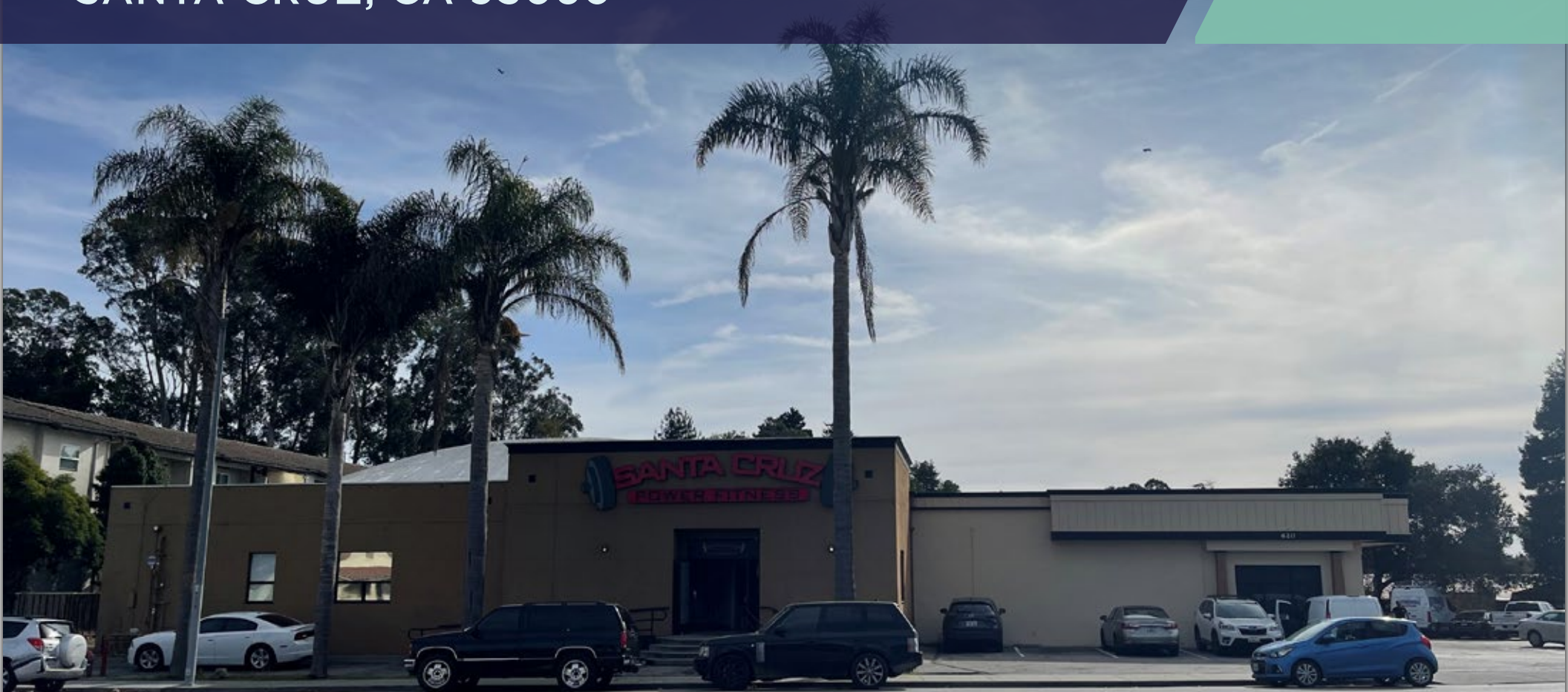


FOR LEASE

620 WATER STREET

SANTA CRUZ, CA 95060



±5,120 SF TO ±15,480 SF @ \$2.50 PSF/MO + NNN



CUSHMAN &
WAKEFIELD

620 WATER STREET

Santa Cruz, CA 95060

FOR LEASE



This is a stand-alone single story building with excellent on-site parking. The building boasts substantial electrical power @ 1200A 3ph 208V. This is rare for buildings of this size, especially buildings in CC zoning. A $\pm 5,120$ portion of the building is vacant, currently in shell condition. The balance of the building ($\pm 10,360$ SF) is under lease to Santa Cruz Athletic Club. The lease expires on May 31, 2027. The Tenant has leased a larger location at 901 Soquel Avenue, next to Whole Foods Market, and will be opening the new location in 2025. Landlord will allow Tenant the opportunity to terminate its lease early providing Landlord locates an acceptable replacement tenant to occupy the entire building now.

