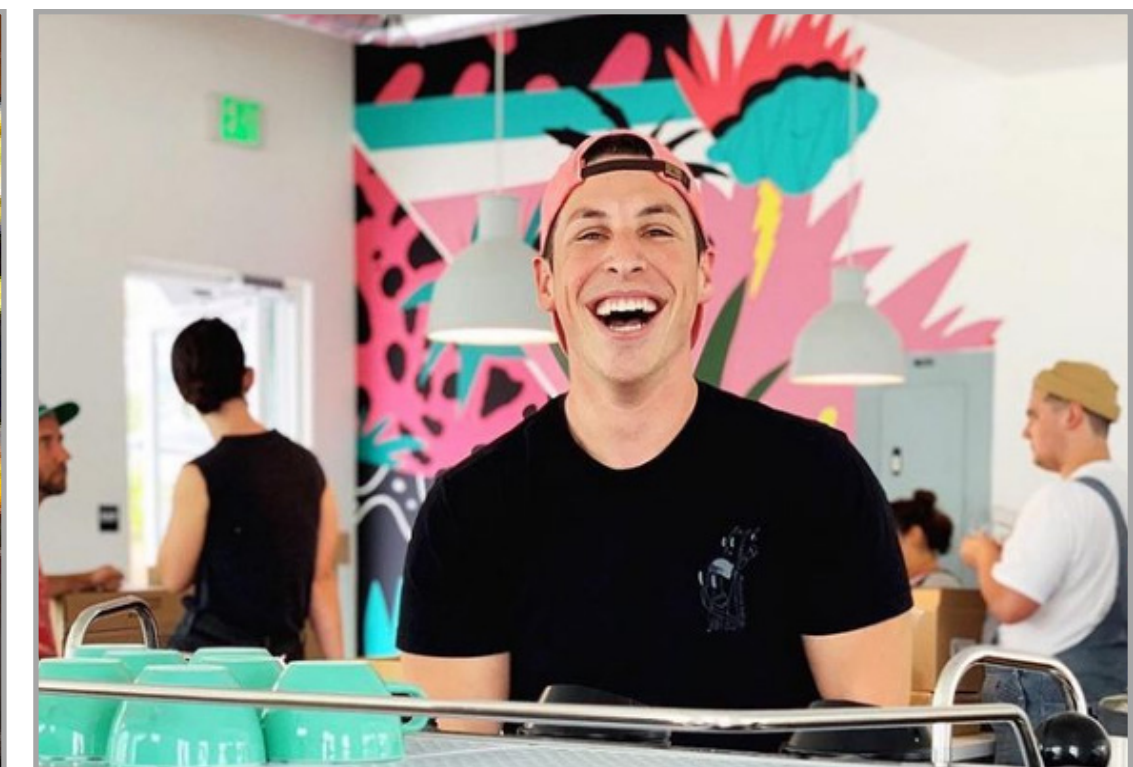


# APTOS

VILLAGE



PRIME COMMERCIAL  
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# PHASE I

Conveniently located on over 11.5 acres fronting Soquel Drive, in the beautiful coastal town of Aptos within Santa Cruz County in Northern California. The Aptos Village serves as the community hub with over 65,000 square feet of first class retail anchored by a 17,000 square foot gourmet New Leaf Market, 69 upscale residential units, and over 8,000 square feet of executive office suites clustered around a new community Village Green. Carefully planned with broad sidewalks, a community green, bicycle parking and convenient car parking, the project is designed around the pedestrian. It's not just a place. It's the place to be. A place for residents and weekend warriors alike.



# PROPERTY HIGHLIGHTS



- 
- Rare Opportunity to Purchase a New Retail/Restaurant Condominium Unit
  - Perfect for Investor or Owner/Operator
  - 69 Residential Units
  - Affluent and Educated Coastal Community
  - Minutes to the Sandy Beaches of Aptos and Rio Del Mar
  - Pedestrian Friendly Town Square - High Walkability Score

# PHASE I AVAILABLE SPACE

## OFFICE AND RETAIL

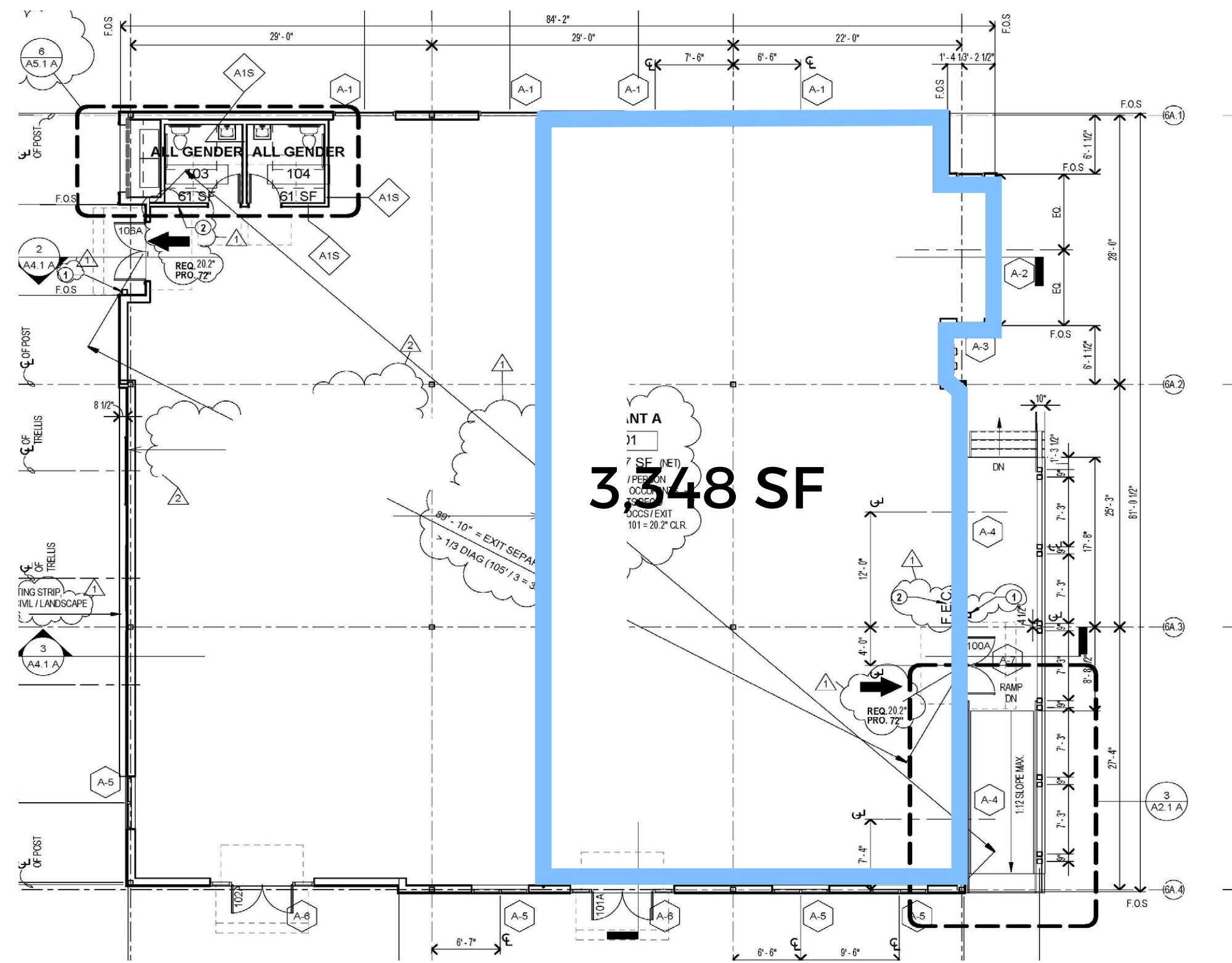
BUILDING 3	3,055 SF w/ patio Restaurant, Retail Lease or Sale
BUILDING 4	863 SF, 922 SF, 925 SF 3rd Floor Office Suites Lease Only
BUILDING 6A	3,348 SF



