

# APTOS

## VILLAGE





# PHASE I & 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.





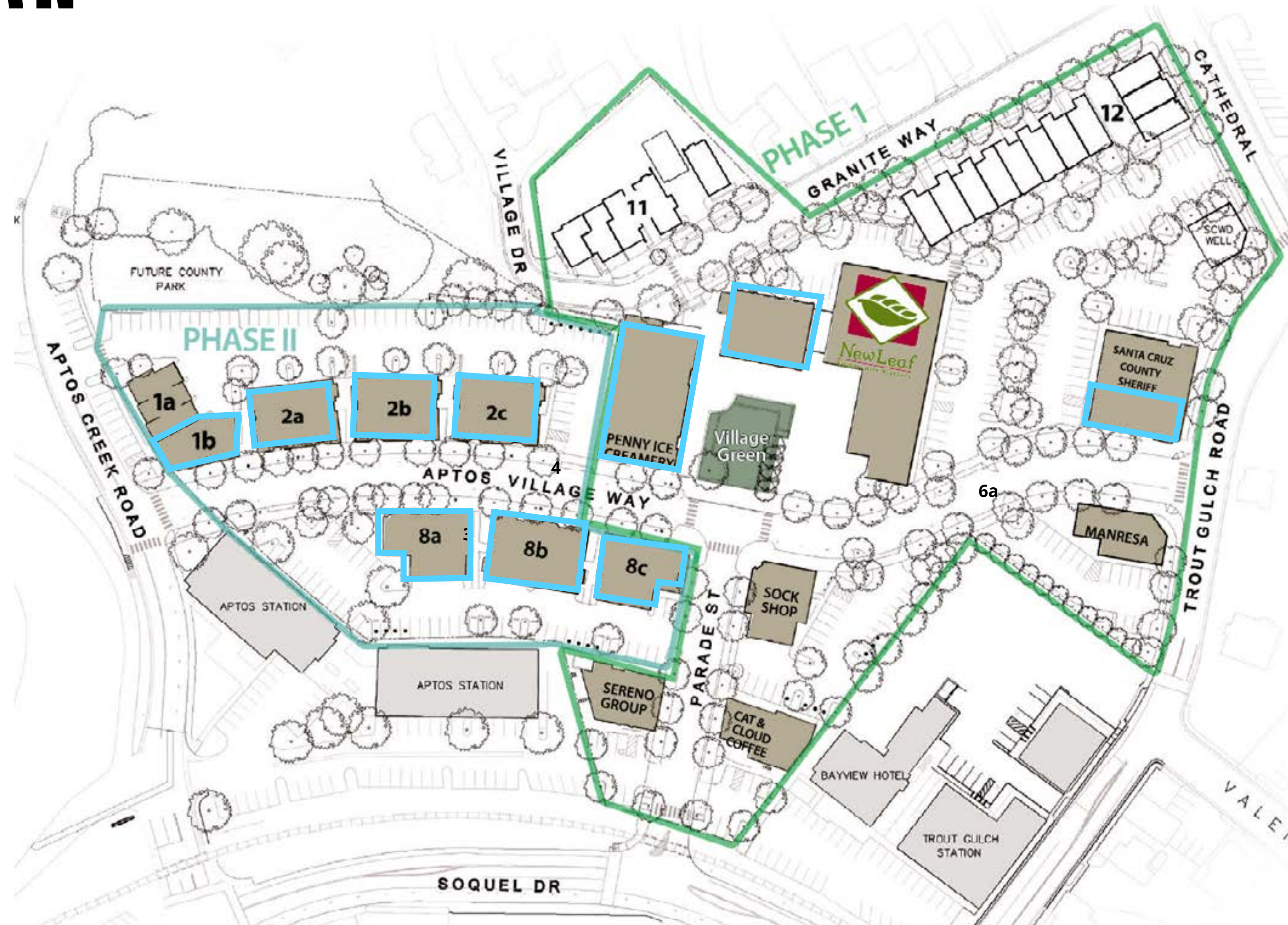
# PROPERTY HIGHLIGHTS



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



# SITE PLAN





# PHASE I AVAILABLE SPACE

## OFFICE AND RETAIL

**BUILDING 3**      3,055 SF with Patio  
Restaurant/Retail  
Lease or Sale

