

# Aptos Village Parcel For Sale

## \$275,000



## PROPERTY HIGHLIGHTS

- VACANT PARCEL in APTOS VILLAGE
- ZONING: SU SPECIAL USES
- 13,460 +/- SQ. FT. / 0.31 ACRES
- RESIDENTIAL, MULTI-RES, OFFICE, RETAIL, or MIXED USE
- NEIGHBORING RETAILERS INCLUDE STARBUCKS, QUIZNOS, CAFÉ SPARROW, BAY FEDERAL

**Presented exclusively by:**

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# PROPERTY SUMMARY



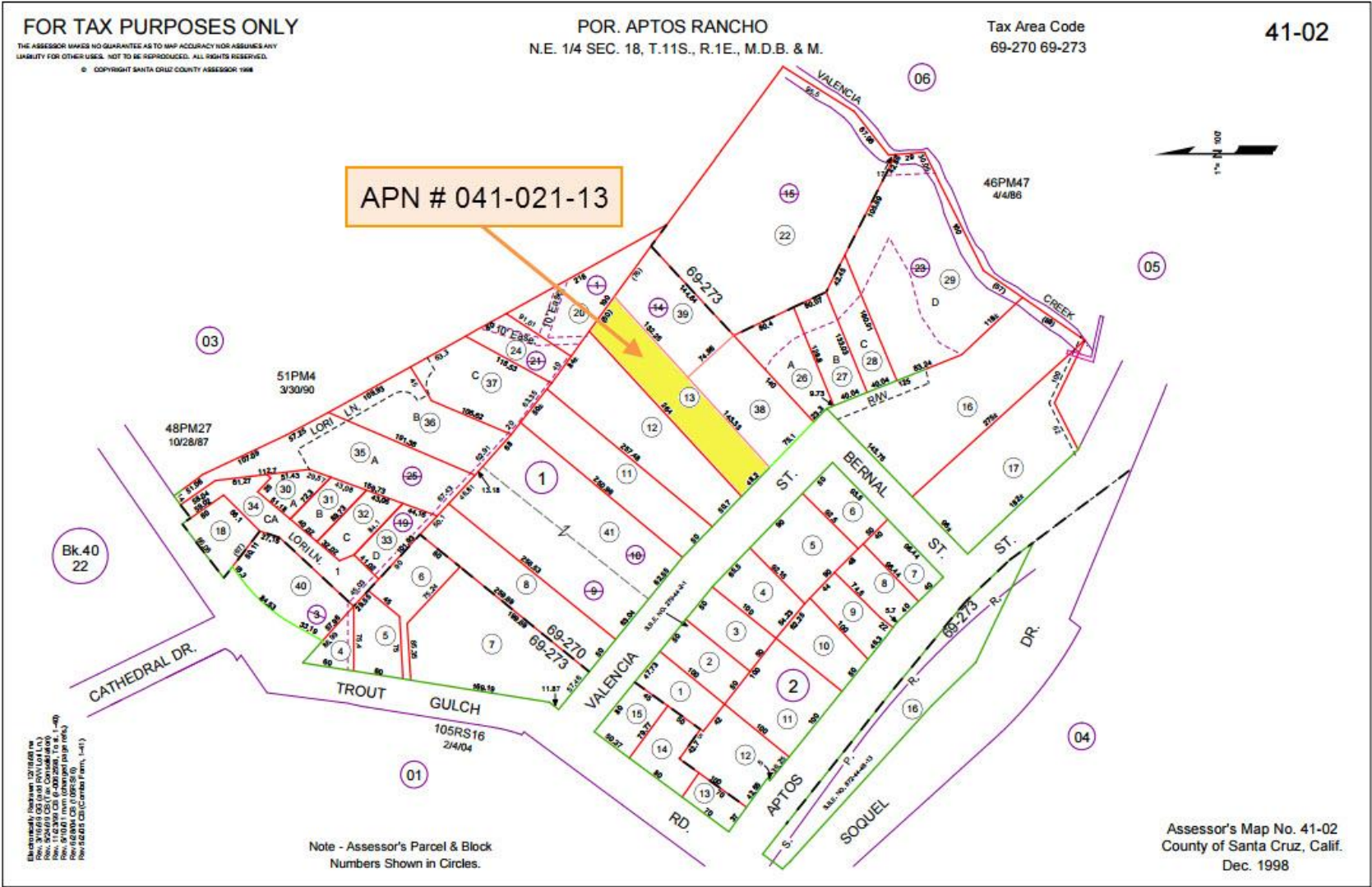
## PROPERTY

Assessor's Parcel Number:	041-021-13
Location:	One block from 11.5 acre Aptos Village development, which will include 71,000 +/- Sq. Ft. of commercial space and 63 new residential units.
Zoning:	SU - Special Use
General Plan:	C-C, O-U - Community Commercial, Urban Open Space
Parcel Size:	0.31 Acres +/- / 13,460 Sq. Ft. +/-
Parking:	Development will provide for on-site parking. There is also street parking.
Area Retailers:	Retailers in the immediate vicinity include Starbucks, Quiznos, Café Sparrow, and Bay Federal