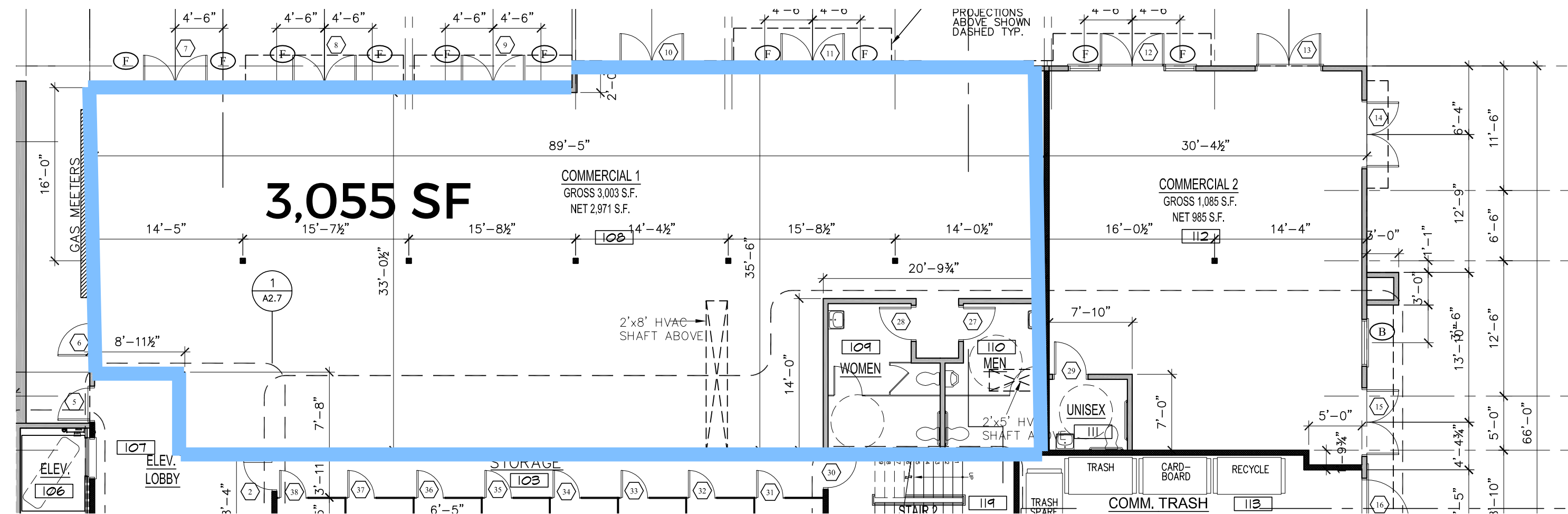
# AVAILABLE RETAIL SPACE

**BUILDING 3**  
3,055 SF

**BUILDING 6A**  
3,348 SF



Building 6A



Building 3

# AVAILABLE OFFICE SPACE

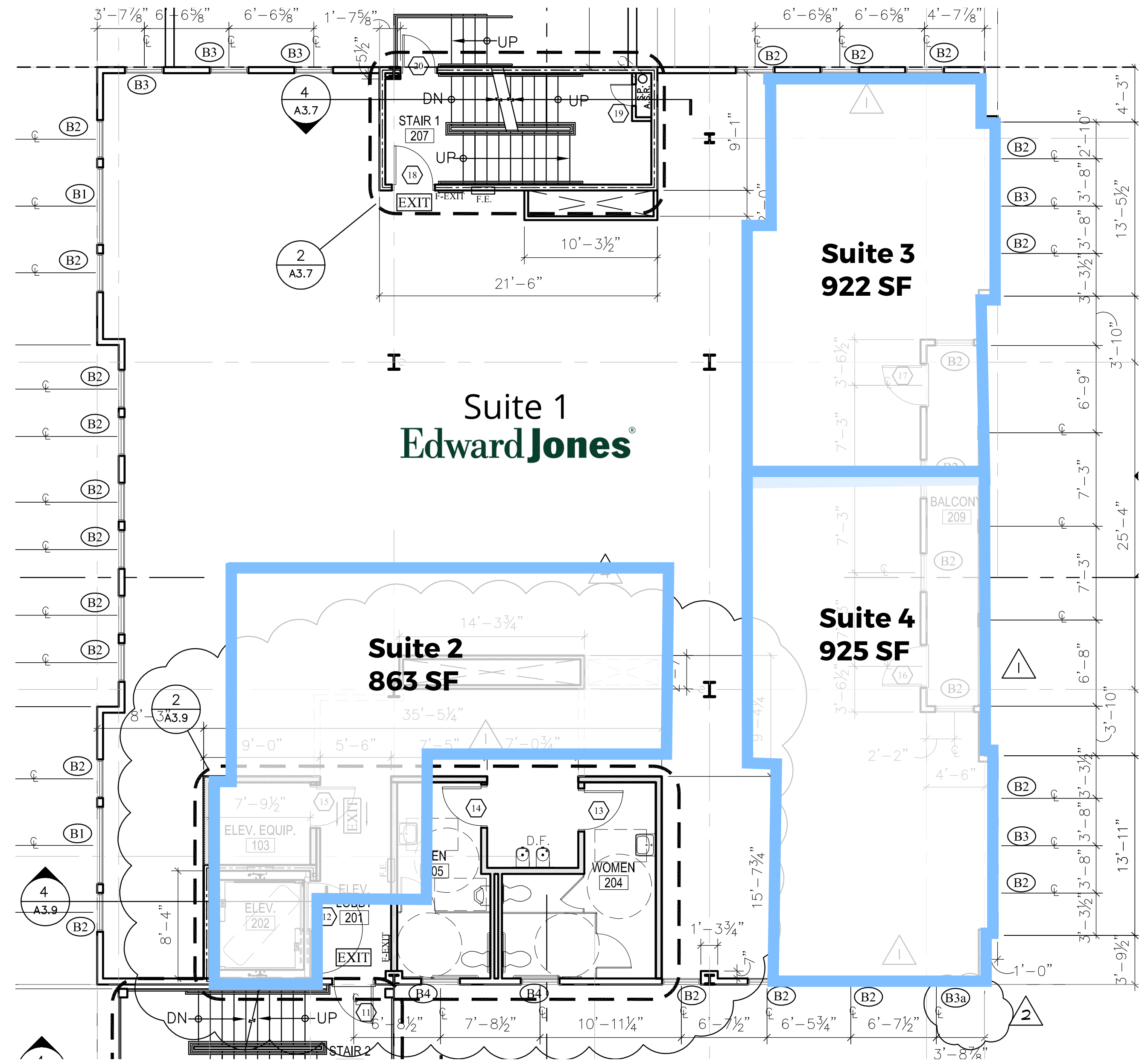
## BUILDING 4, 3RD FLOOR

**SUITE 2 - 863 SF**

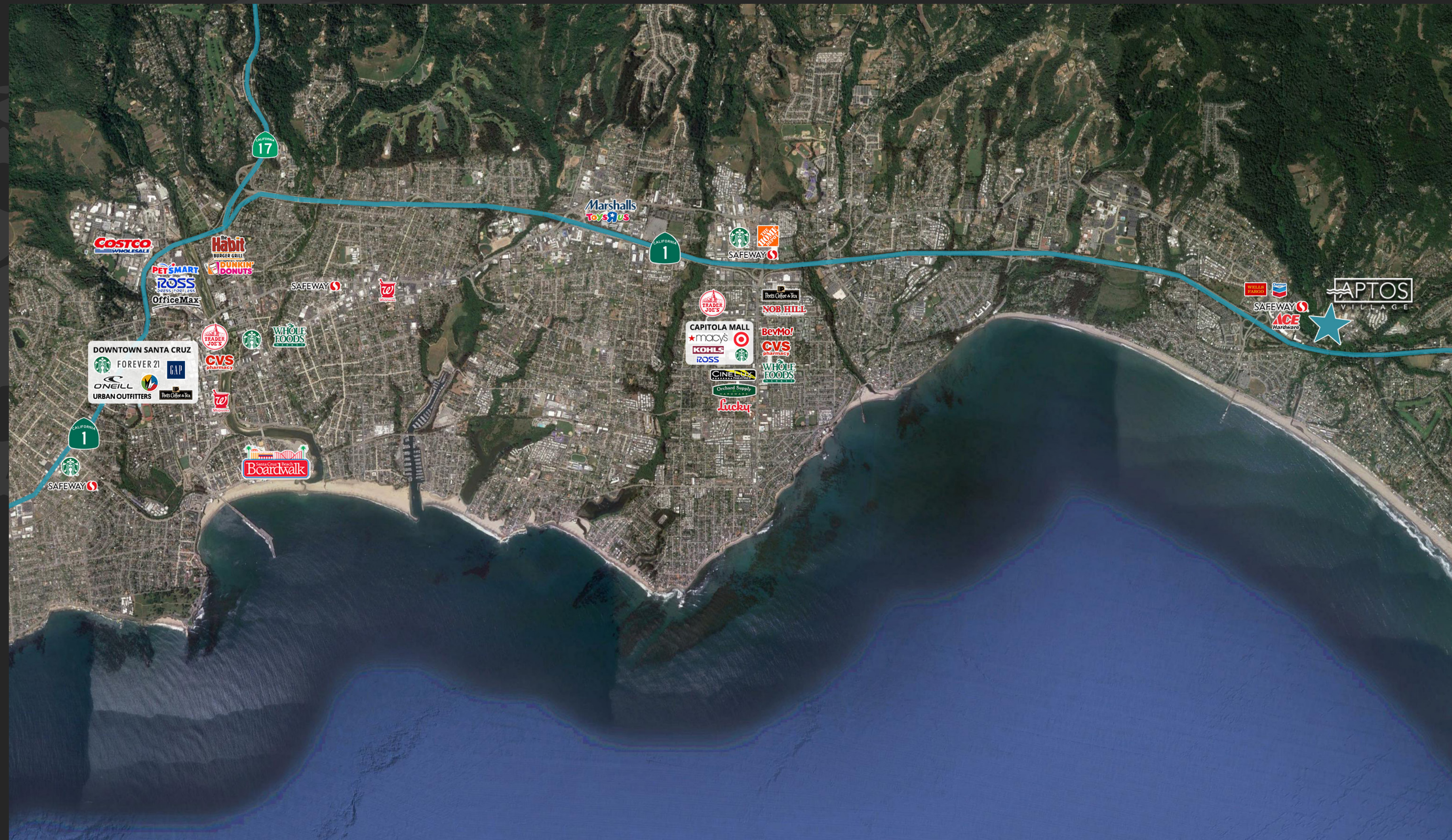
**SUITE 3 - 922 SF**

**SUITE 4 - 925 SF**

Combinable to 1,865



# TRADE AREA MAP

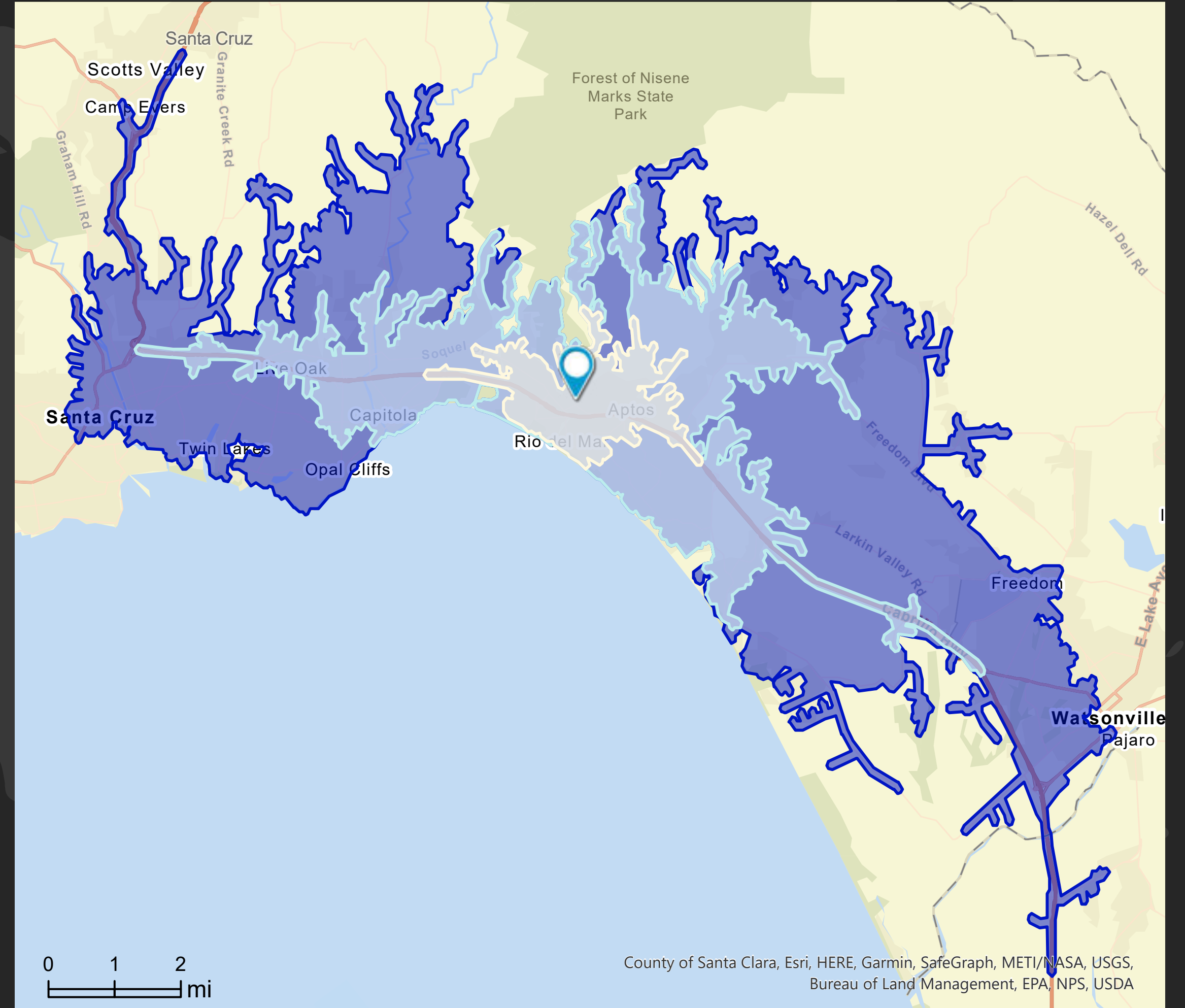


# RADIUS MAPS

1, 3, 5 mile radius



5, 10, 15 minute drive time

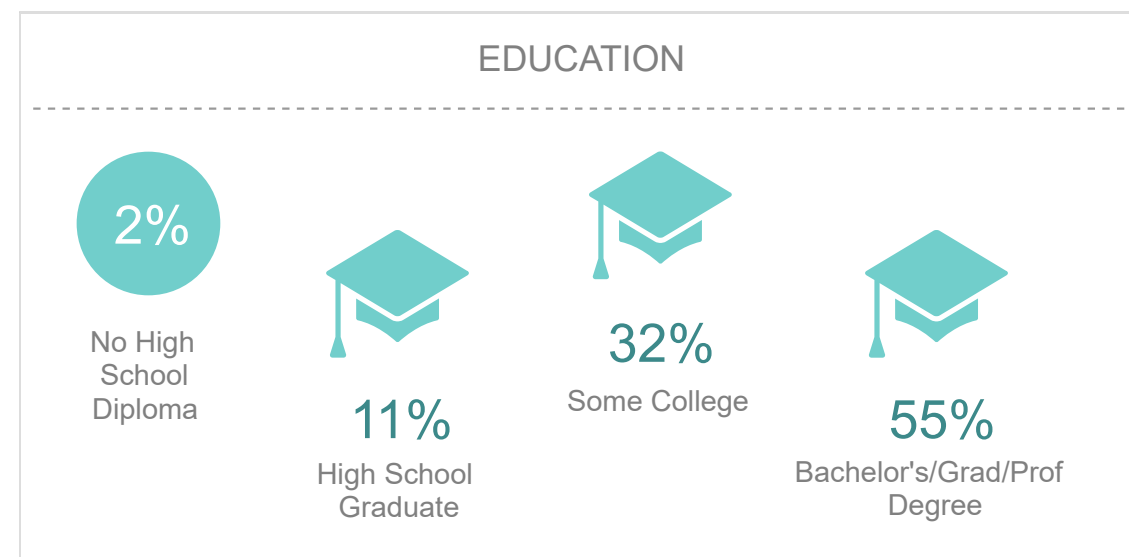
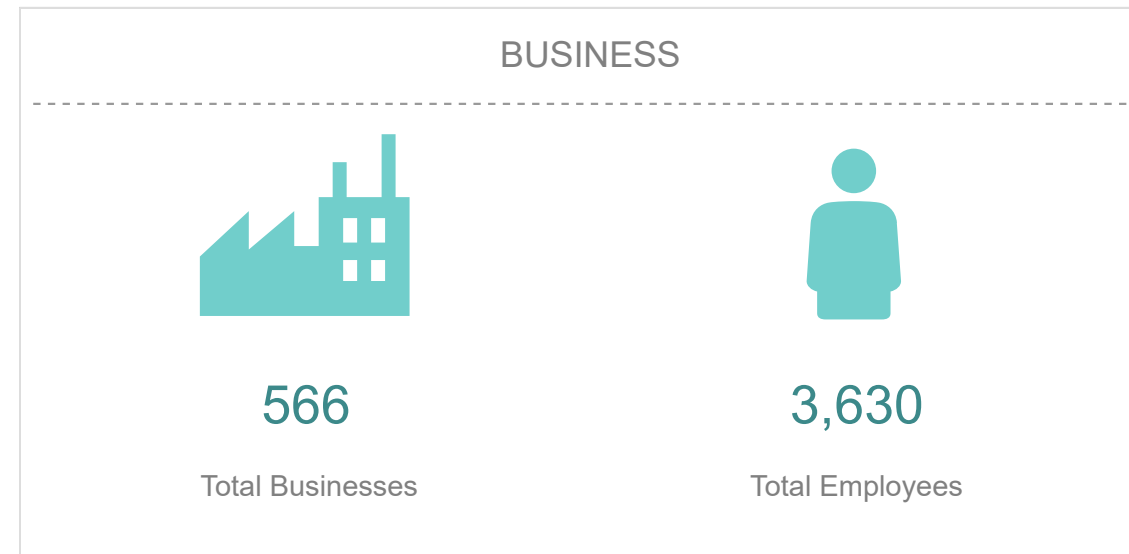
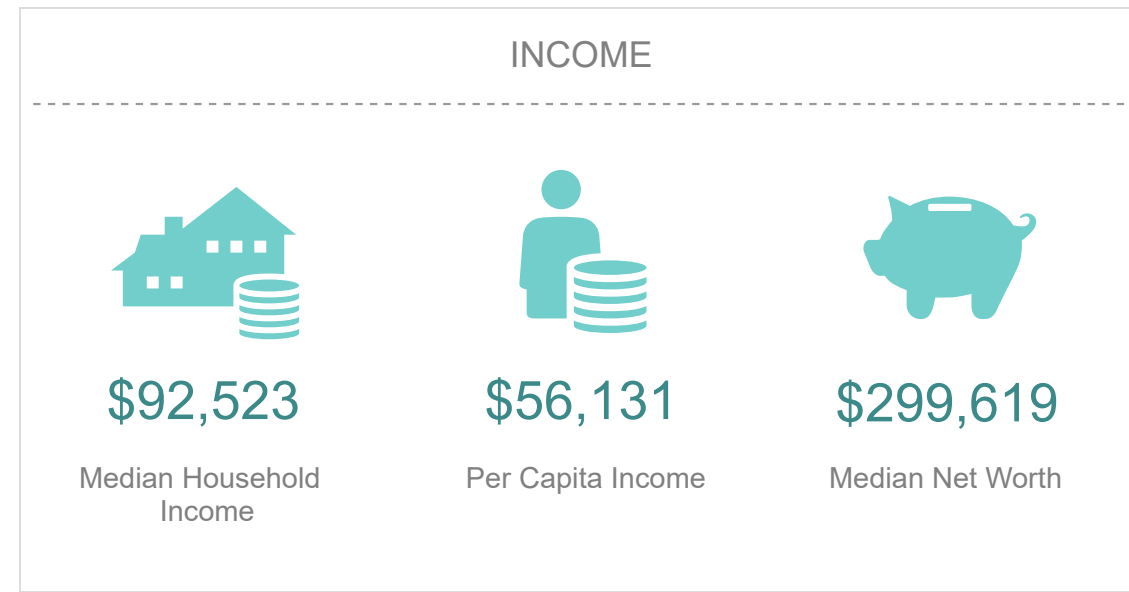
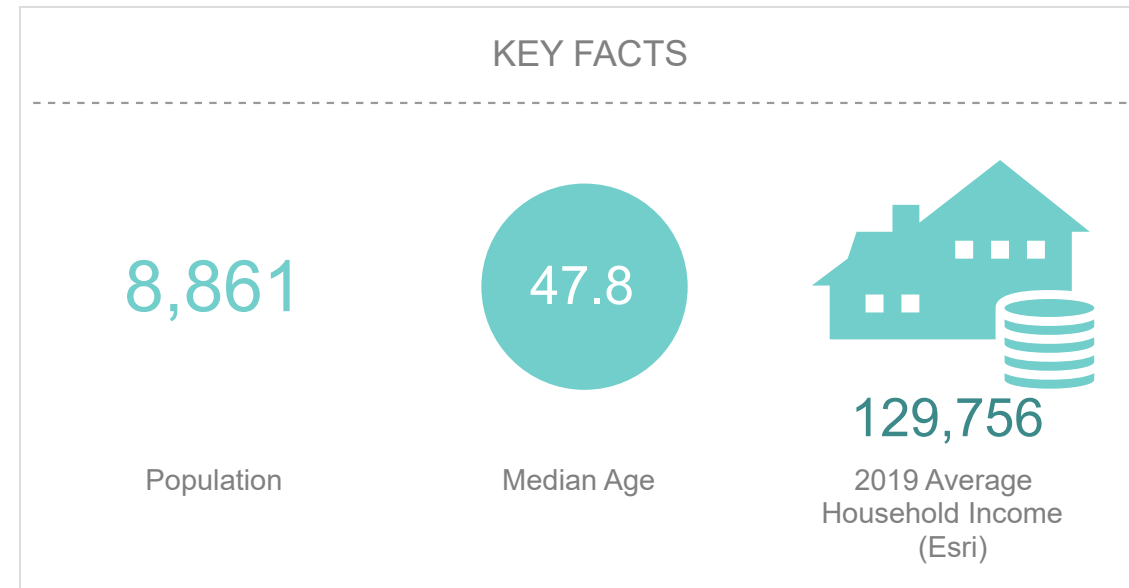