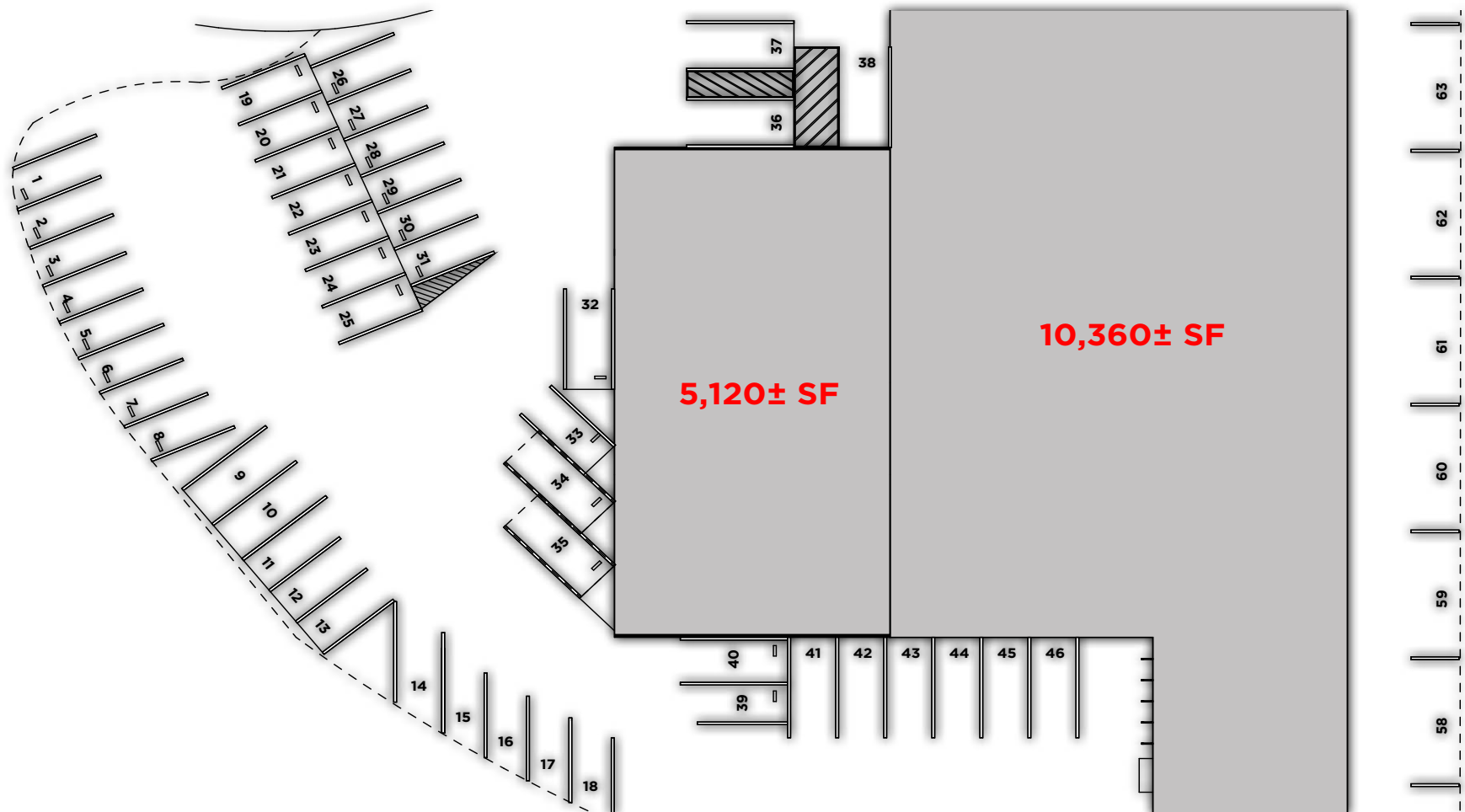
Call Listing Agent for further questions.

PROPERTY FEATURES

Address:	620 Water Street, Santa Cruz, CA 95062
Size:	$\pm 5,120$ SF to $\pm 15,480$ SF
Entire Building:	\$38,700 (\$2.50 psf) per month base rent + \$1,703 NNN (\$0.11 \pm psf) = \$40,403/mo. Base + NNN
Parking:	Up to 64 parking spaces - ($\pm 1/242$ SF)
Zoning:	CC (Community Commercial)
APN:	010-031-64
Parcel Size:	$\pm 43,778$ SF
Fire Sprinklers:	Yes
Power:	1200 Amps 3ph 208V
Signage:	Both Building and Pylon Sign
Lease Rate:	$\pm 5,120$ SF available now @ \$12,800/mo (\$2.50/psf) base rent + \$563 (\$0.11/psf) = \$13,360 per mo. $\pm 10,360$ SF available June 1, 2027 or sooner (current lease with SCAC expires May 31, 2027 - SC Athletic Club is moving to 901 Soquel Ave. in 2025)

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