# PARCEL MAP

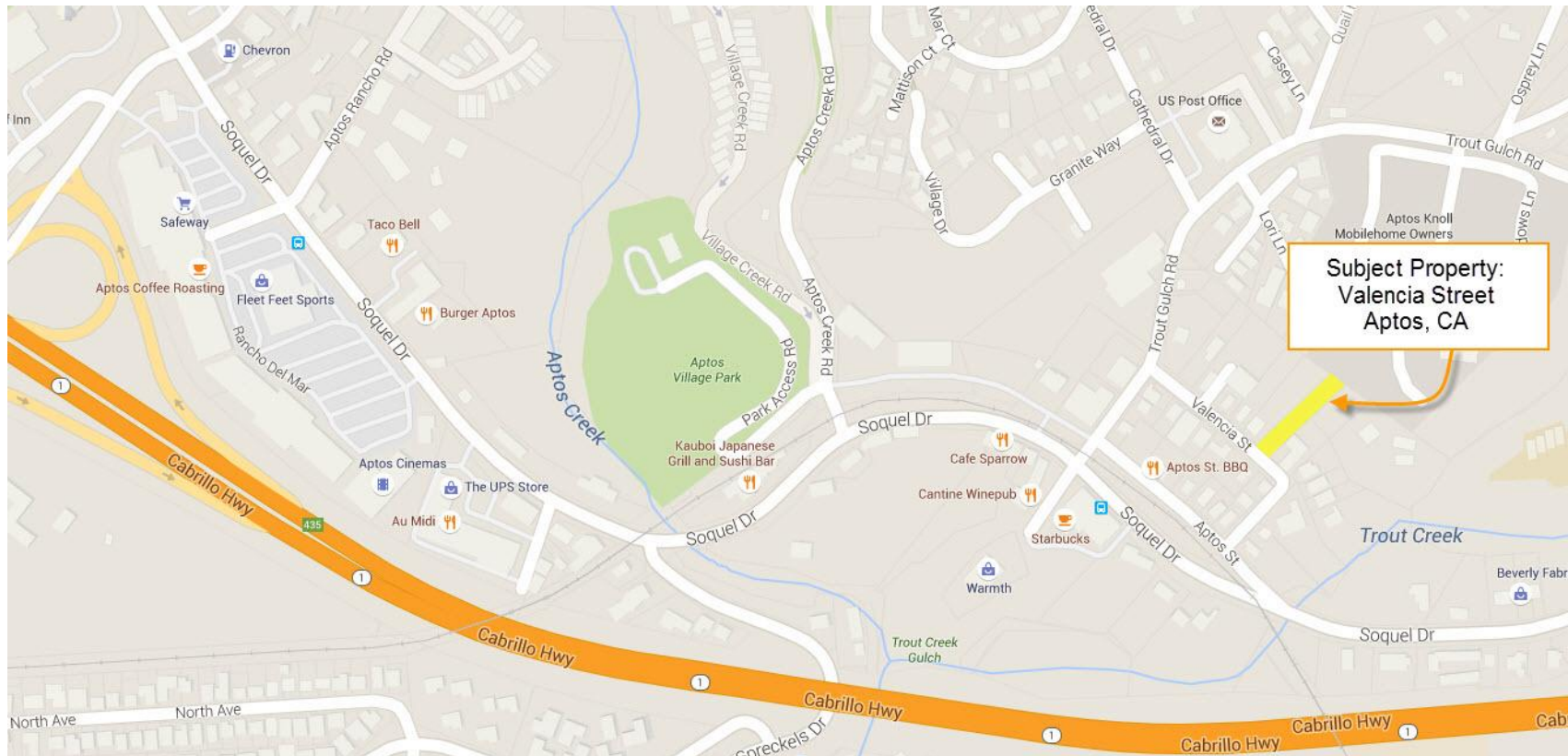


The property owner provided information presented in this proforma. Hirsch and Associates make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



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# STREET MAP



Subject Property:  
Valencia Street  
Aptos, CA





# AERIAL VIEW OF NEIGHBORING BUSINESSES



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