MAIN STREET COMMERCIAL

PROPERTY IN SANTA CRUZ

SANTA CRUZ COUNTY & MONTEREY COUNTY REAL ESTATE

ICONIC MIDTOWN OPPORTUNITY

1111 & 1115 WATER STREET SANTA CRUZ CA 95062

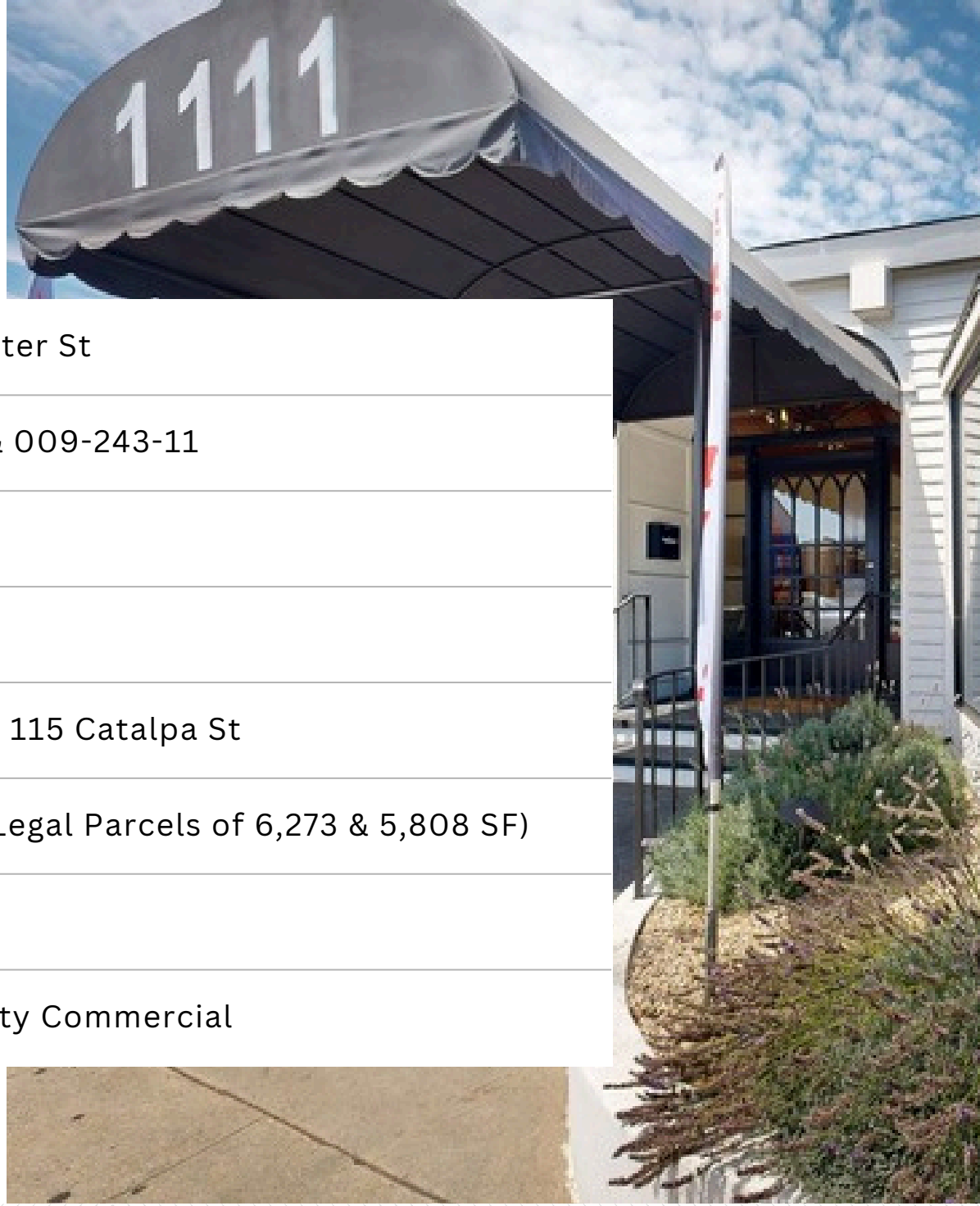
PRESENTED BY:
MAIN STREET REALTORS COMMERCIAL DIVISION
IN COLLABORATION WITH PROPERTY IN SANTA CRUZ