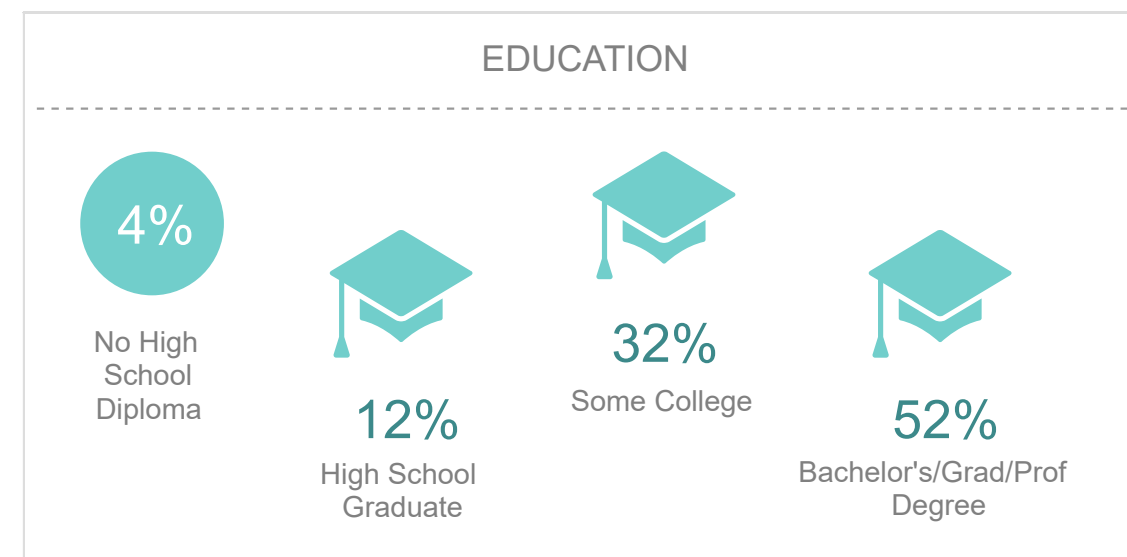
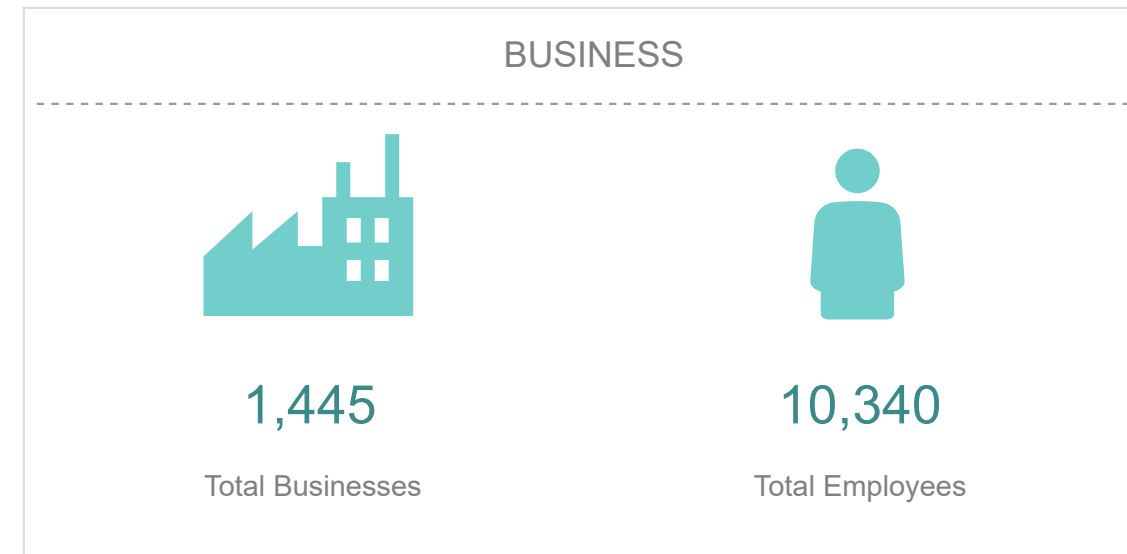
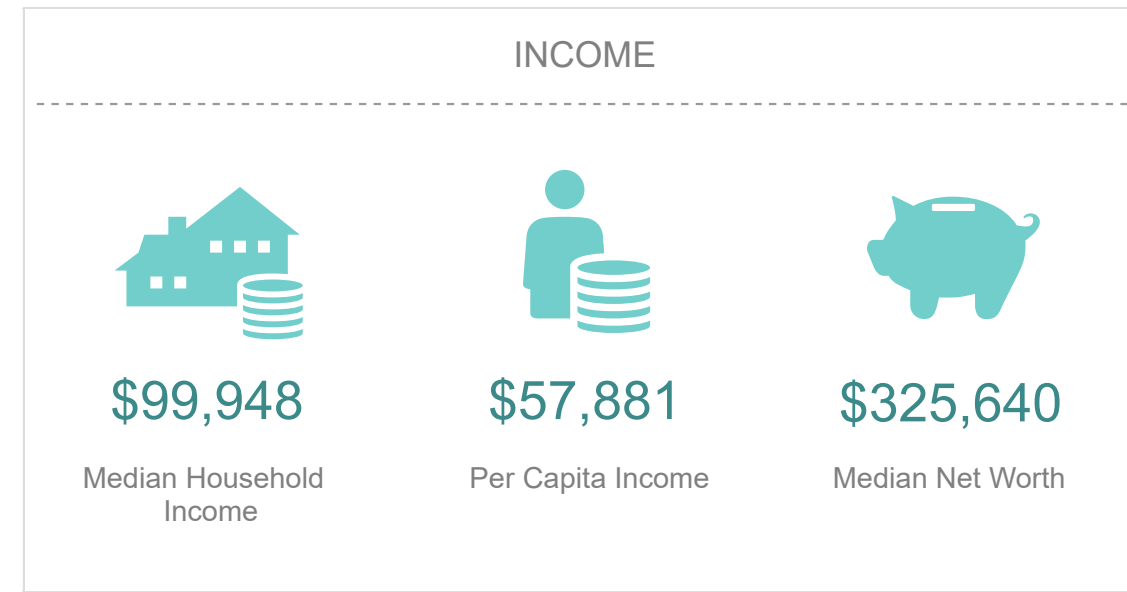
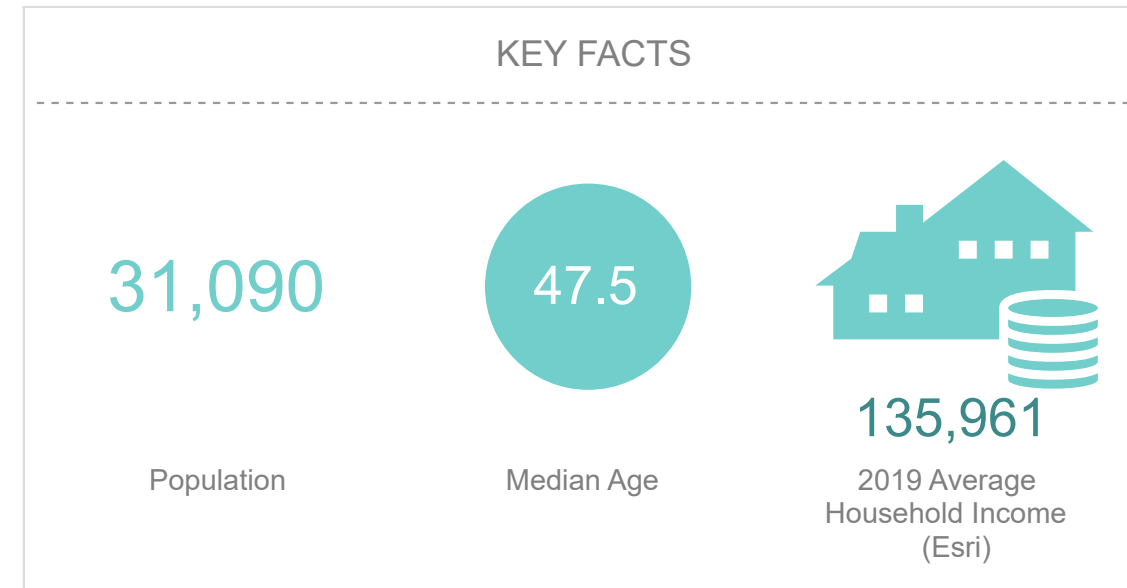
# GRAPHIC PROFILE

## MILE INFORGRAPHICS

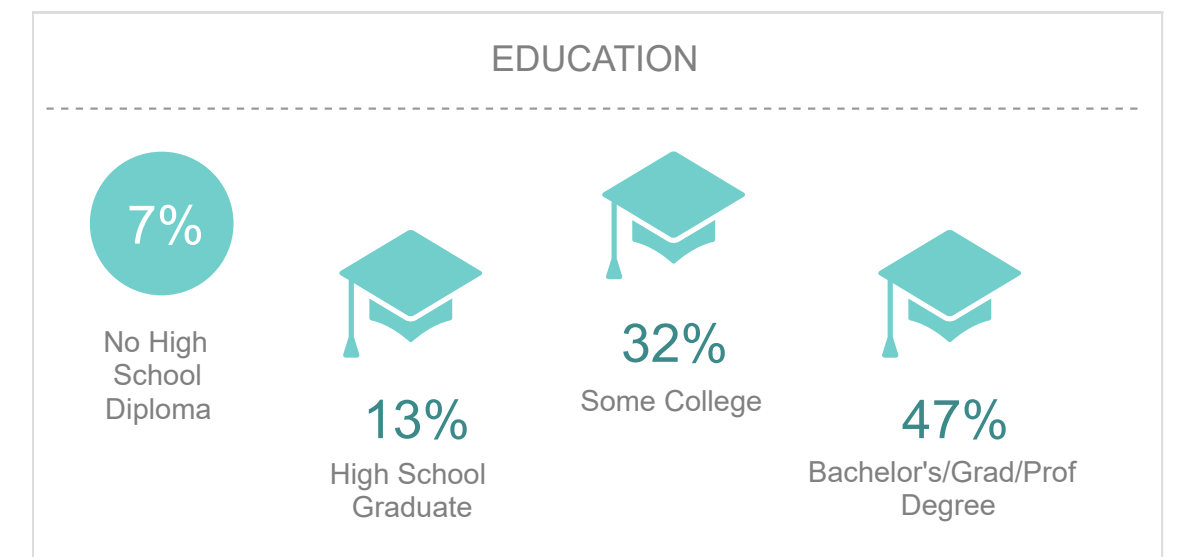
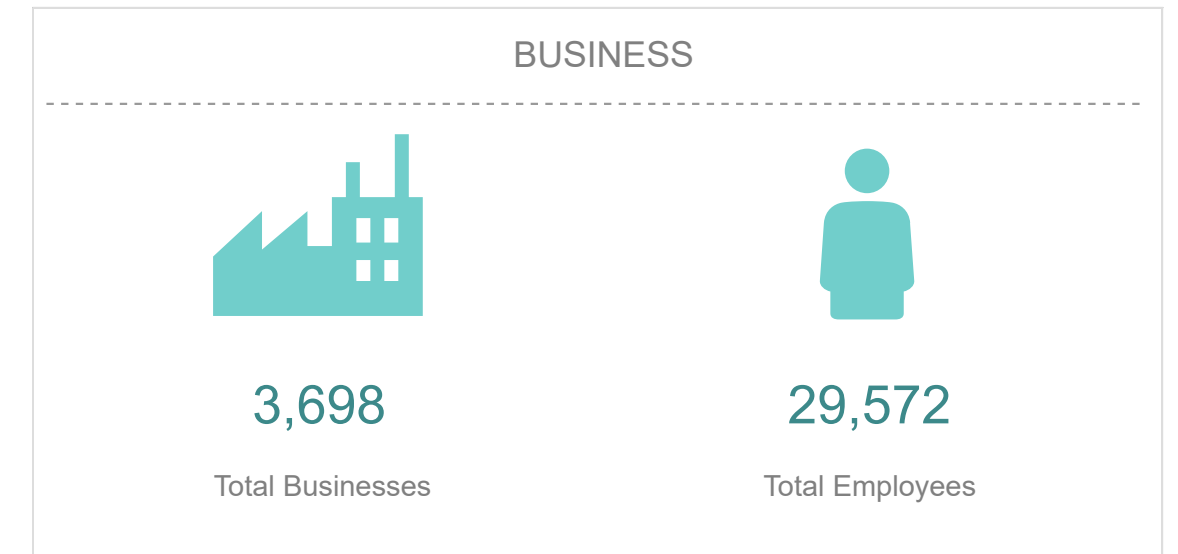
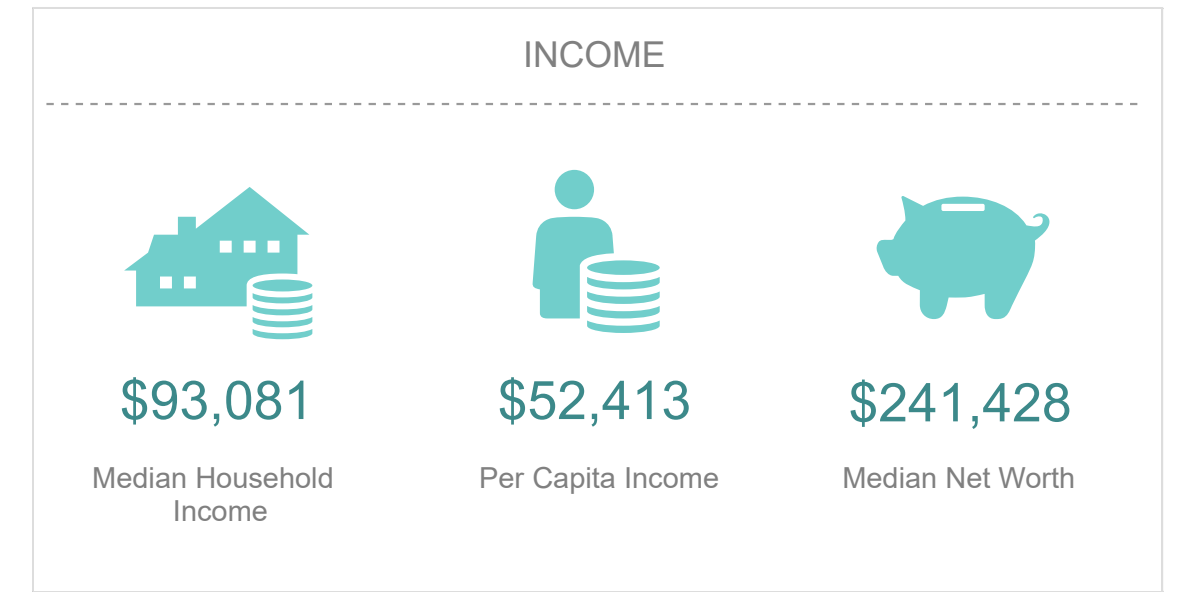
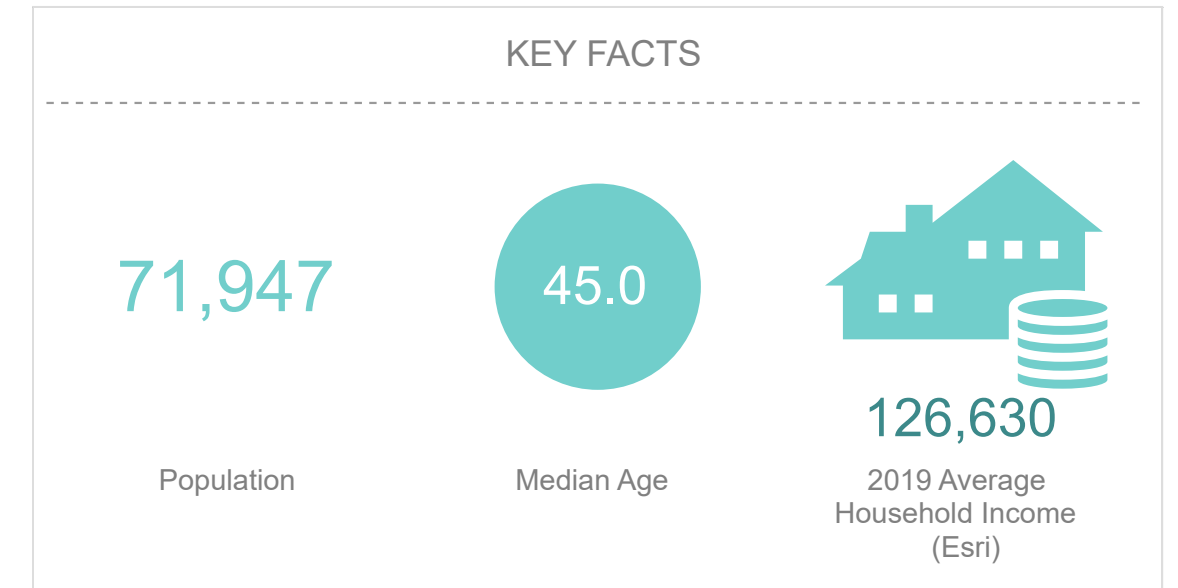
### 1 MILE