**BUILDING 4**      Suite 3 - 922 SF  
Suite 4 - 925 SF  
3rd Floor Office Suites  
Lease Only

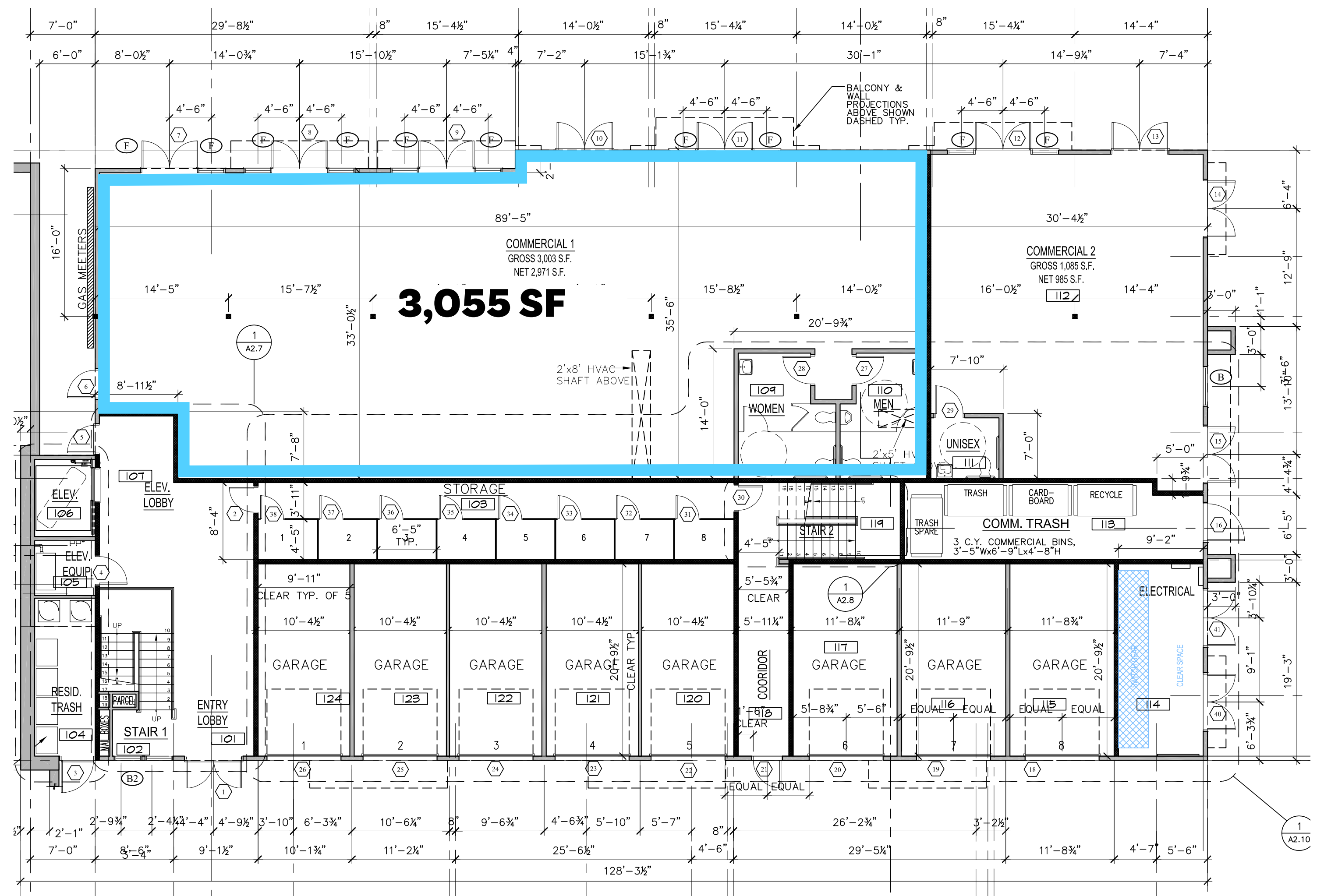
**BUILDING 6A**      3,348 SF





# BUILDING 3 AVAILABLE SPACE

3,055 SF





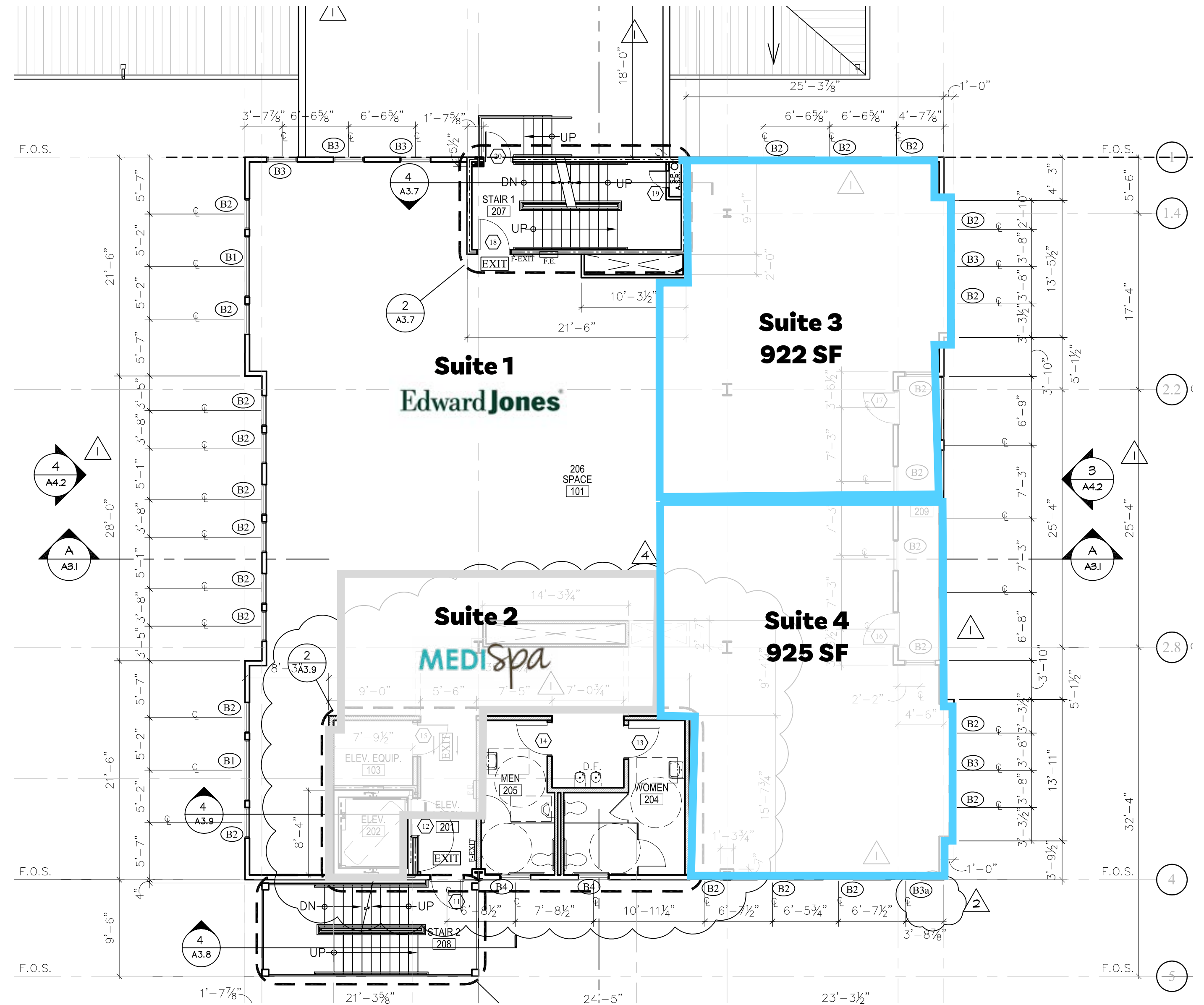
# BUILDING 4 AVAILABLE SPACE

Suite 3 - 922 SF

Suite 4 - 925 SF

3rd Floor Office Suites

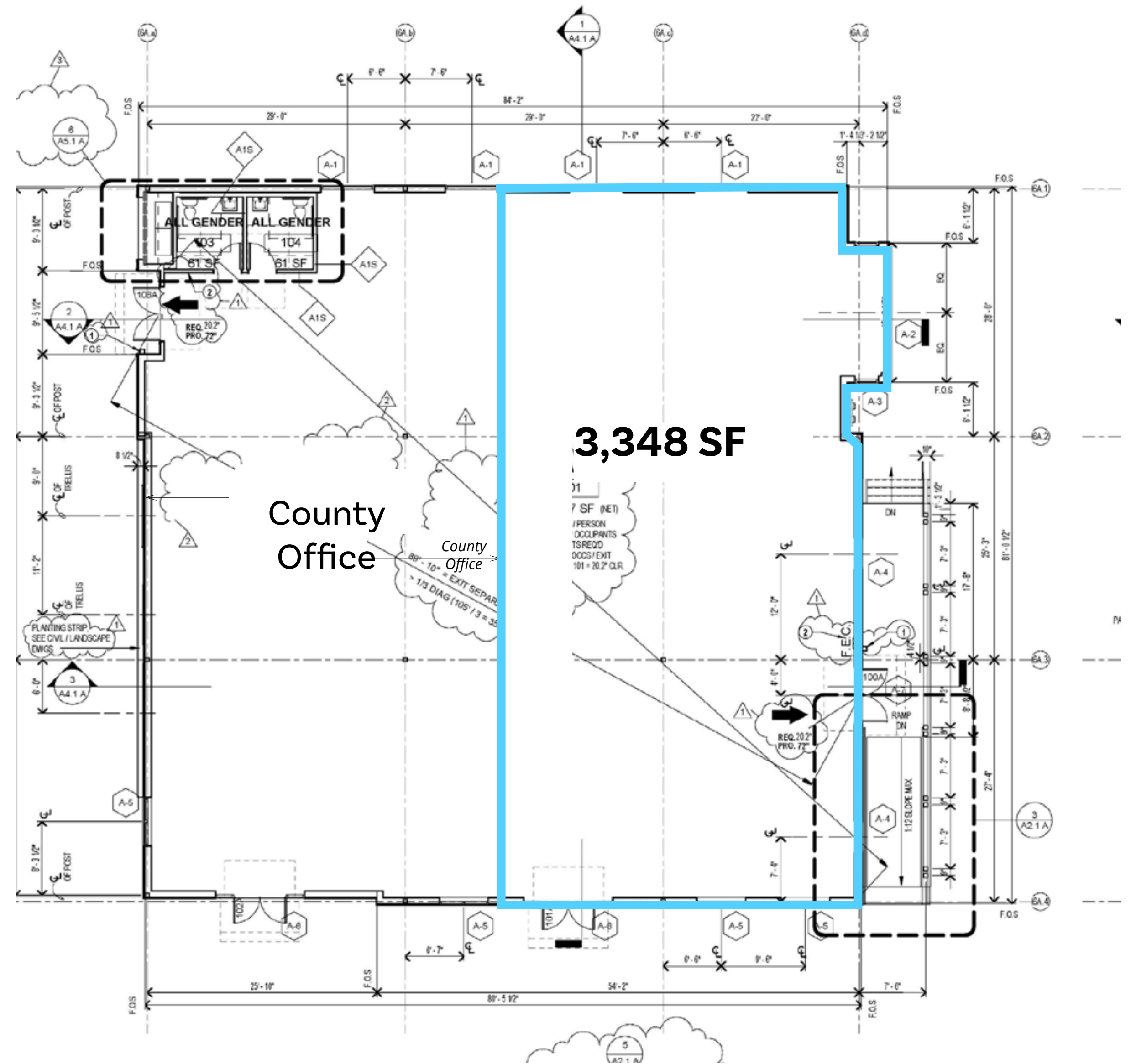
