

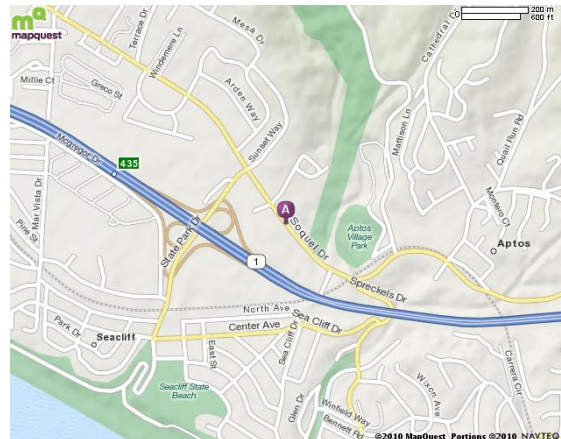
# FOR LEASE APTOS CREEK CENTER

**MEDICAL, RETAIL, or OFFICE**  
**7887 Soquel Dr, Aptos**



**\$1.35 NNN**

- 2,184 sq. ft. +/-
- Divisible
- Zoned C-1
- Active Center Anchored by Taco Bell
- Ample On Site Parking
- Great Traffic Counts
- Monument Signage



**PROPERTY TO BE SHOWN BY LISTING BROKER ONLY**

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**Hirsch and Associates**  
**Investment Real Estate Brokers: Sales & Leasing**  
**4375 Capitola Road Capitola, CA 95010**

Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

## Property Description

<b>APN</b>	<b>039-471-03</b>
<b>Address:</b>	<b>7887 Soquel Dr, Aptos</b>
<b>Location:</b>	<b>Across from Safeway Anchored Rancho Del Mar Shopping Center. Fronting Soquel Dr. near the State Park Off-Ramp. Easy access to, Highway 1</b>
<b>Current Use:</b>	<b>Medical Office (Chiropractor)</b>
<b>Zoning:</b>	<b>C-1 (Community Commercial)</b>
<b>Assessor's Use Code:</b>	<b>Multi-Stores/Offices</b>
<b>Parcel Size:</b>	<b>28,314 sq. ft. +/-</b>
<b>Improvement Size:</b>	<b>7,212 sq. ft. +/-</b>
<b>Improvement Description:</b>	<b>Medical, Retail, or Office suite currently built out for a Chiropractic Practice. The current layout is ideal for a medical user. The floor-plan is easily convertible to service a retail or general office use.</b>
<b>Parking:</b>	<b>Ample onsite parking</b>
<b>Traffic Count:</b>	<b>21,500 (Sept 2008)</b>