### 3 MILES



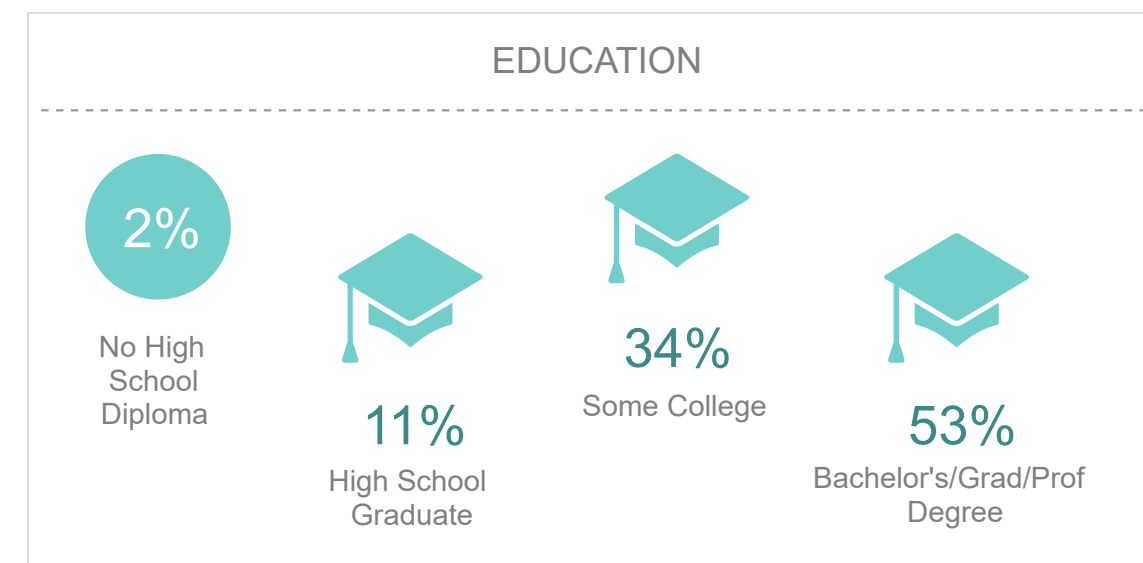
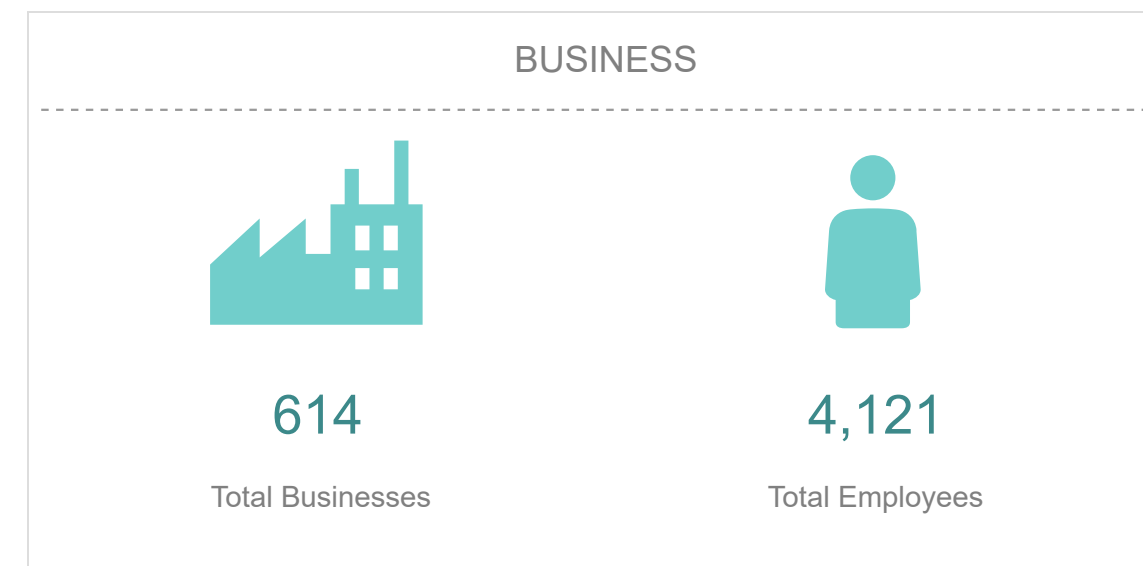
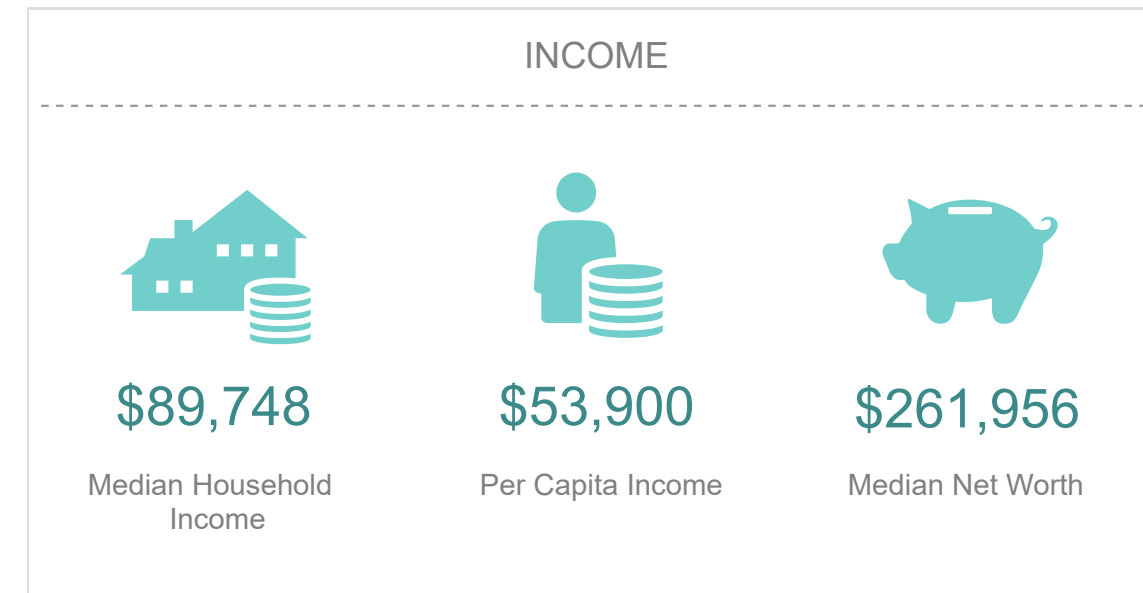
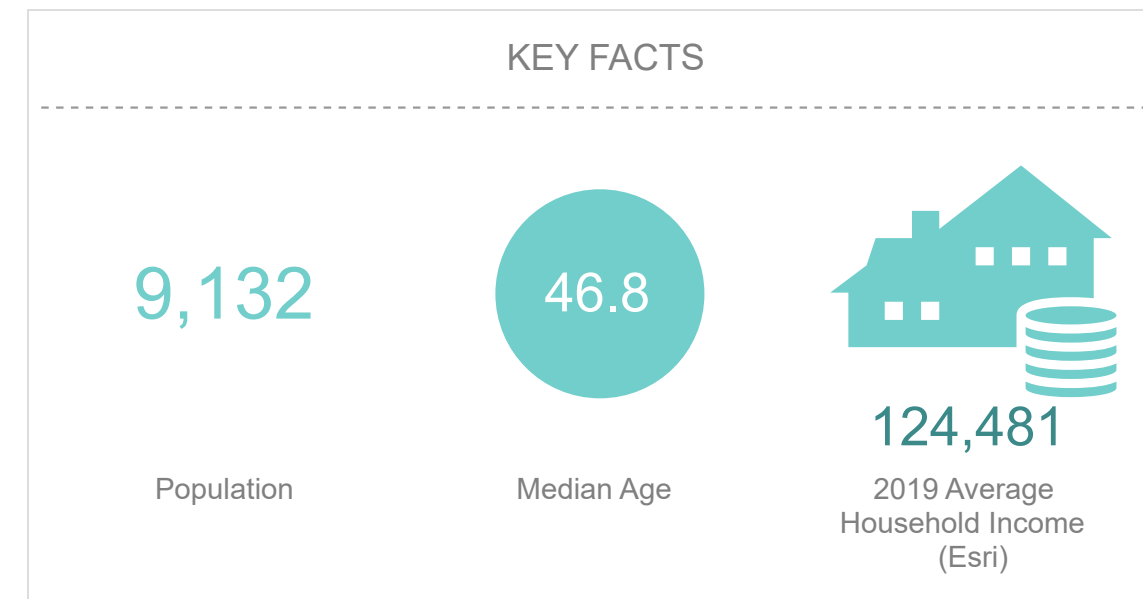
### 5 MILES



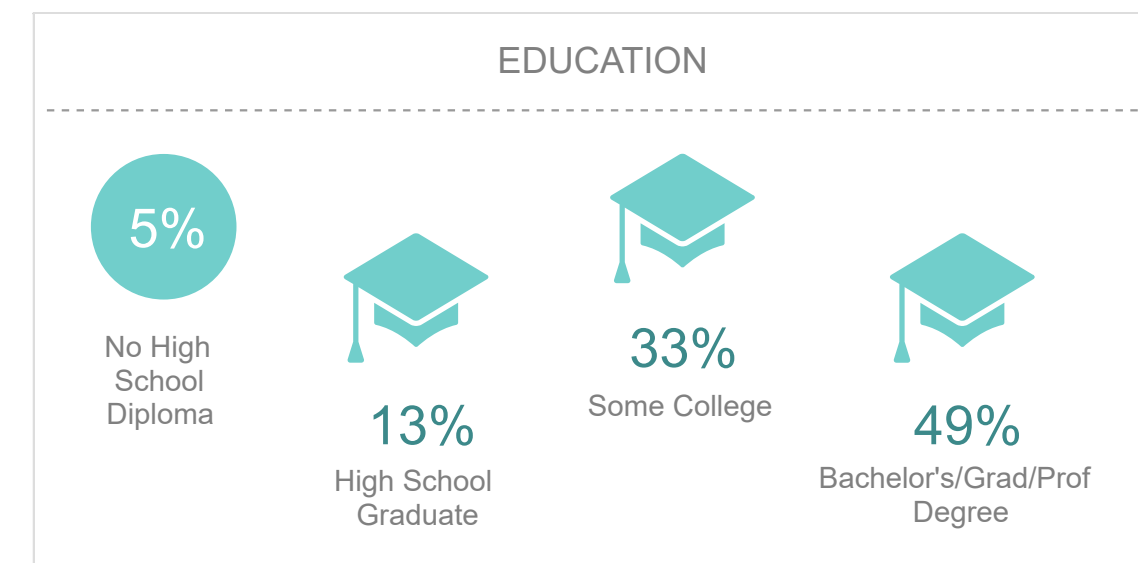
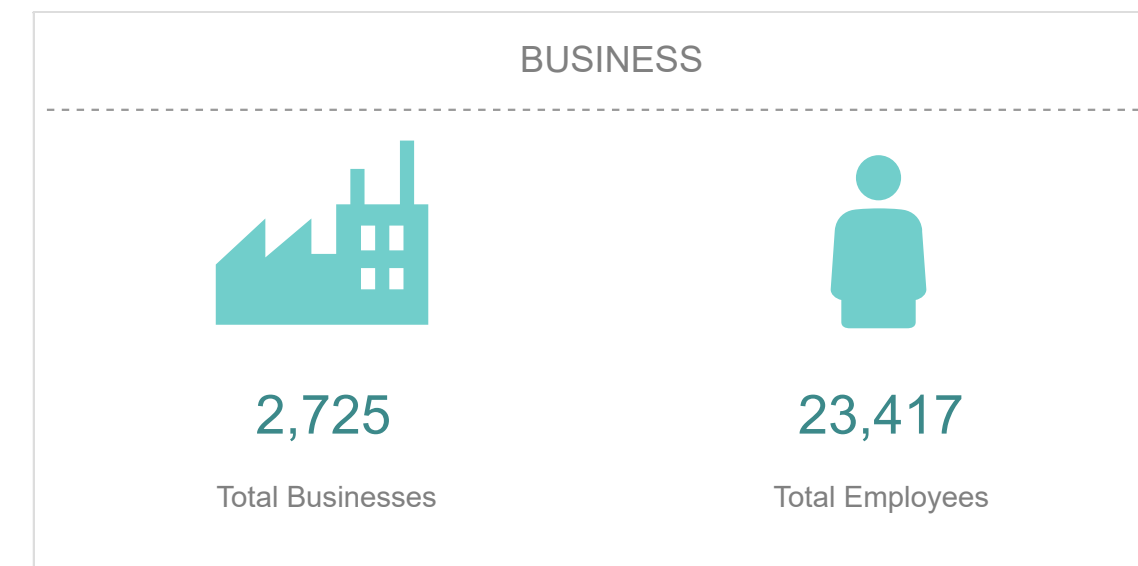
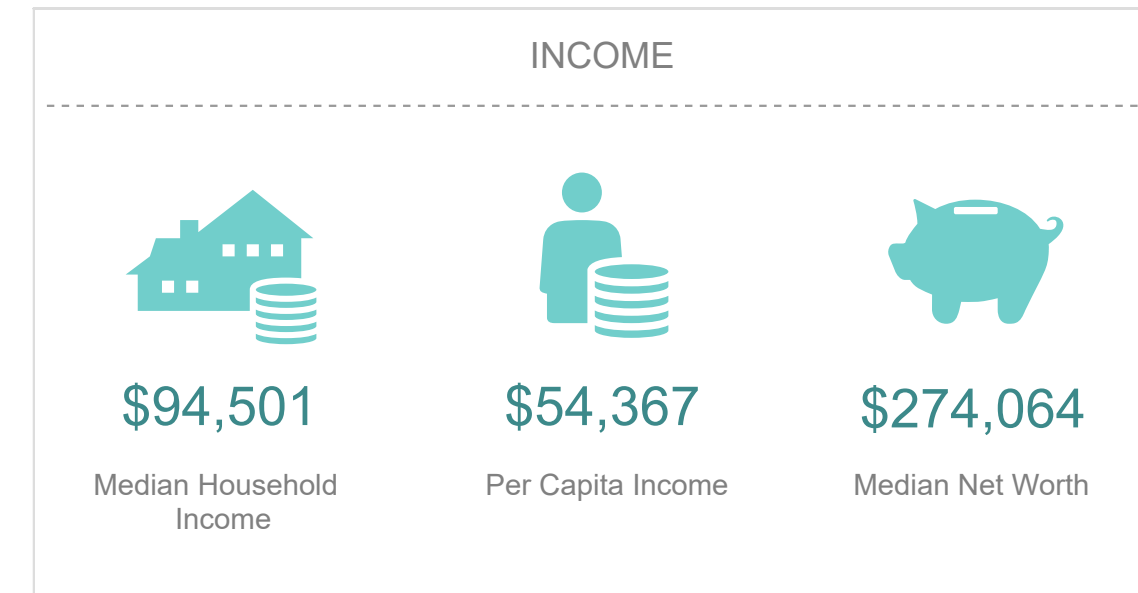
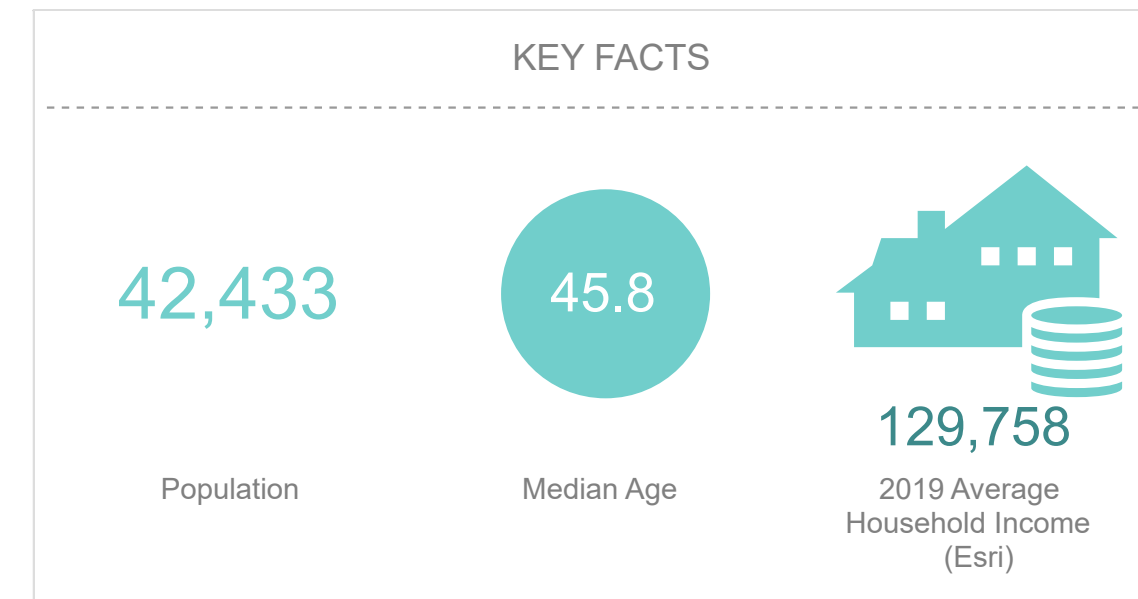
# GRAPHIC PROFILE