Lease Only





# BUILDING 6 AVAILABLE SPACE

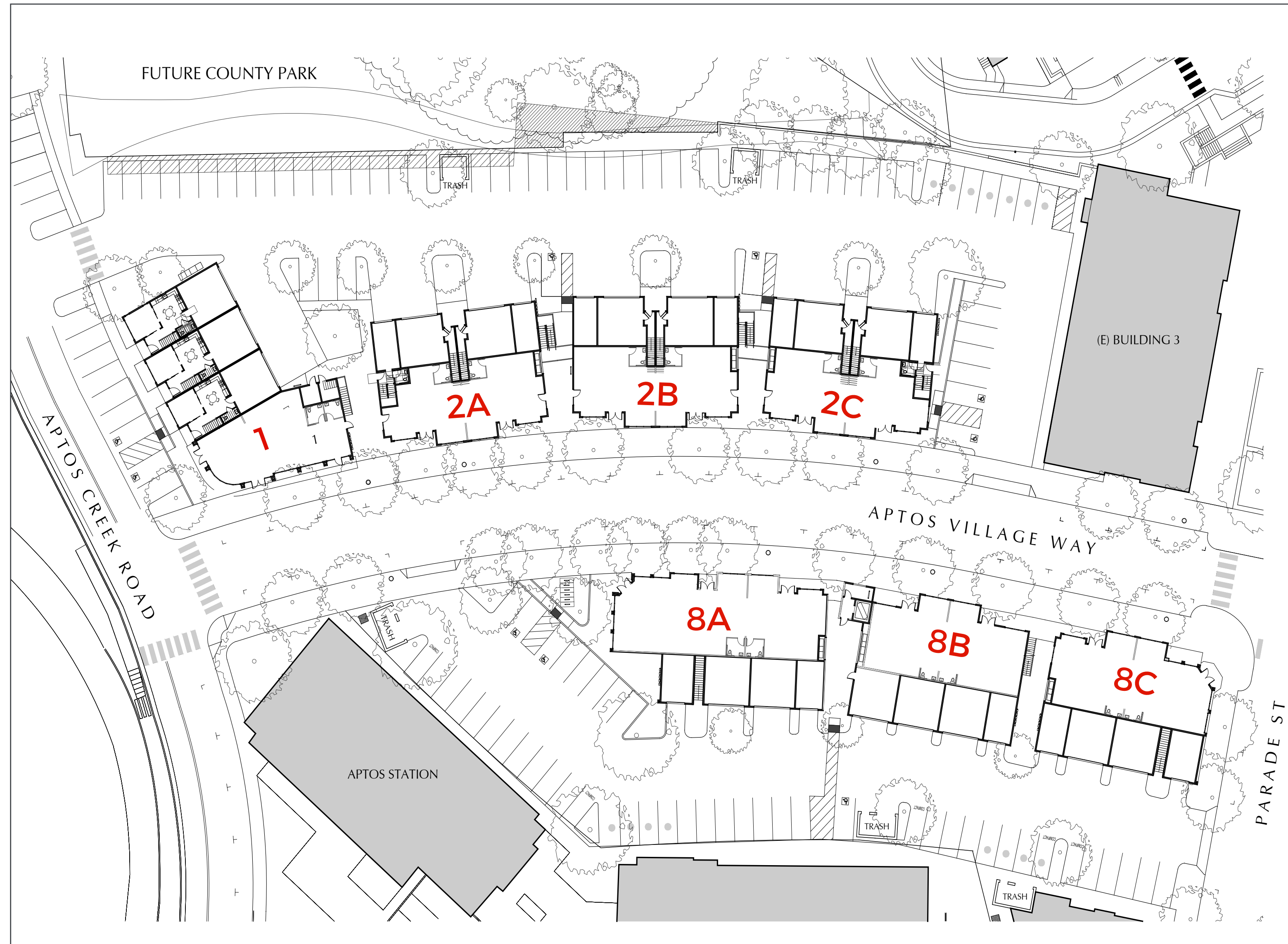
3,348 SF





# PHASE II COMING 2022

<b>BUILDING 1</b>	1,784 SF
<b>BUILDING 2</b>	Unit 2A - 2,039 SF Divisible Unit 2B - 2,180 SF Divisible Unit 2C - 2,039 SF Divisible
<b>BUILDING 8</b>	Unit 8A - 2,976 SF Divisible Unit 8B - 2,199 SF Divisible Unit 8C - 2,182 SF Divisible

