

J.B. Parrish, Inc.

1430 41st AVENUE

CAPITOLA, CA



**15,568 SF
HIGH EXPOSURE RETAIL**

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EXCLUSIVELY LISTED BY

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JR Parrish, Inc.
Commerical Real Estate

J.R. Parrish, Inc.



EXECUTIVE SUMMARY



COMMUNITY
COMMERICAL

FOR LEASE

FORTY FIRST AVE
CAPITOLA CA



15,568 SF
BUILDING
SIZE



+/-500 SF
SECOND
FLOOR



+/- 44,193 SF
PARCEL
SIZE

PROPERTY DESCRIPTION

JR Parrish is pleased to announce the availability of this exceptional retail property in the Capitola, California. This is a Once-In-A-Generation opportunity. For years this property was home to Outdoor World, the legendary Sporting Goods and Outfitter known throughout Santa Cruz. County.

Functionally, the building is mostly clear span, open environment. Approximately 16 foot clear height. Several double door access points allow for generous flexibility. A second level mezzanine holds a break room, offices, and supervisory view of the main floor. Below the second level is a large restroom core, additional storage and a shipping /receiving area.

This free standing 15,568 square foot building is located at 1430 41st Ave in the Four Star Center on the county's busiest and most successful retail thoroughfare. Other businesses in the Four Star Center include Verizon, Hot Elevation Yoga, Salons, Bakery and a restaurant.

Parking is ample and the Santa Cruz Metro Bus stops directly in front of the Center on 41st Avenue (Route 3A/3B). Additional convenience is the immediate access to 41st avenue as well as circulation and access via the adjacent property to Capitola Road.

PROPERTY DETAILS

APN	017-092-16
Address	1430 41st Ave Capiola, CA
County	Santa Cruz
Market	San Franscico Bay Area
SubMarket	Santa Cruz County
Ground Floor	15,568 SF
Office/ Breakroom	550 SF
Land Area	44,193 SF
Rent	\$1.60 PSF (NNN)



PROPERTY FEATURES

Number of Units	1
Net Rentable SF	+/- 15,568 SF
Second Floor/ Breakroom	+/- 550 SF
Zoning Type	Community Commerical
Number of Parking Spaces	
Ceiling Height	16 FT
Double Doors	2 Sets