## RADIUS INFOGRAPHICS

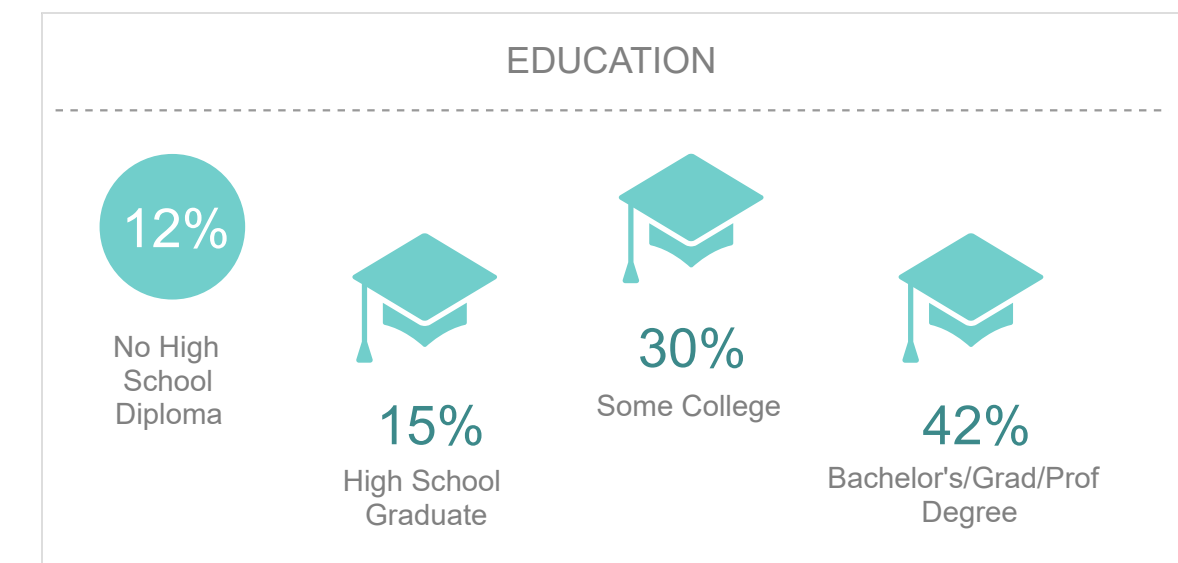
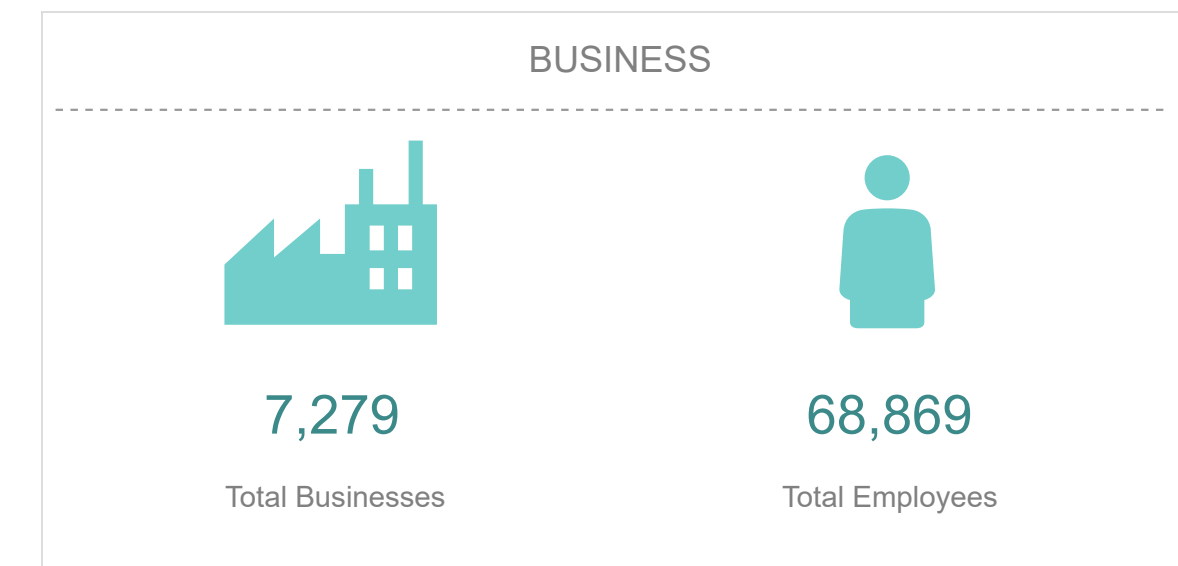
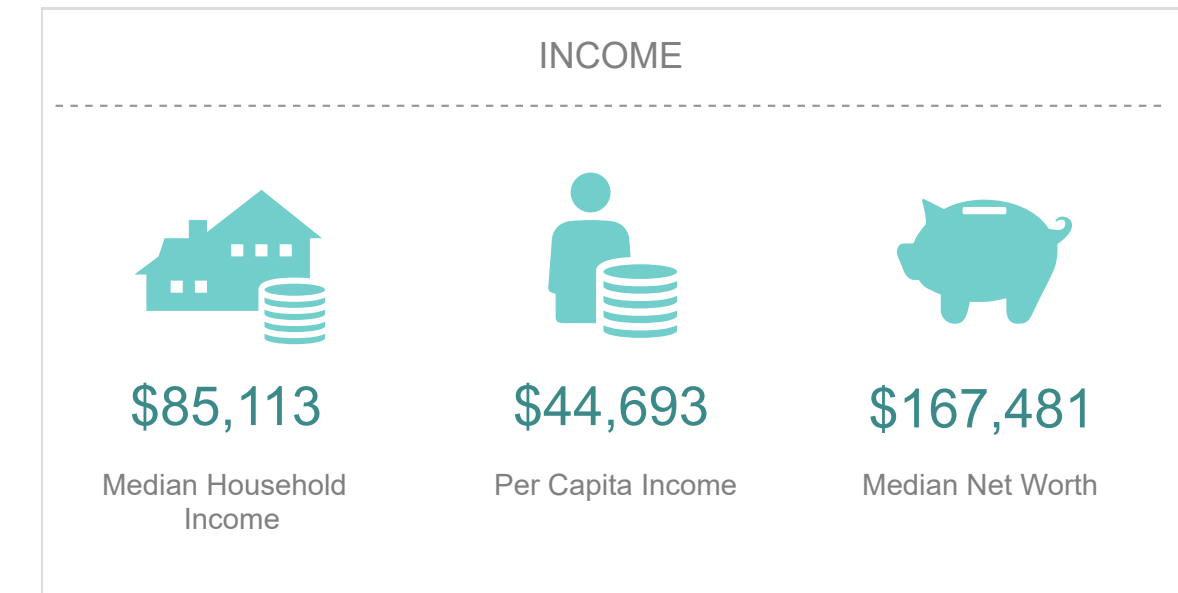
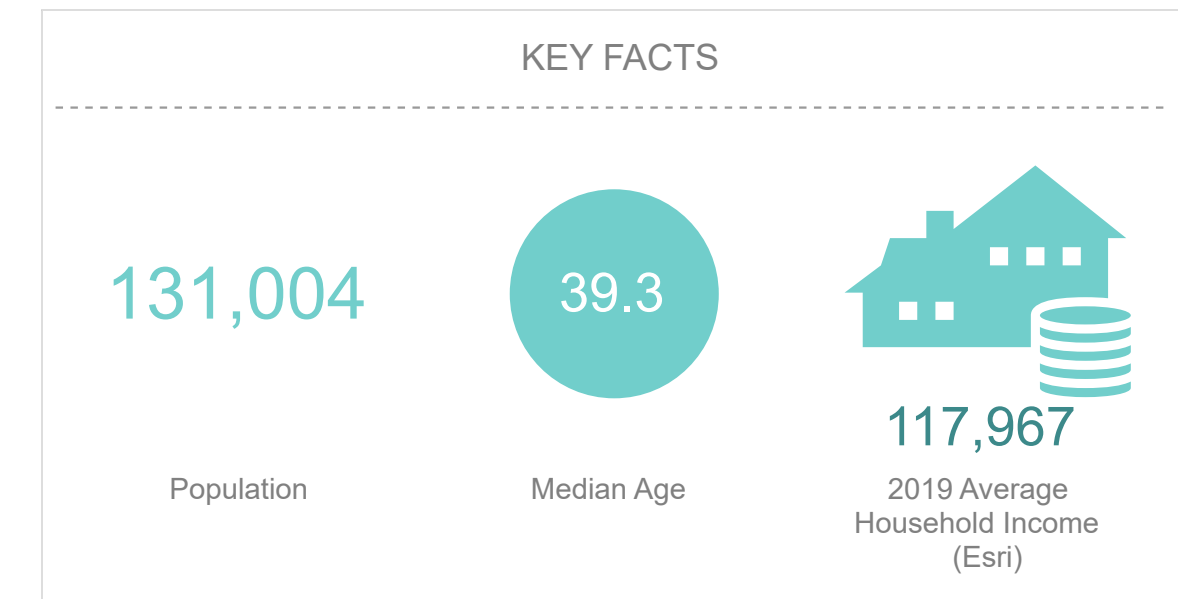
### 5 MINUTES



### 10 MINUTES



### 15 MINUTES



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# APTOS

VILLAGE



# PHASE II

Conveniently located on over 11.5 acres fronting Soquel Drive, in the beautiful coastal town of Aptos within Santa Cruz County in Northern California. The Aptos Village serves as the community hub with over 65,000 square feet of first class retail anchored by a 17,000 square foot gourmet New Leaf Market, 69 upscale residential units, and over 8,000 square feet of executive office suites clustered around a new community Village Green. Carefully planned with broad sidewalks, a community green, bicycle parking and convenient car parking, the project is designed around the pedestrian. It's not just a place. It's the place to be. A place for residents and weekend warriors alike. Breaking ground on phase II in the first quarter of 2022 with delivery scheduled for 4th quarter 2022.



# PROPERTY HIGHLIGHTS



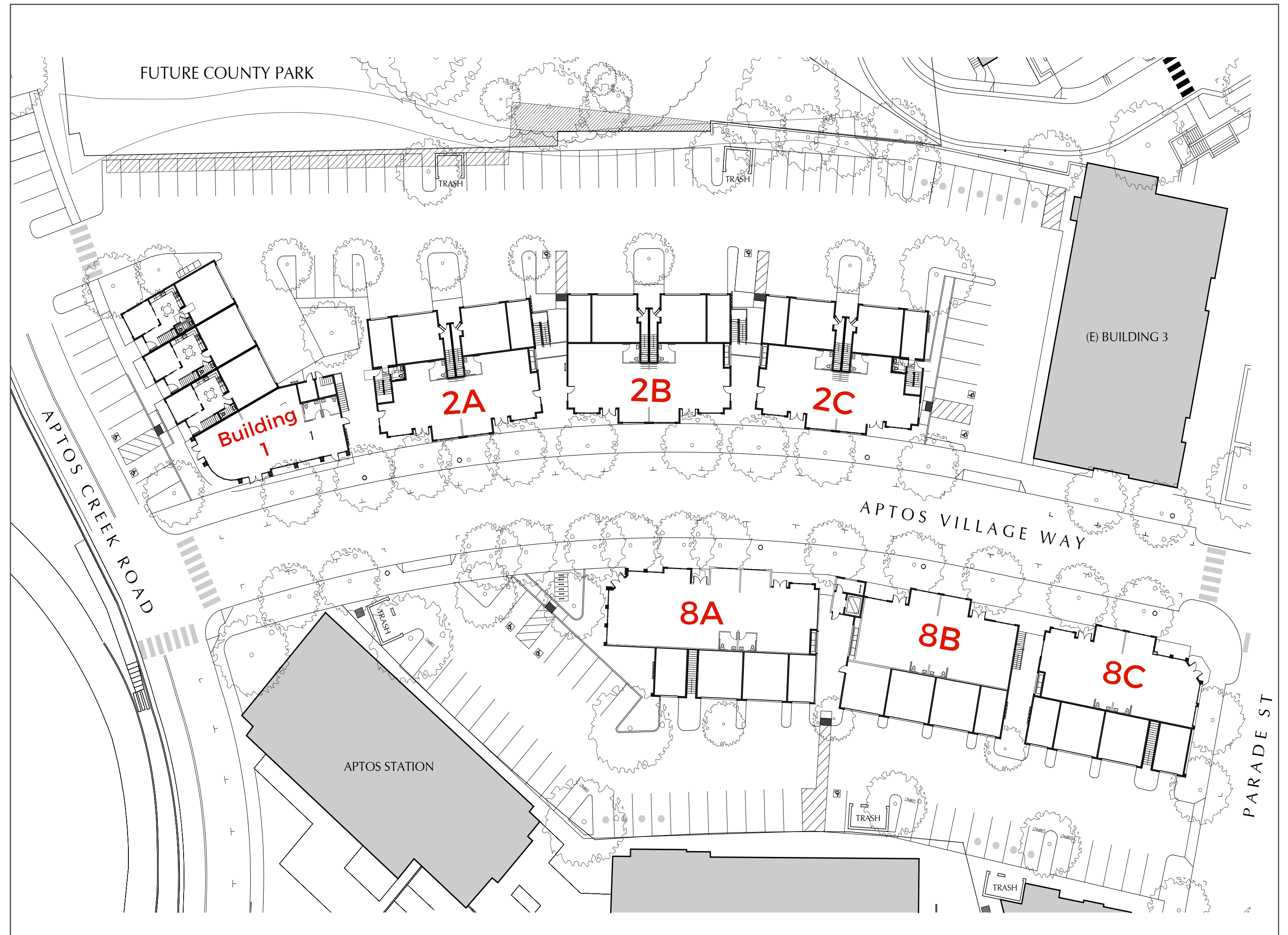
- 
- Rare Opportunity to Purchase a New Retail/Restaurant Condominium Unit
  - Perfect for Investor or Owner/Operator
  - 69 Residential Units
  - Affluent and Educated Coastal Community
  - Minutes to the Sandy Beaches of Aptos and Rio Del Mar
  - Pedestrian Friendly Town Square - High Walkability Score