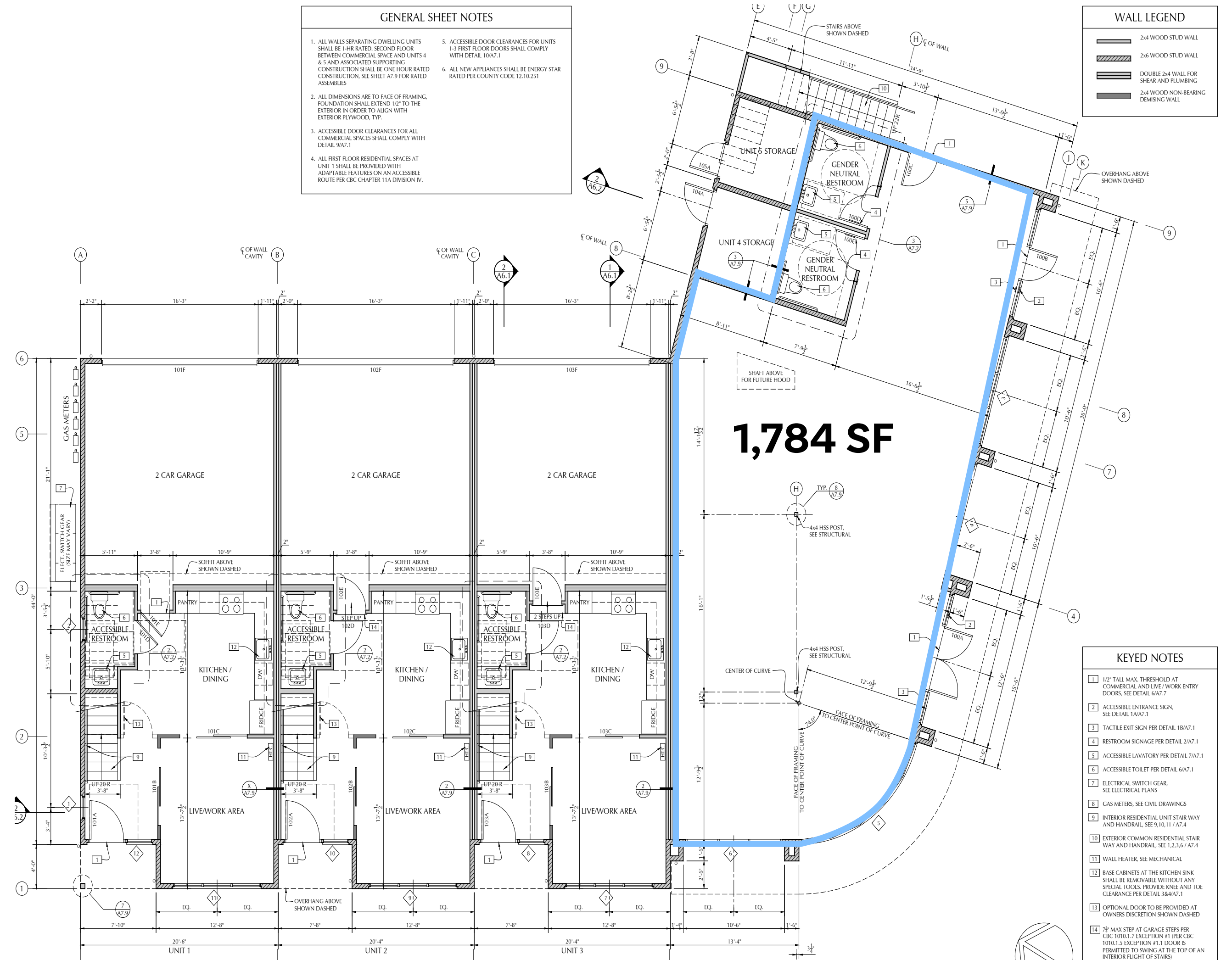




# BUILDING 1

## AVAILABLE SPACE

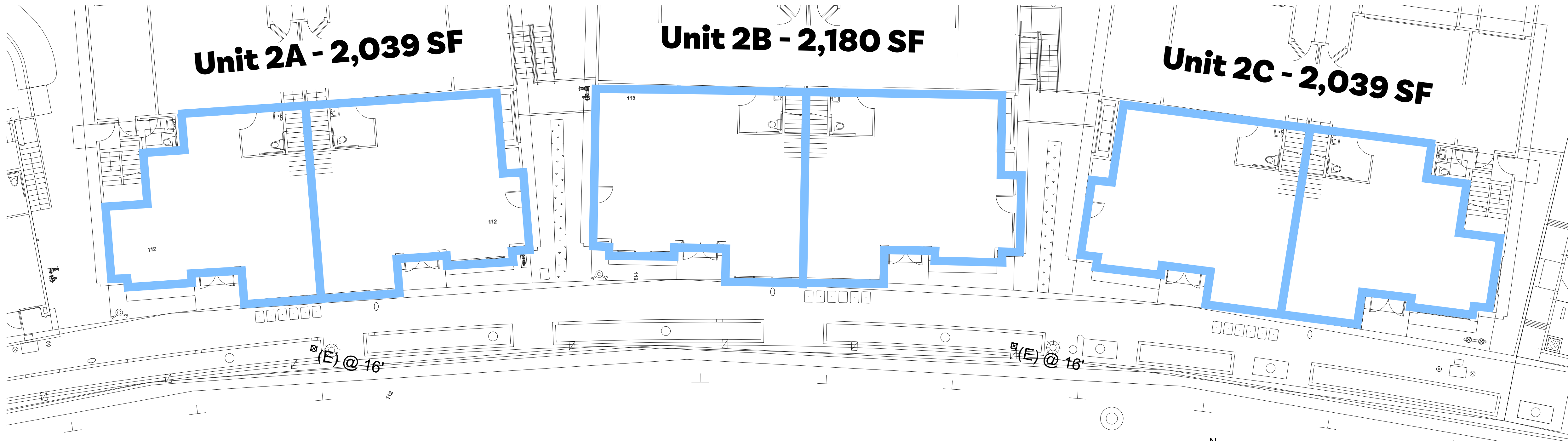
1,784 SF





# BUILDING 2

## AVAILABLE