

J.B. Parrish

COMMERCIAL
real estate

www.jrparrish.com

9000 SOQUEL AVE

SUITE 200

SANTA CRUZ CA 95062

MAIN OFFICE

831.476.2222

FAX

831.464.5819

For More Information
Contact Exclusive Agent:

GREGG WALSH, SIOR

831.476.2222 Ext. 102

831.252.2585 Cell

gsw200@aol.com

DRE# 01013102

FOR SALE

100% OCCUPIED MID-COUNTY NET LEASED INVESTMENT



4000 Cordelia Lane • Soquel CA



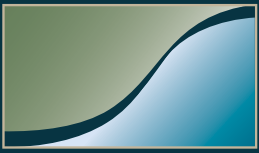
GREAT MID-COUNTY LOCATION

- ◆ Two Free-Standing Buildings
Totaling +/- 12,500 S.F.
- ◆ Diverse and Established Tenant Mix
With Long Term Leases
- ◆ Highly Sought After Mid-County
Location
- ◆ Directly Across 41st Ave. from
New Home Depot/Safeway/Best Buy
- ◆ C-2 Zoning Allows Wide
Range of Uses
- ◆ Immediate Access to Highway I

Price: \$2,500,000 (7.05% Cap)

Excellent investment opportunity.

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C O R D E L I A L A N E

41ST AVENUE

C O R D E L I A L A N E • S O Q U E L