# PHASE II AVAILABLE SPACE

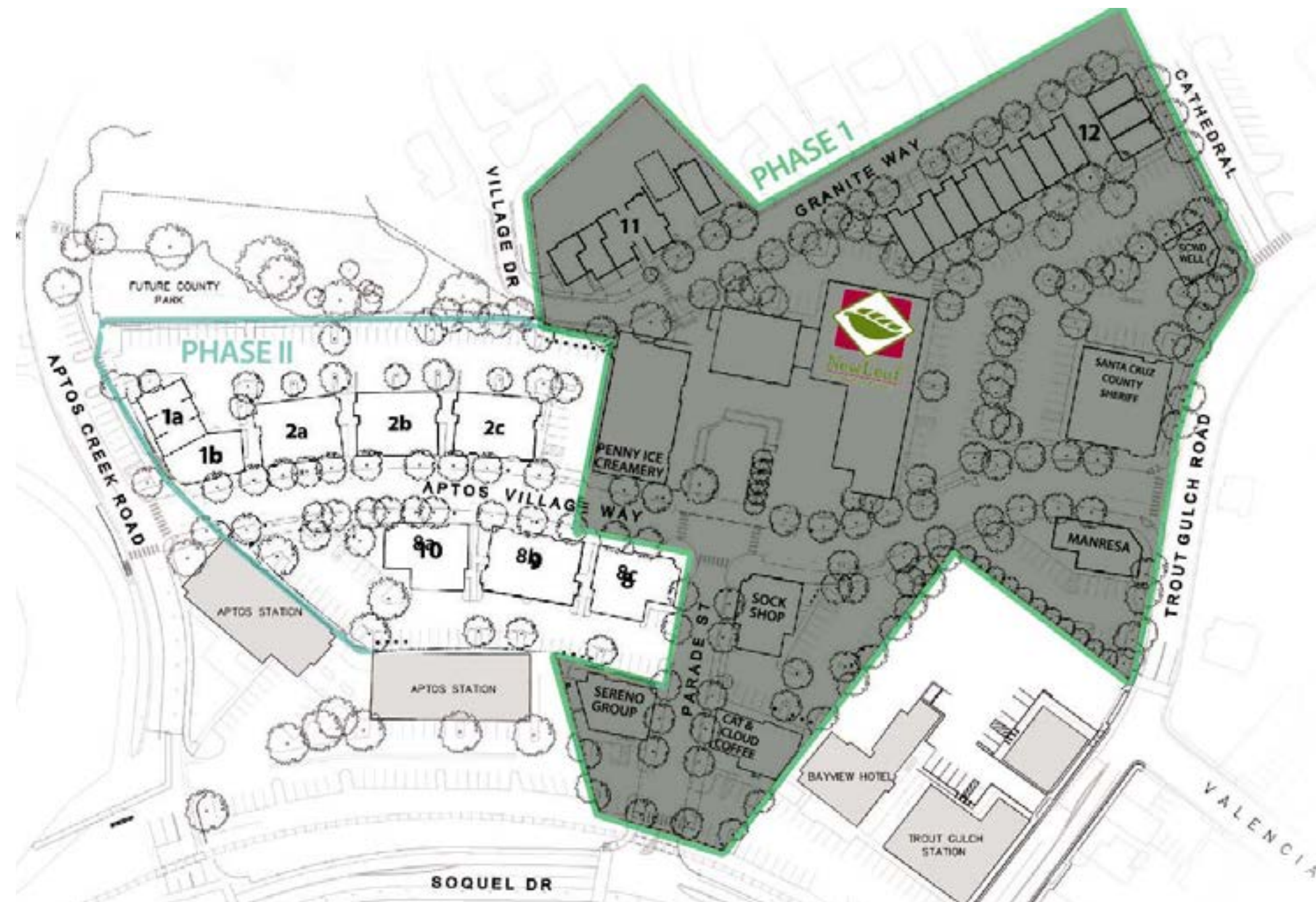
**BUILDING 1** 1,784 SF

**BUILDING 2** Unit 2A - 2,039 SF Divisible  
Unit 2B - 2,180 SF Divisible  
Unit 2C - 2,039 SF Divisible

**BUILDING 8** Unit 8A - 2,976 SF Divisible  
Unit 8B - 2,199 SF Divisible  
Unit 8C - 2,182 SF Divisible

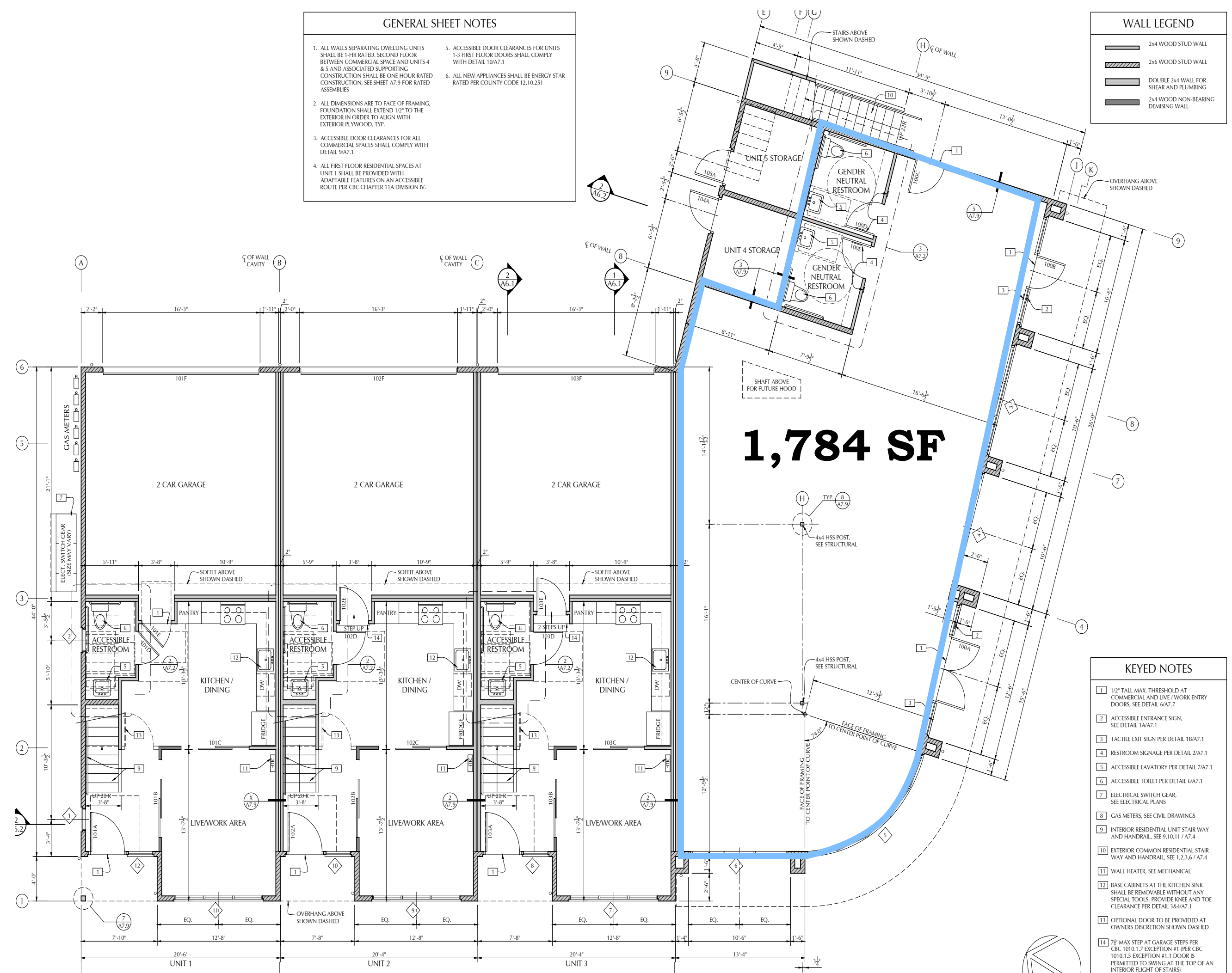


# SPACE AVAILABLE BUILDING 1



- ### GENERAL SHEET NOTES
1. ALL WALLS SEPARATING DWELLING UNITS SHALL BE 1-HR RATED. SECOND FLOOR BETWEEN COMMERCIAL SPACE AND UNITS 4 & 5 AND ASSOCIATED SUPPORTING CONSTRUCTION SHALL BE ONE HOUR RATED CONSTRUCTION. SEE SHEET A7-9 FOR RATED ASSEMBLIES.
  2. ALL DIMENSIONS ARE TO FACE OF FRAMING. FOUNDATION SHALL EXTEND 1/2" TO THE EXTERIOR IN ORDER TO ALIGN WITH EXTERIOR PLYWOOD, TYP.
  3. ACCESSIBLE DOOR CLEARANCES FOR ALL COMMERCIAL SPACES SHALL COMPLY WITH DETAIL 9A.7.1.
  4. ALL FIRST FLOOR RESIDENTIAL SPACES AT UNIT 1 SHALL BE PROVIDED WITH ADAPTIVE FEATURES ON AN ACCESSIBLE ROUTE PER CBC CHAPTER 11A DIVISION IV.
  5. ACCESSIBLE DOOR CLEARANCES FOR UNITS 1-3 FIRST FLOOR DOORS SHALL COMPLY WITH DETAIL 10A.7.1.
  6. ALL NEW APPLIANCES SHALL BE ENERGY STAR RATED PER COUNTY CODE 12.10.251

- ### WALL LEGEND
- 2x4 WOOD STUD WALL
  - 2x6 WOOD STUD WALL
  - DOUBLE 2x4 WALL FOR SHEAR AND FLAMING
  - 2x4 WOOD NON-BEARING DEMISING WALL

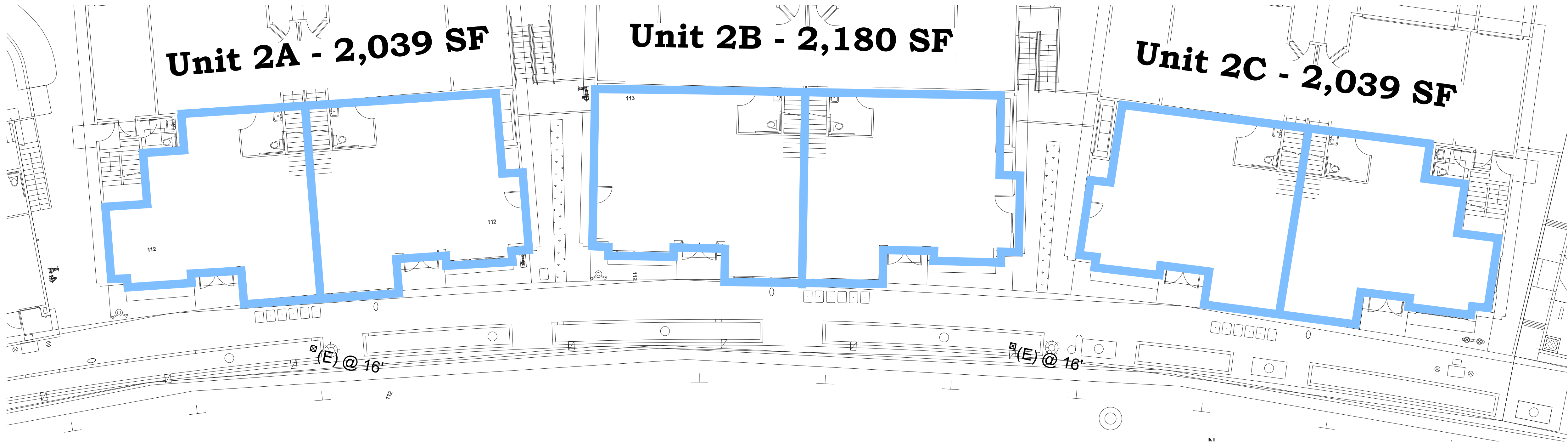


- ### KEYED NOTES
- 1 1/2" TALL MAX. THRESHOLD AT COMMERCIAL AND LIVE/WORK ENTRY DOORS. SEE DETAIL 1A.7.3
  - ACCESSIBLE ENTRANCE SIGN. SEE DETAIL 1A.7.3
  - TACTILE EXIT SIGN PER DETAIL 18A7.1
  - RESTROOM SIGNAGE PER DETAIL 21A.7.1
  - ACCESSIBLE LAVATORY PER DETAIL 71A.7.1
  - ACCESSIBLE TOILET PER DETAIL 61A.7.1
  - ELECTRICAL SWITCH GEAR. SEE ELECTRICAL PLANS
  - GAS METERS. SEE CIVIL DRAWINGS
  - INTERIOR RESIDENTIAL UNIT STAIR WAY AND HANDRAIL. SEE 9.10.11 / A7.4
  - EXTERIOR COMMON RESIDENTIAL STAIR WAY AND HANDRAIL. SEE 12.3.6 / A7.4
  - WALL HEATER. SEE MECHANICAL
  - BASE CABINETS AT THE KITCHEN SINK SHALL BE REMOVABLE WITHOUT ANY SPECIAL TOOLS. PROVIDE KNEE AND TOE CLEARANCE PER DETAIL 38.41A.7.1
  - OPTIONAL DOOR TO BE PROVIDED AT OWNERS DISCRETION SHOWN DASHED
  - 7/8" MAX STEP AT GARAGE STEPS PER CBC 1010.1.7 EXCEPTION #1 PER CBC 1010.1.5 EXCEPTION #1.1 DOOR IS PERMITTED TO SWING AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS



# SPACE AVAILABLE BUILDING 2

Unit 2A - 2,039 SF **Divisible**  
Unit 2B - 2,180 SF **Divisible**  
Unit 2C - 2,039 SF **Divisible**



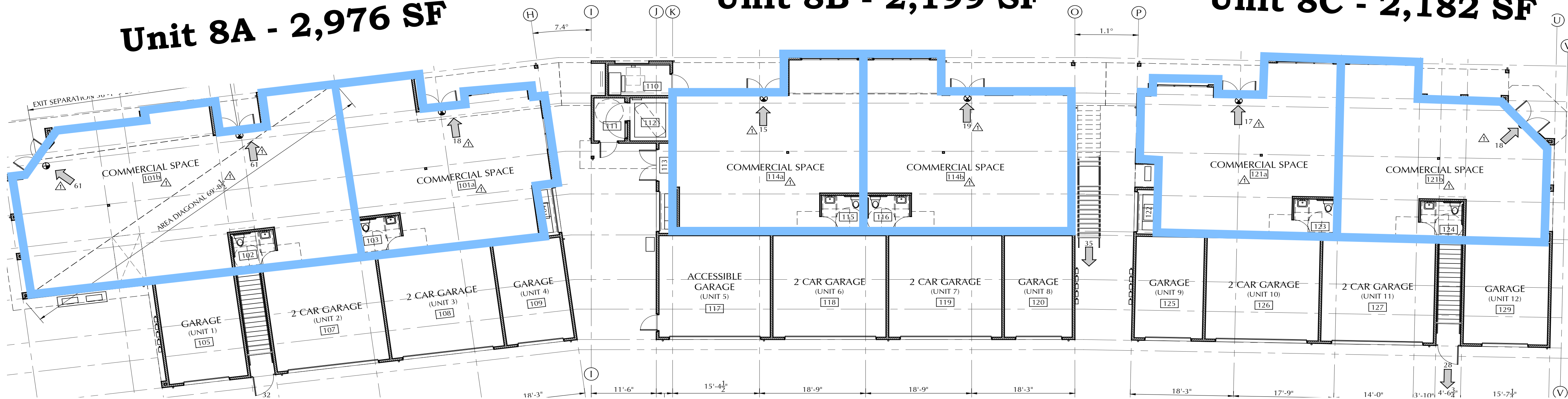
# SPACE AVAILABLE BUILDING 8

Unit 8A - 2,976 SF **Divisible**  
 Unit 8B - 2,199 SF **Divisible**  
 Unit 8C - 2,182 SF **Divisible**