SPACE

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



# BUILDING 8

## AVAILABLE SPACE

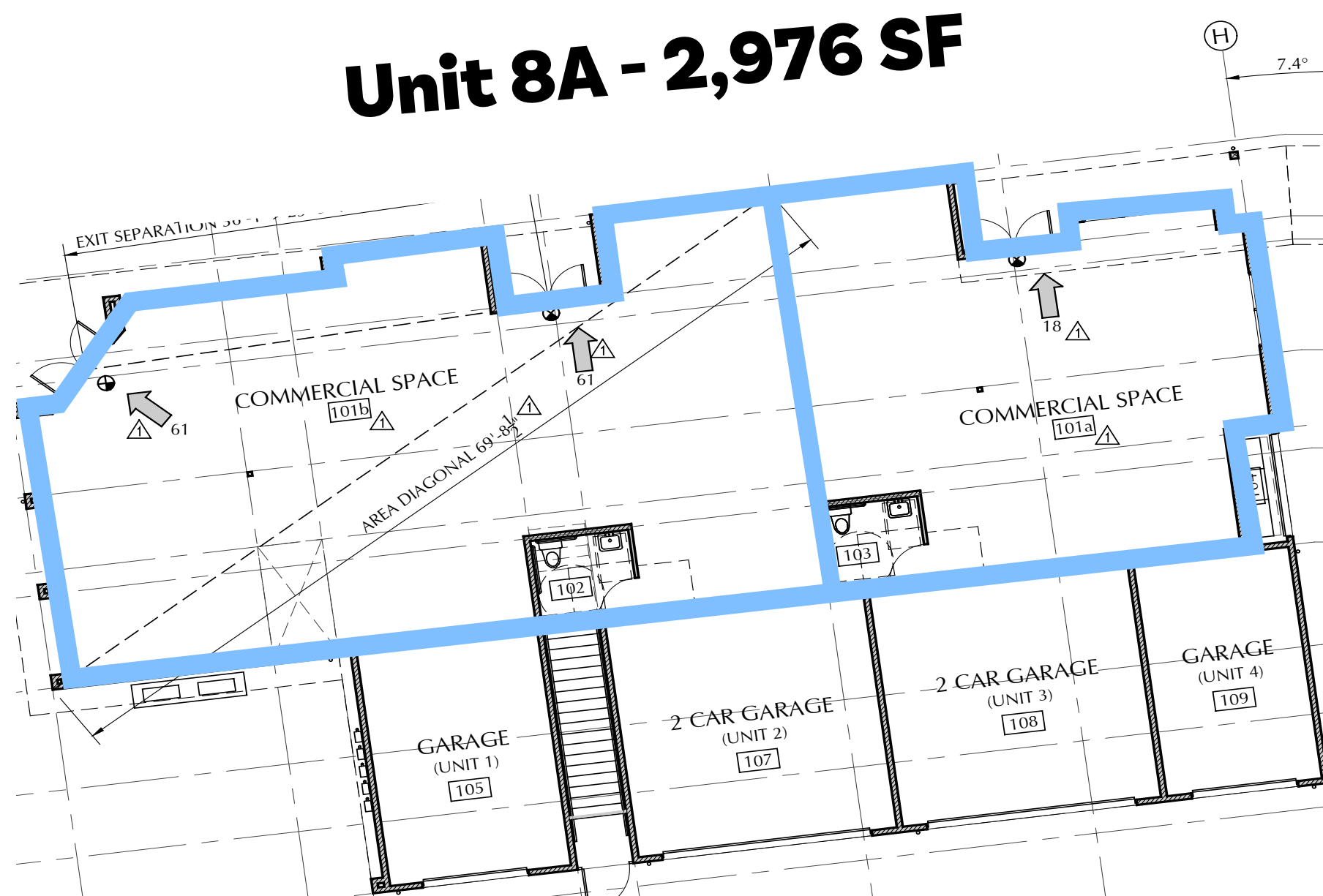