INTRODUCTORY **OVERVIEW**

Classic Building on Two Parcels, Ideal for Retail/Restaurant use with Added Potential for Live-Work Space or Full Scale High-Density Development, located in the heart of Midtown, walking distance to the area's popular Arts & Entertainment, Restaurants, Stores & Boutiques

The parcel's Community Commercial Zoning provides multiple options for High-Densityl Development, supporting multifamily residential and active ground-floor commercial uses. Per AB 2097, parking requirements can be significantly reduced or removed. These possibilities can be further expanded by combining for a 3-parcel assemblage with the adjacent property at 115 Catalpa St, a 6,273 SF Parcel, Zoned R 1-5, with an existing 1200 SF House, which was recently listed for $1,299,000.

PROPERTY DETAILS



ADDRESS	1111/1115 Water St
APN	009-243-12 & 009-243-11
PRICE	$1,695,000
BUILDING SIZE	3,312 SF
ASSEMBLAGE	Possible with 115 Catalpa St
LOT SIZE	12,081 SF (2 Legal Parcels of 6,273 & 5,808 SF)
YEAR BUILT	1942
ZONING / LAND USE	CC-Community Commercial

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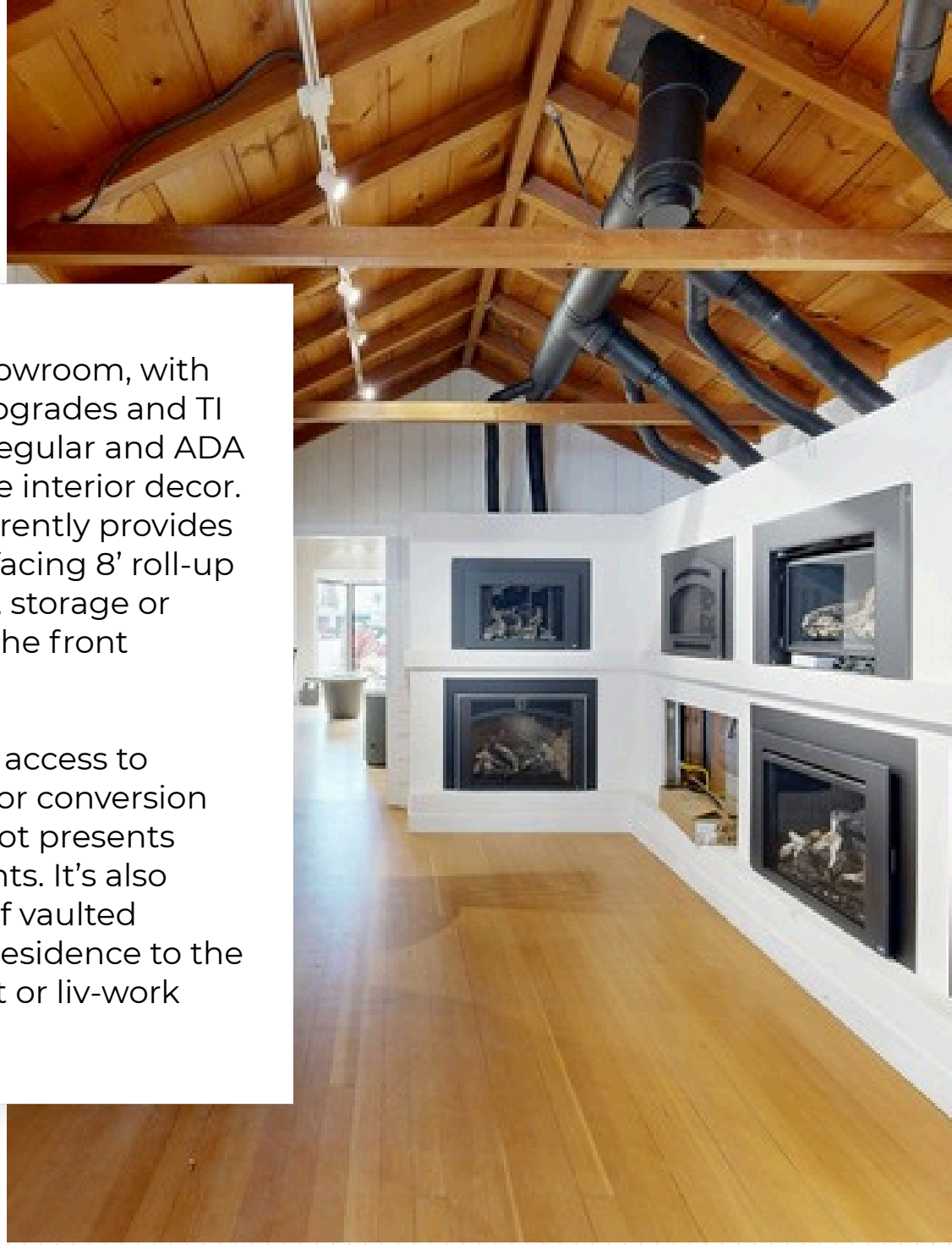
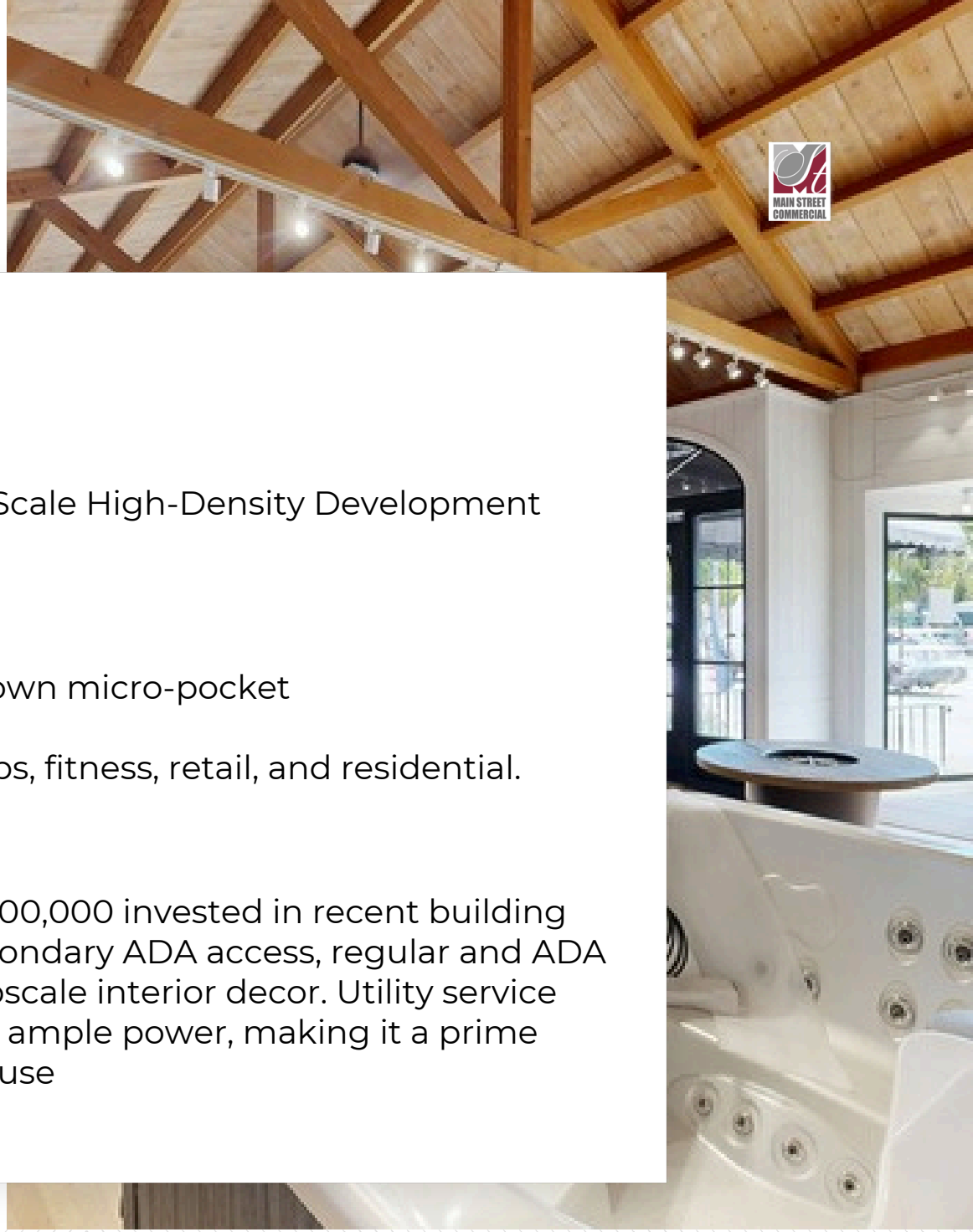
PROPERTY HIGHLIGHTS