1430 41st Ave

EXTERIOR PHOTOS



1430 41st Ave

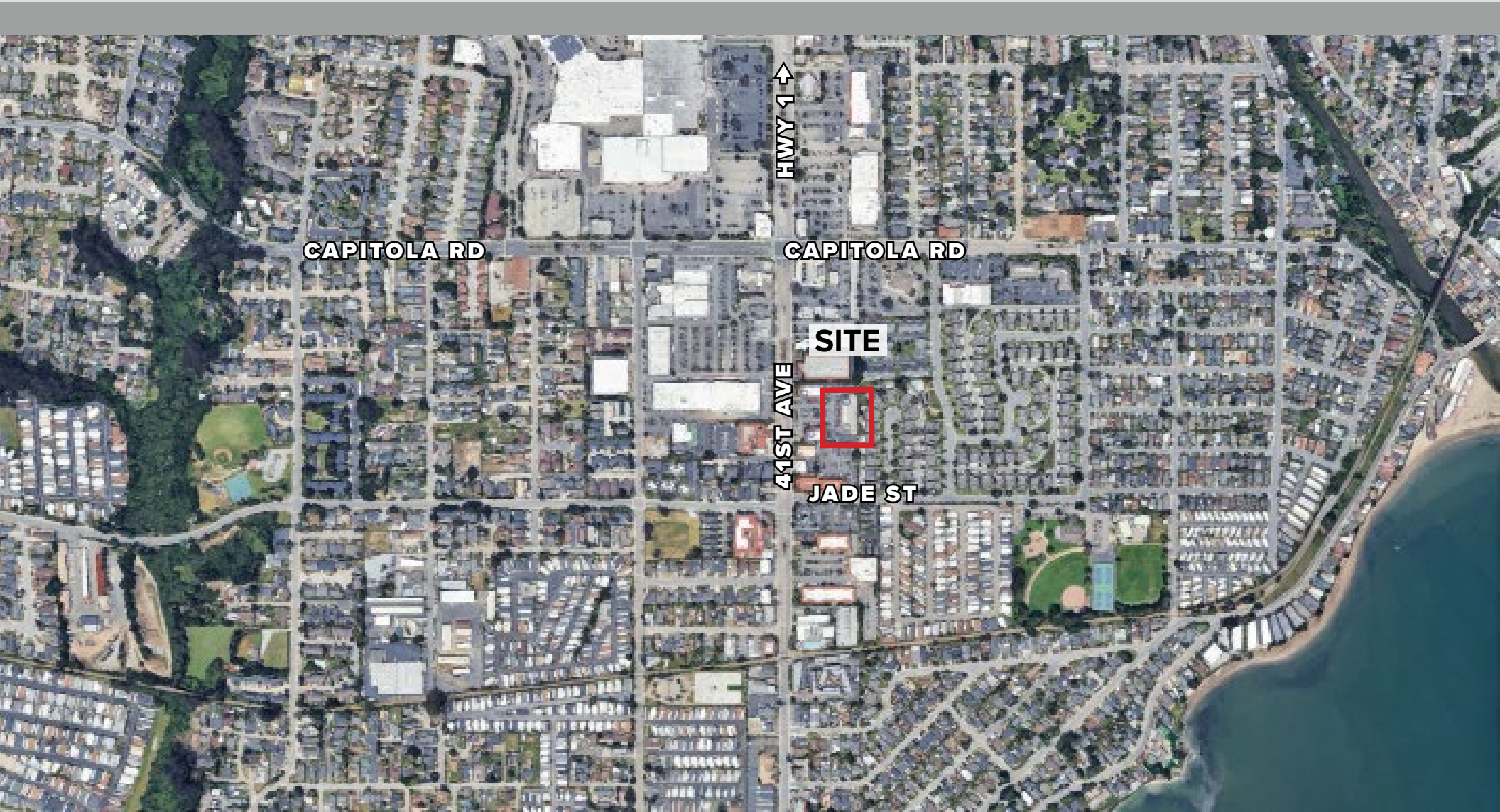
INTERIOR PHOTOS



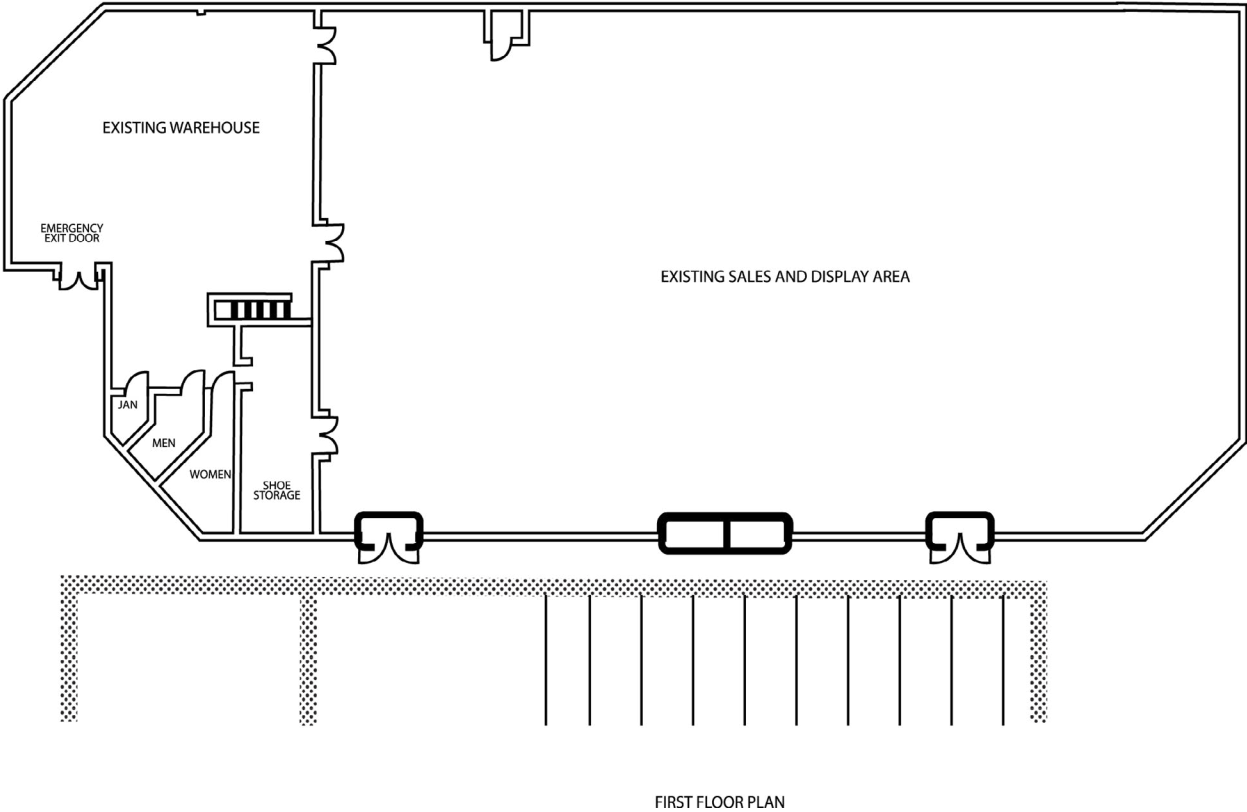
J.R. Parrish Inc.

1430 41st Ave

LOCATION MAP



FLOOR PLAN



DISCLAIMER

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The logo for JR Parrish, Inc. is written in a stylized, cursive script. The letters are fluid and interconnected, with a prominent flourish at the end of the word "Inc.".