Unit 8A - 2,976 SF **Divisible**

Unit 8B - 2,199 SF **Divisible**

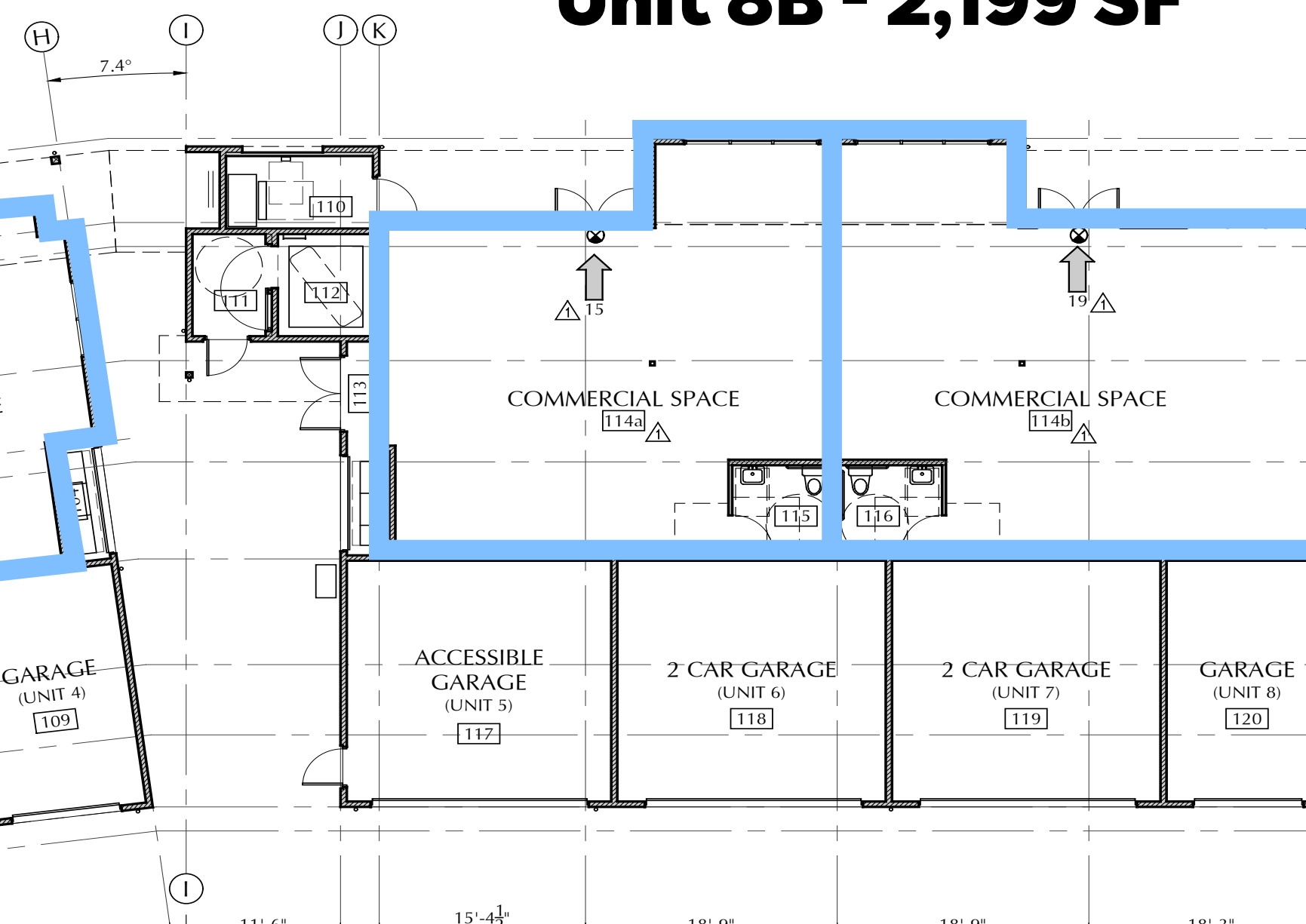
Unit 8C - 2,182 SF **Divisible**



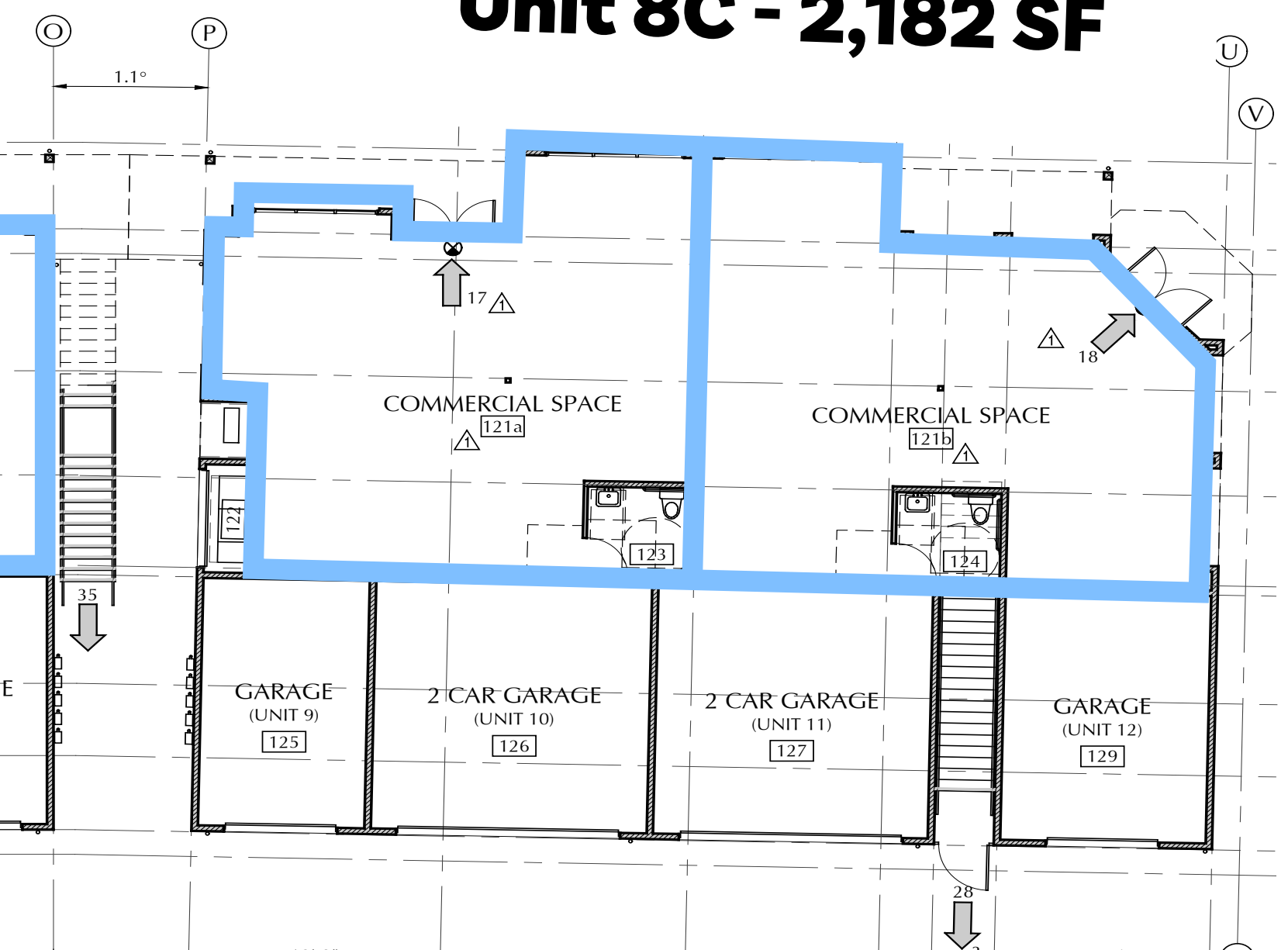