Currently configured as a high-end retail showroom, with over $200,000 invested in recent building upgrades and TI buildout, including secondary ADA access, regular and ADA restrooms, high vaulted ceilings, and upscale interior decor. There is an extensive gated back lot that currently provides parking for multiple vehicles, with two rear-facing 8’ roll-up doors providing transition to indoor parking, storage or display for multiple vehicles, with access to the front showroom easily gained.

Utility service includes a 2-inch gas line, and access to ample power, making it a prime candidate for conversion to Restaurant use, for which the large back lot presents possibilities for patio dining and private events. It’s also been suggested to keep the front 2000 SF of vaulted showroom in place and add a second story residence to the rear areas of the building to create an art loft or liv-work environment.



DEVELOPMENT POTENTIAL



ZONING FLEXIBILITY:

- Zoning: CC – Community Commercial
- Ideal for Retail/Restaurant
- Potential for Live-Work Space OR Full Scale High-Density Development

LOCATION ADVANTAGE:

- High visibility along Water Street
- Walk Score in the 80s within this Midtown micro-pocket
- Minutes from major freeway on-ramps
- Surrounded by restaurants, coffee shops, fitness, retail, and residential.

INFRASTRUCTURE IN PLACE:

High-end retail showroom, with over $200,000 invested in recent building upgrades and TI buildout, including secondary ADA access, regular and ADA restrooms, high vaulted ceilings, and upscale interior decor. Utility service includes a 2-inch gas line, and access to ample power, making it a prime candidate for conversion to Restaurant use

SHOWROOM

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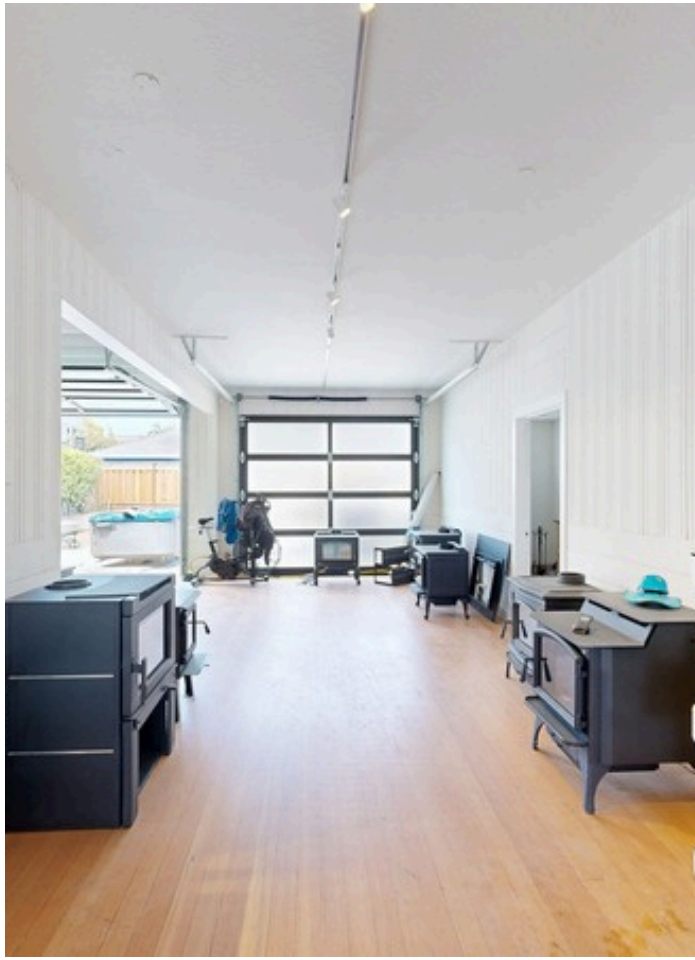