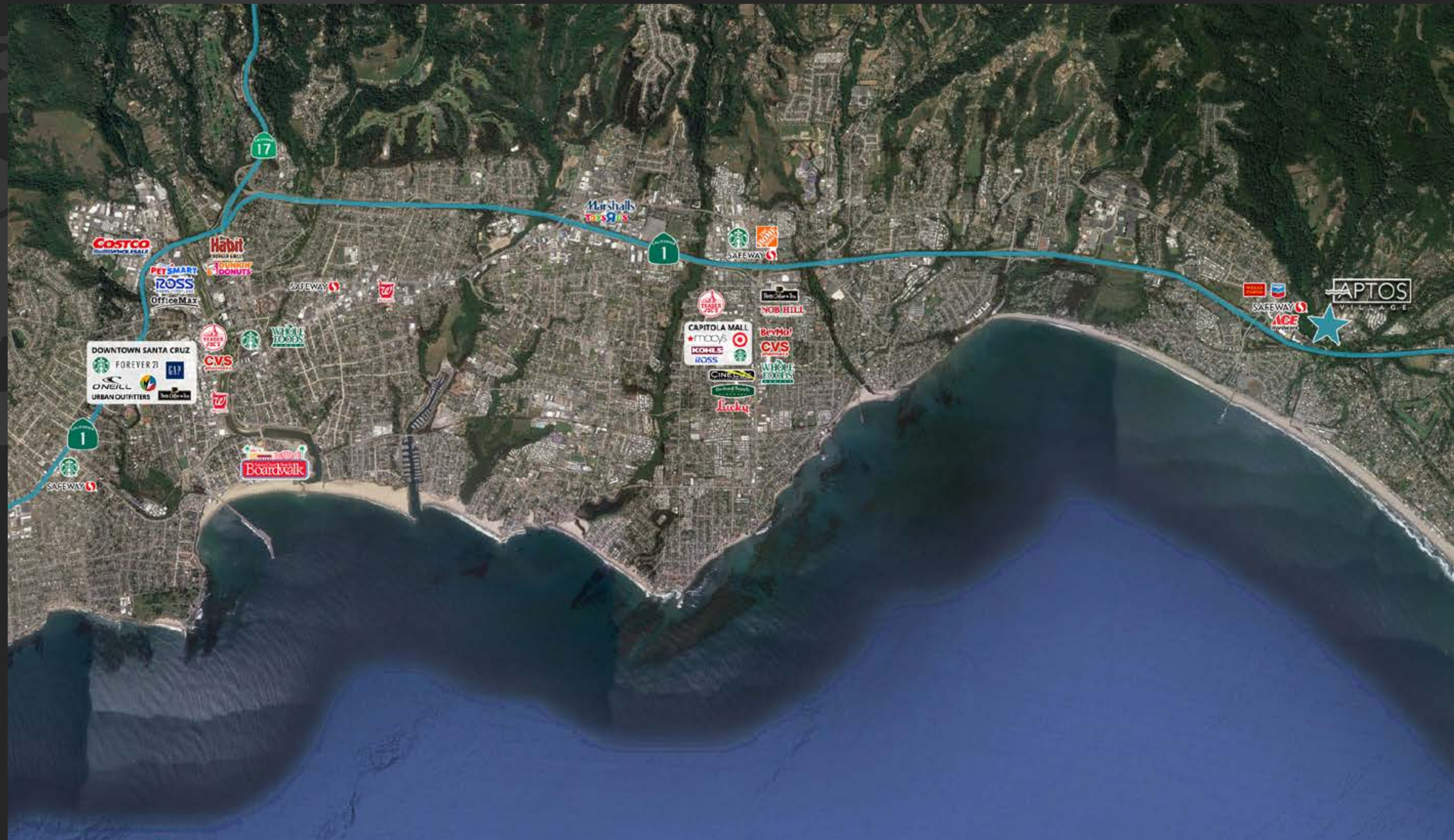
## Unit 8A - 2,976 SF

## Unit 8B - 2,199 SF

## Unit 8C - 2,182 SF

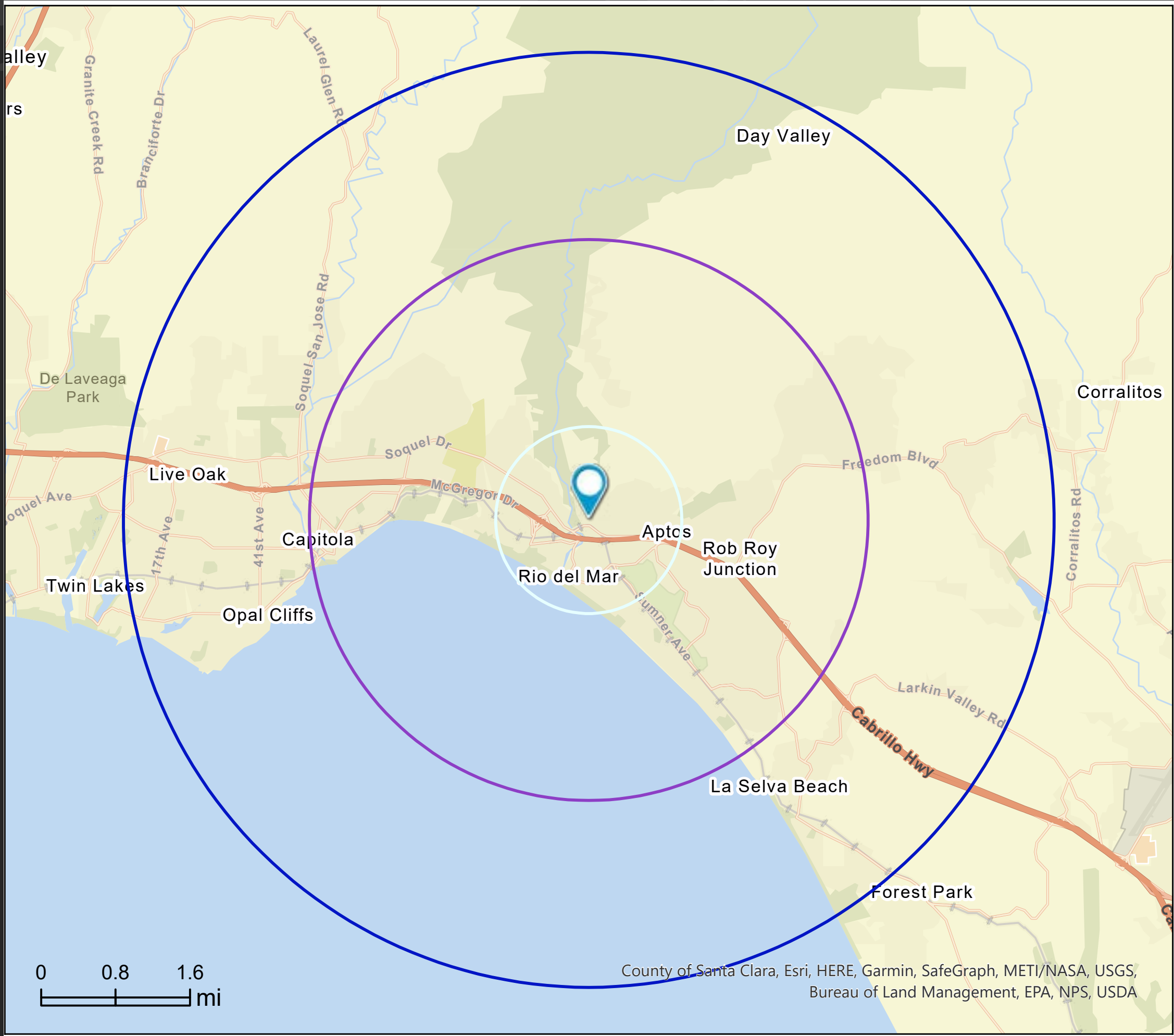


# TRADE AREA MAP

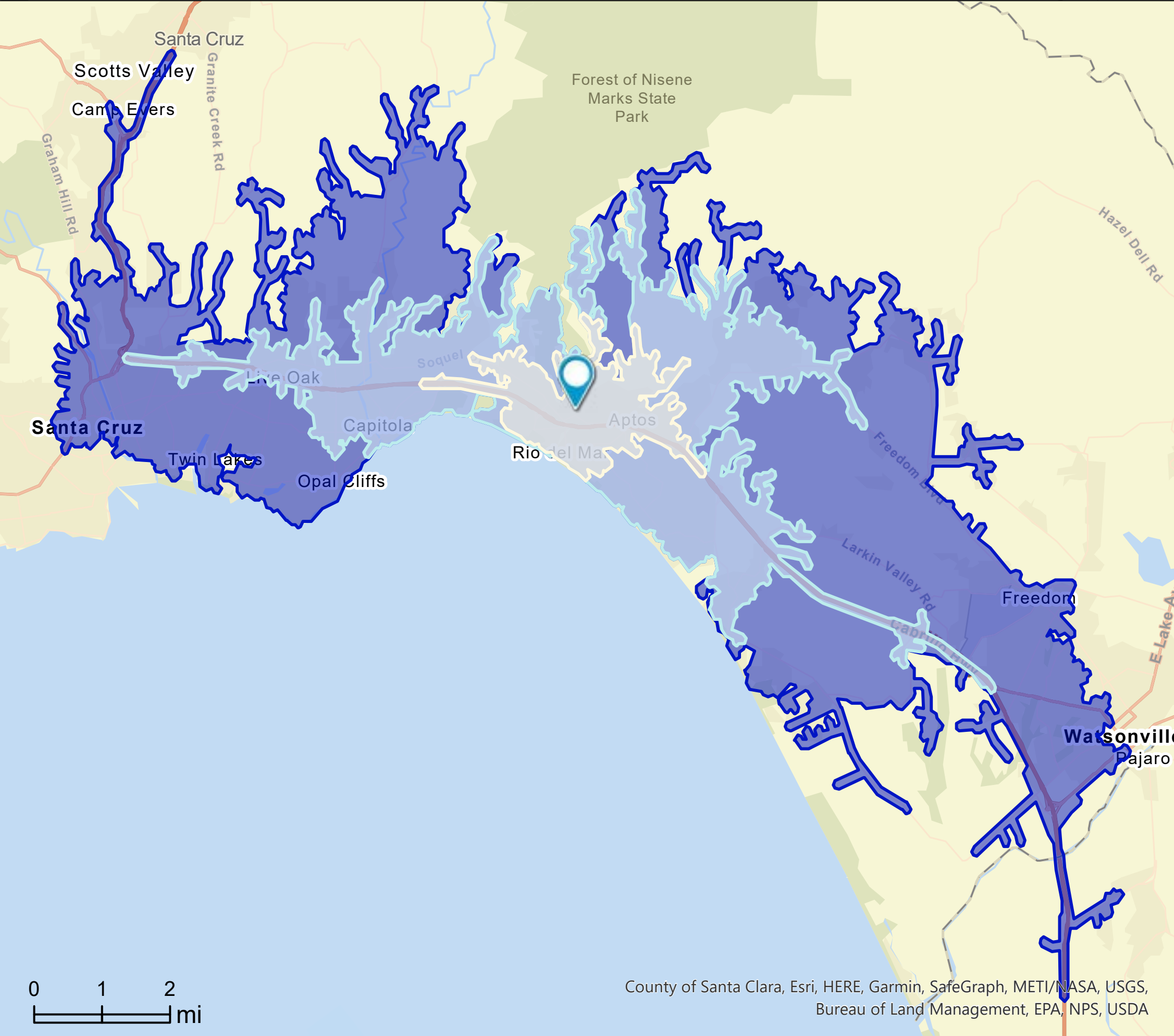


# RADIUS MAPS

1, 3, 5 mile radius



5, 10, 15 minute drive time radius



# GRAPHIC PROFILE

## MILE INFOGRAPHICS

### 1 MILE



### 3 MILES



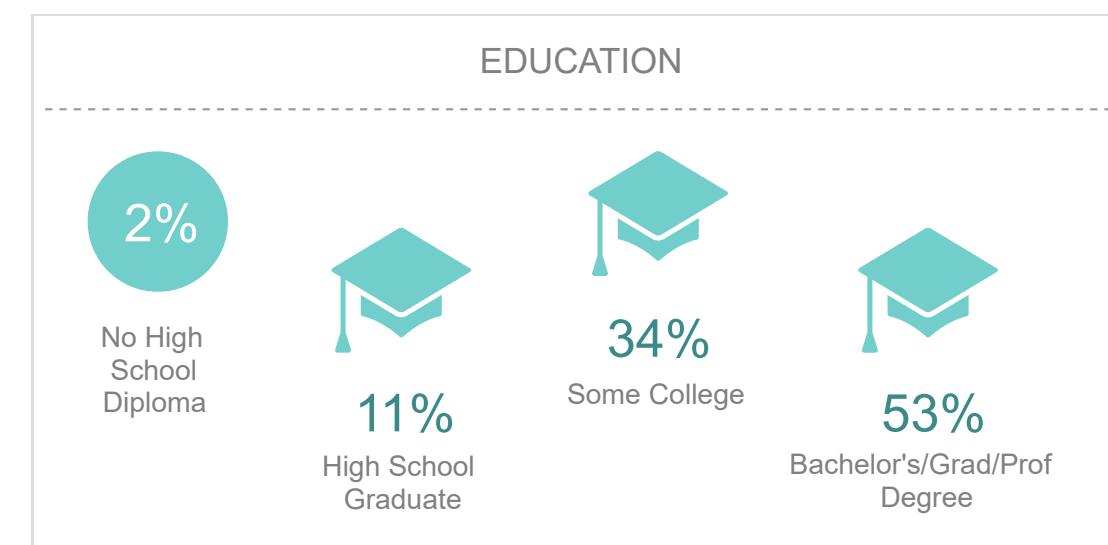
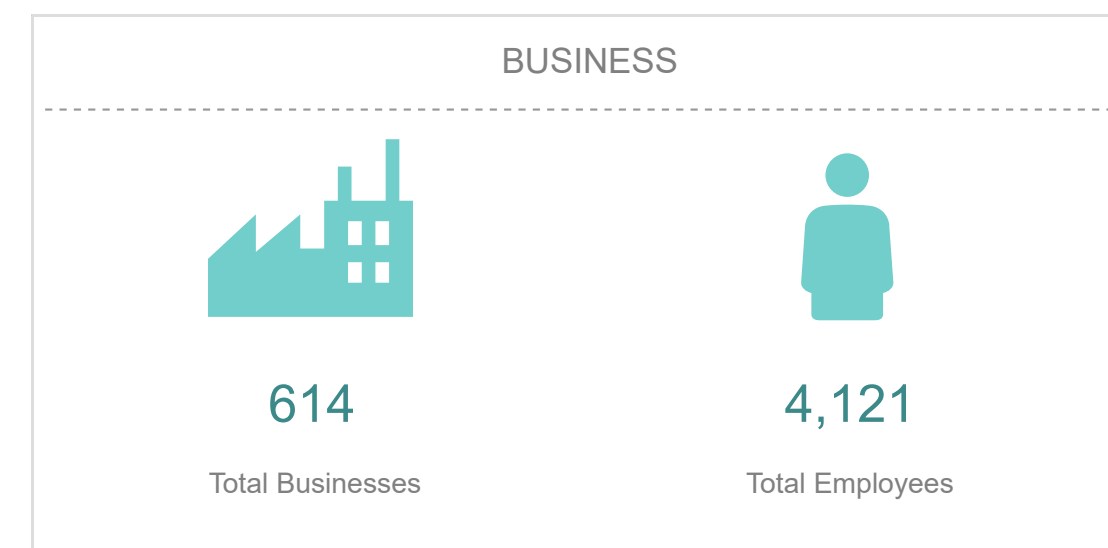
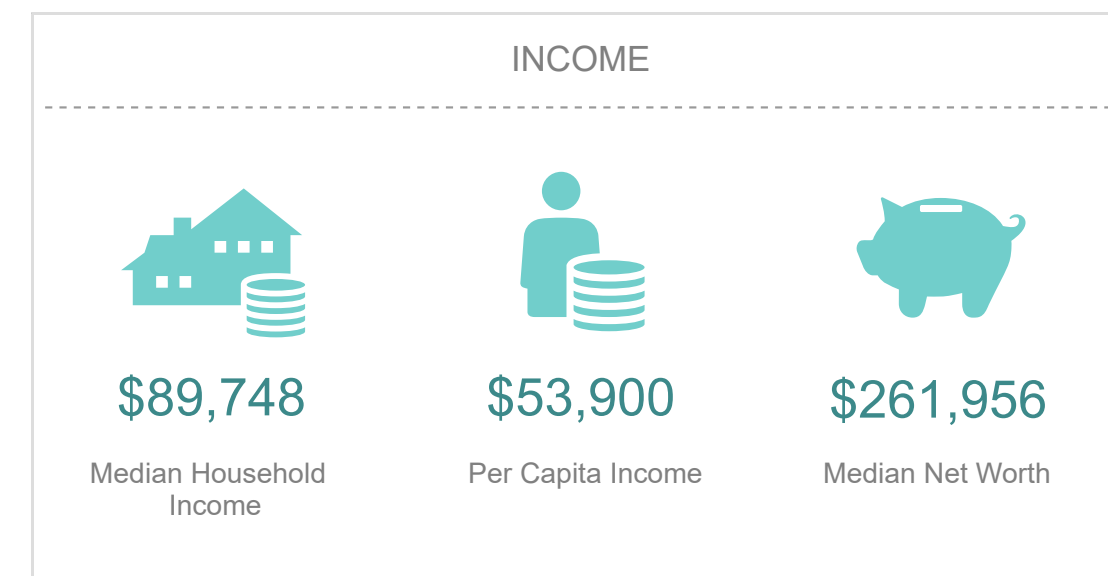
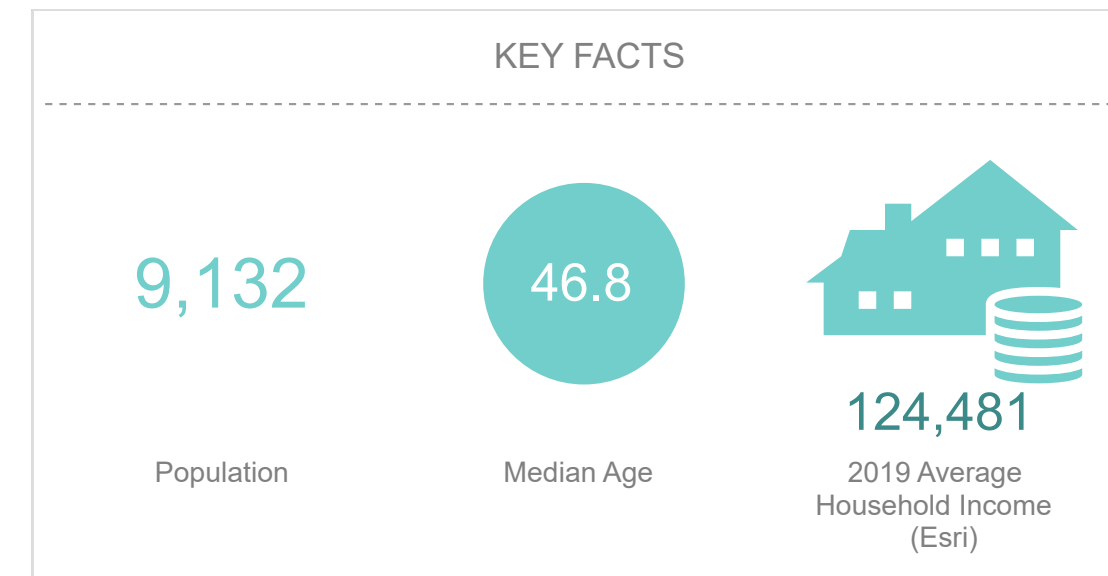
### 5 MILES