### Unit 8A - 2,976 SF



### Unit 8B - 2,199 SF

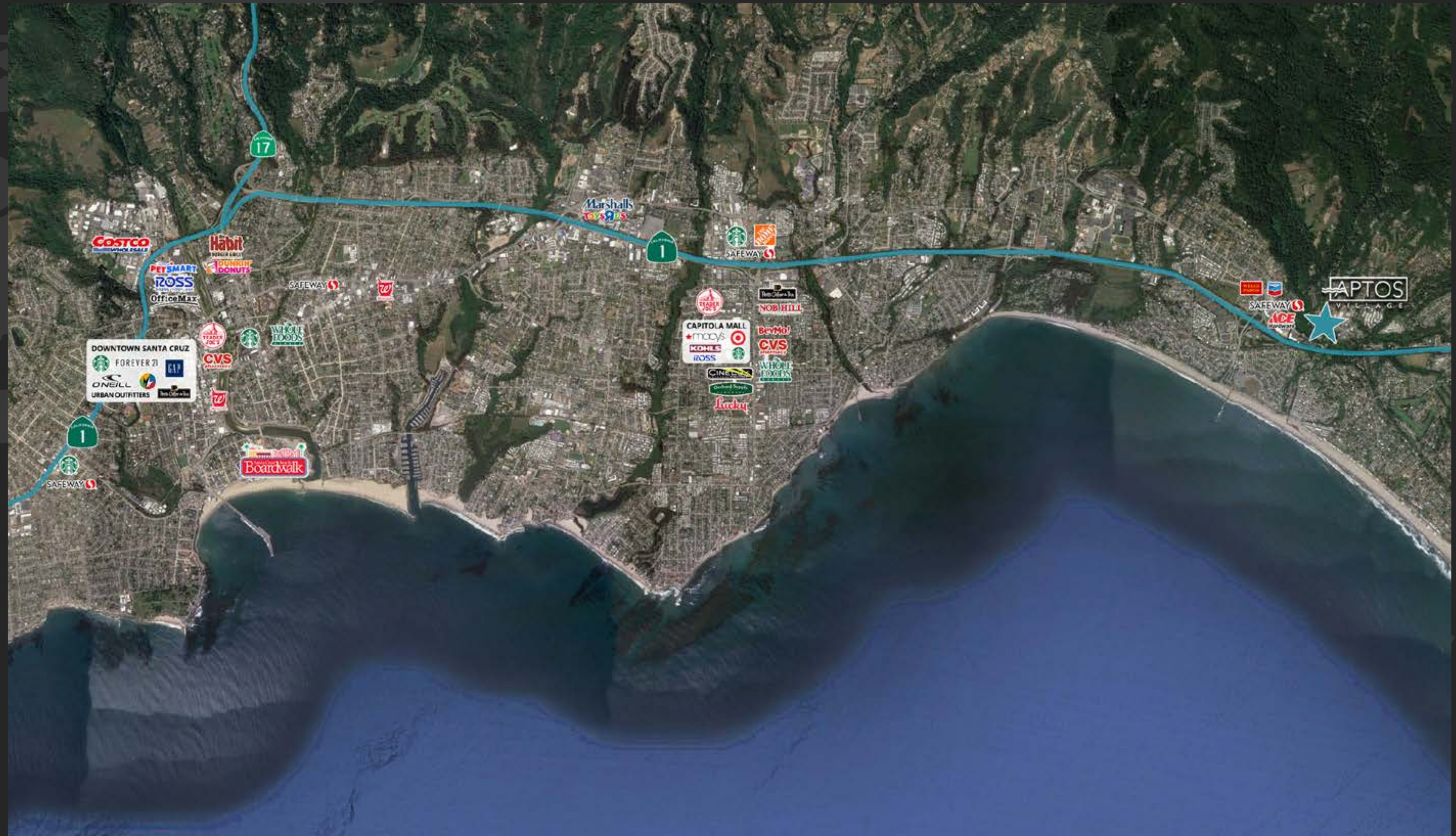


### Unit 8C - 2,182 SF





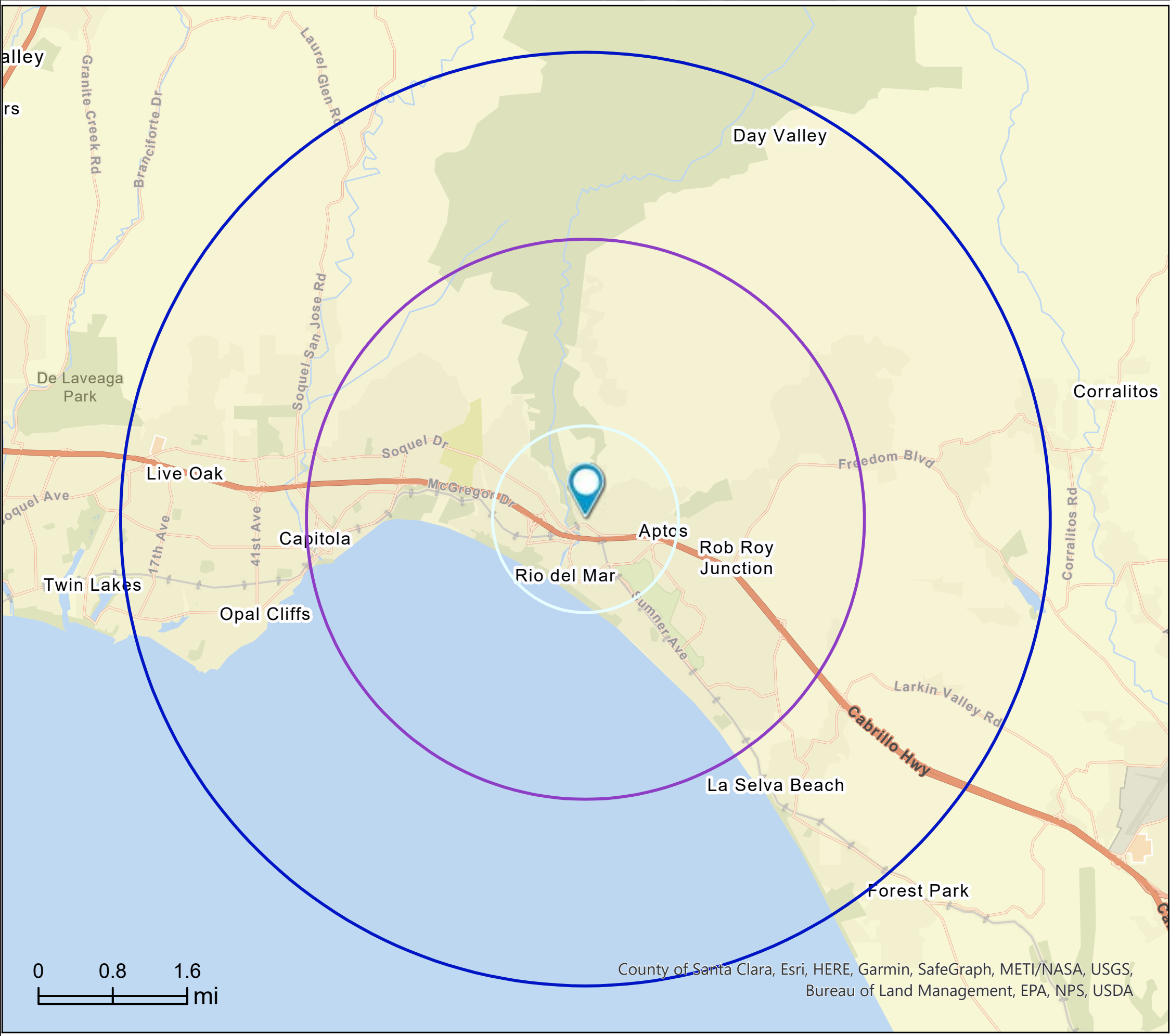