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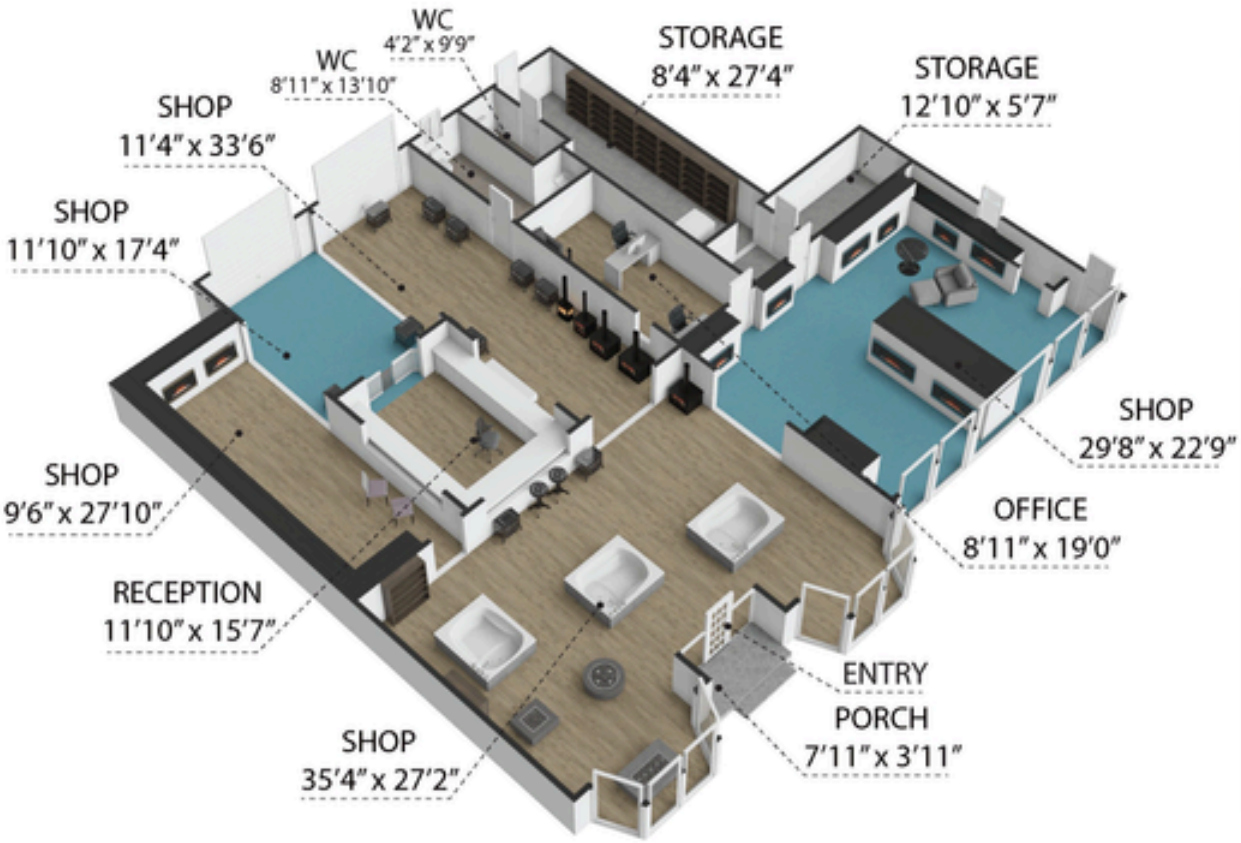
EXISTING
LAYOUT



