

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