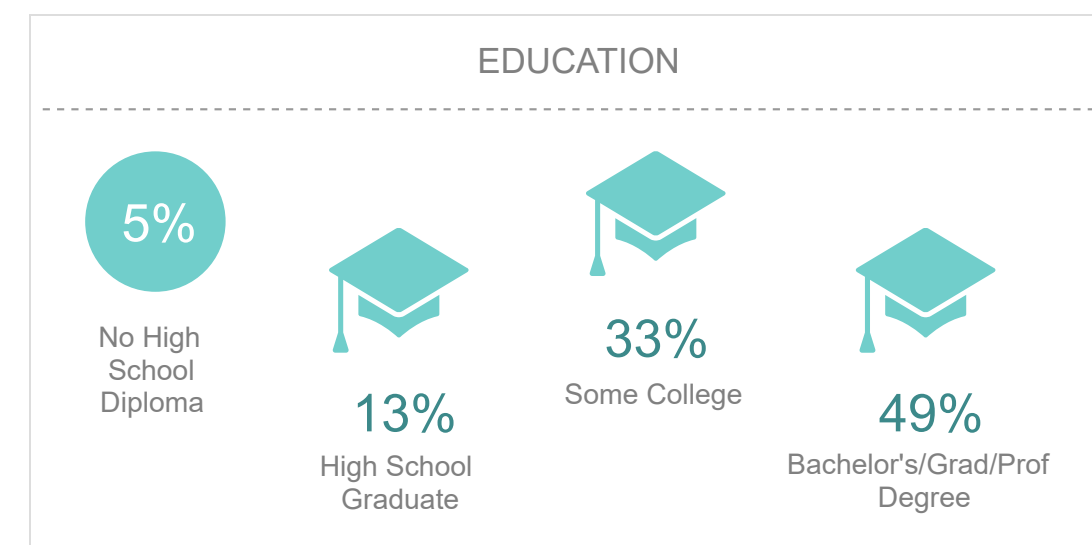
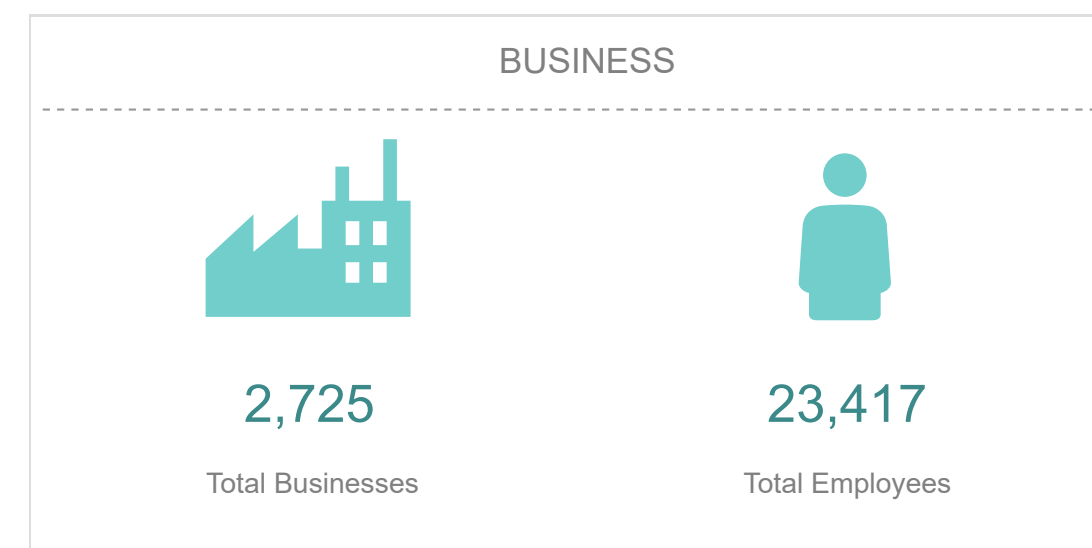
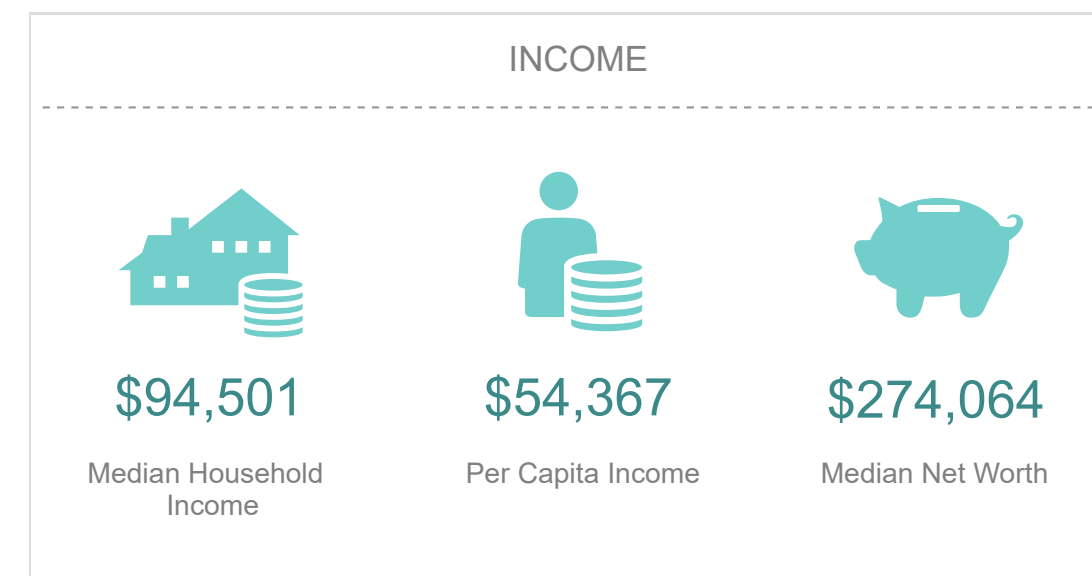
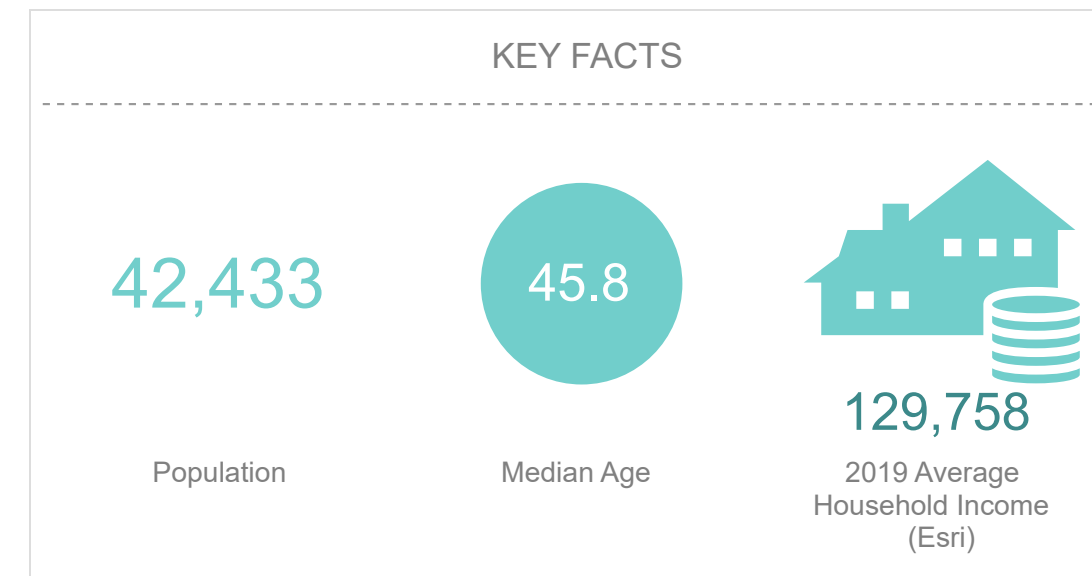
# GRAPHIC PROFILE

## RADIUS INFORGRAPHICS

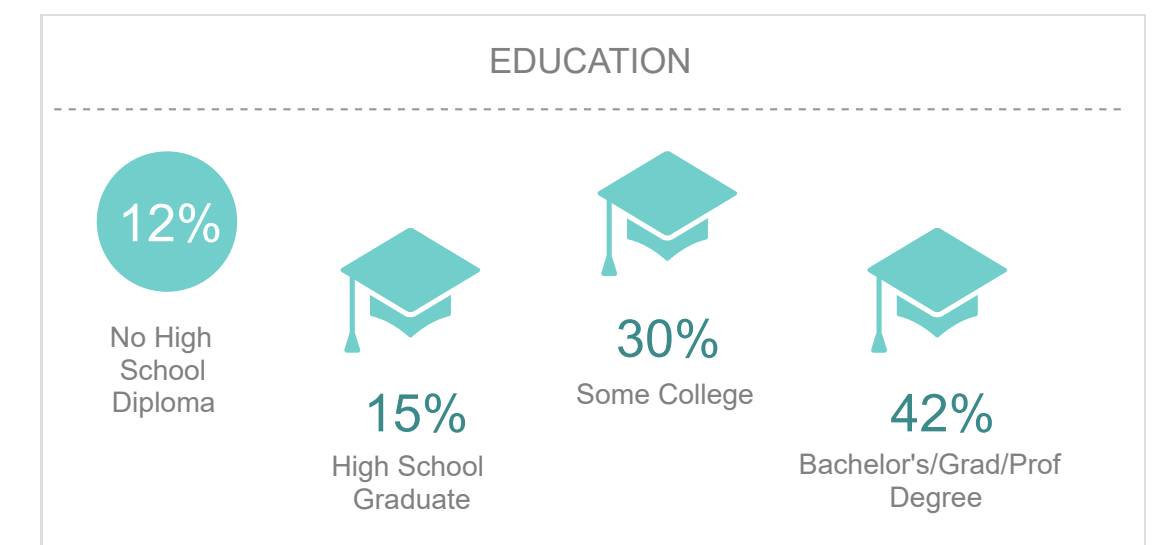
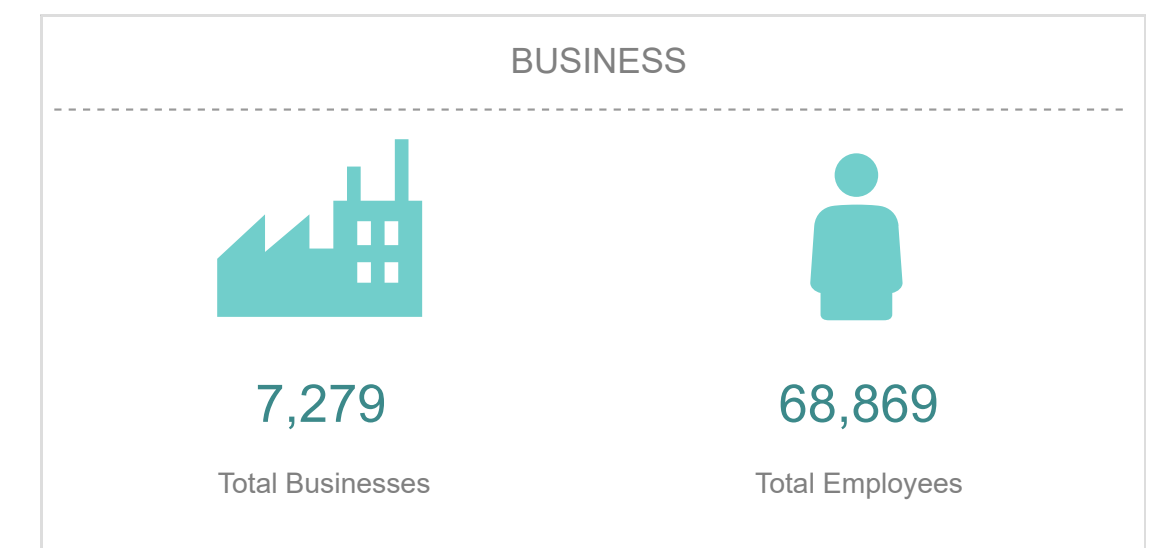
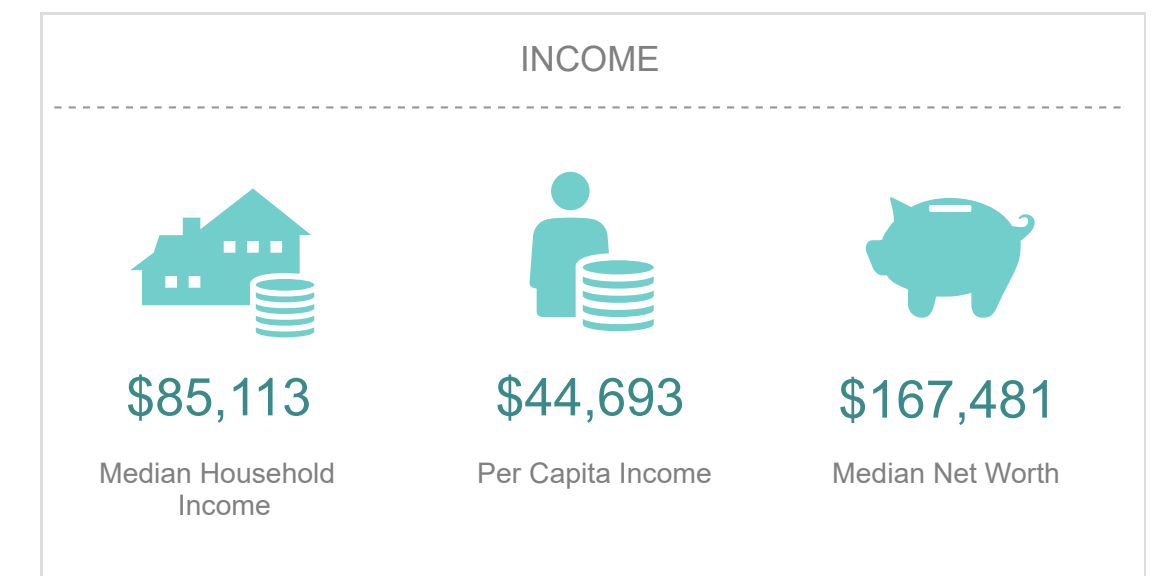
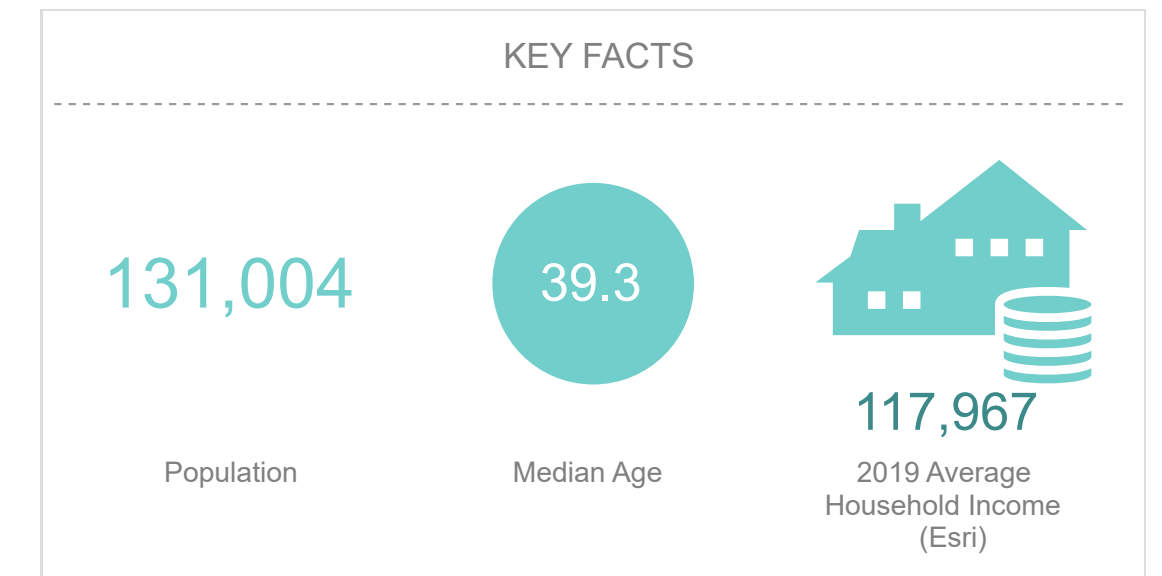
### 5 MINUTES



### 10 MINUTES



### 15 MINUTES



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