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EXISTING
LAYOUT

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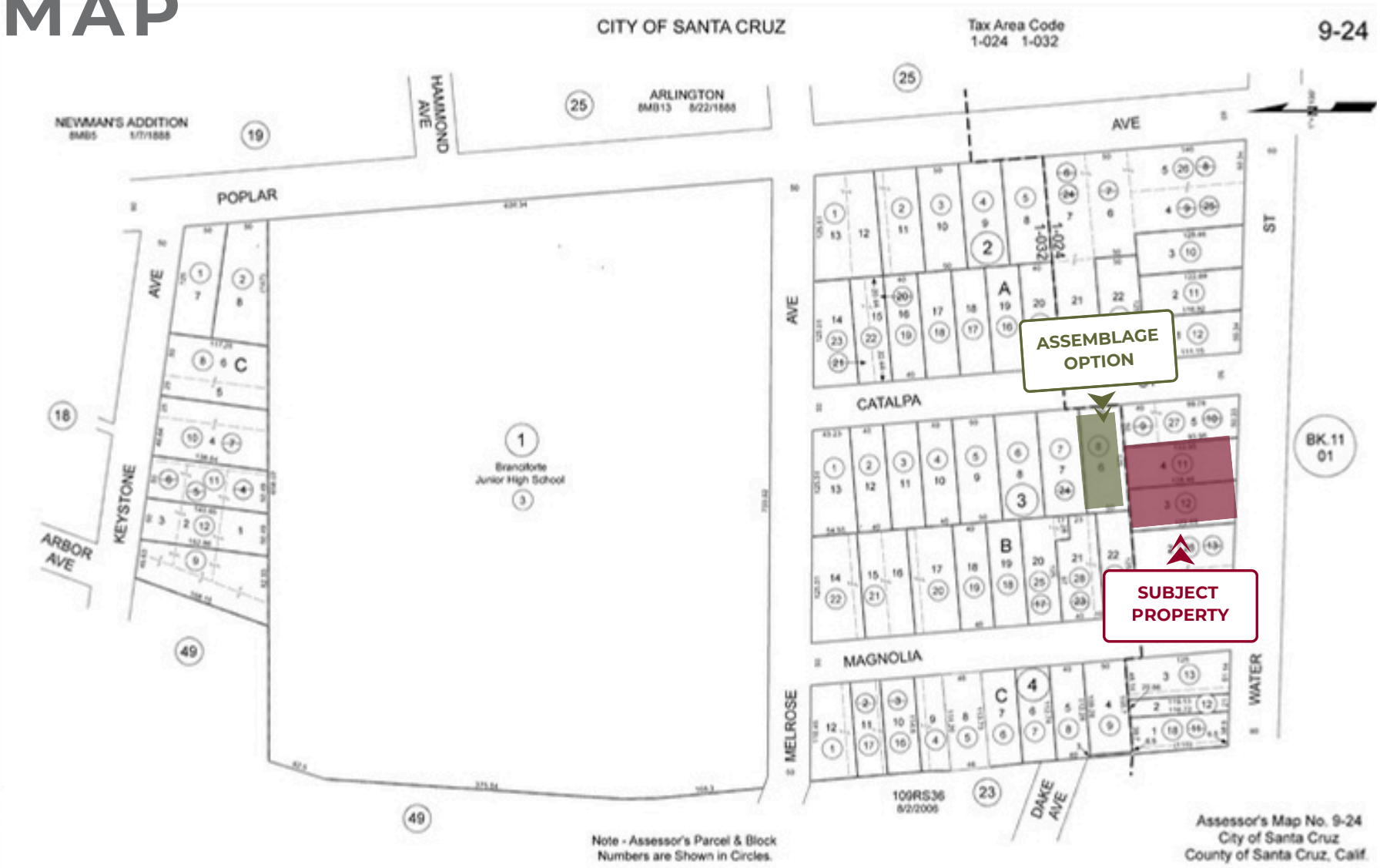
PARCEL MAP



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LISTING AGENT
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