# TRADE AREA MAP



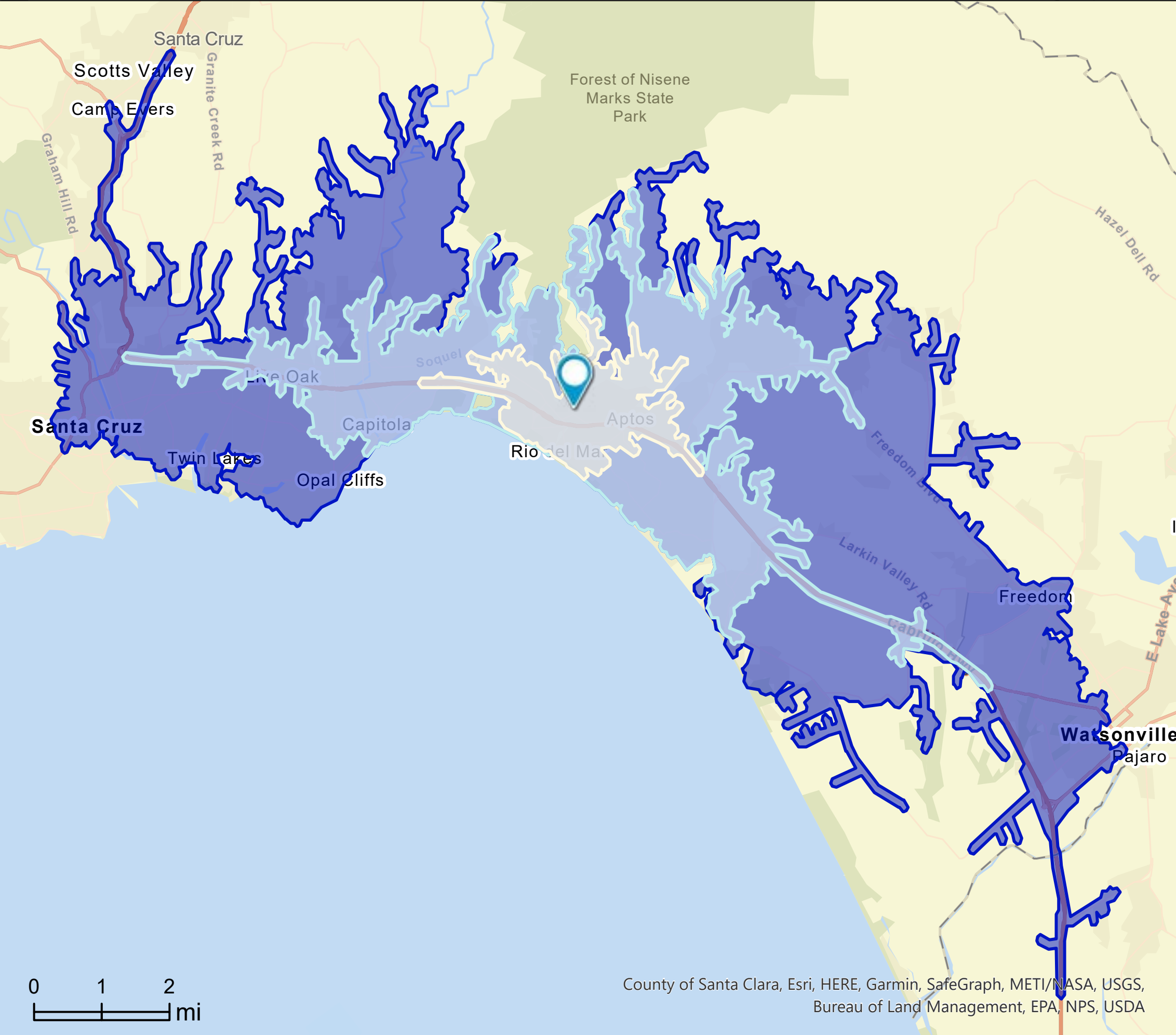


# RADIUS MAPS

1, 3, 5 mile radius



5, 10, 15 minute drive time radius





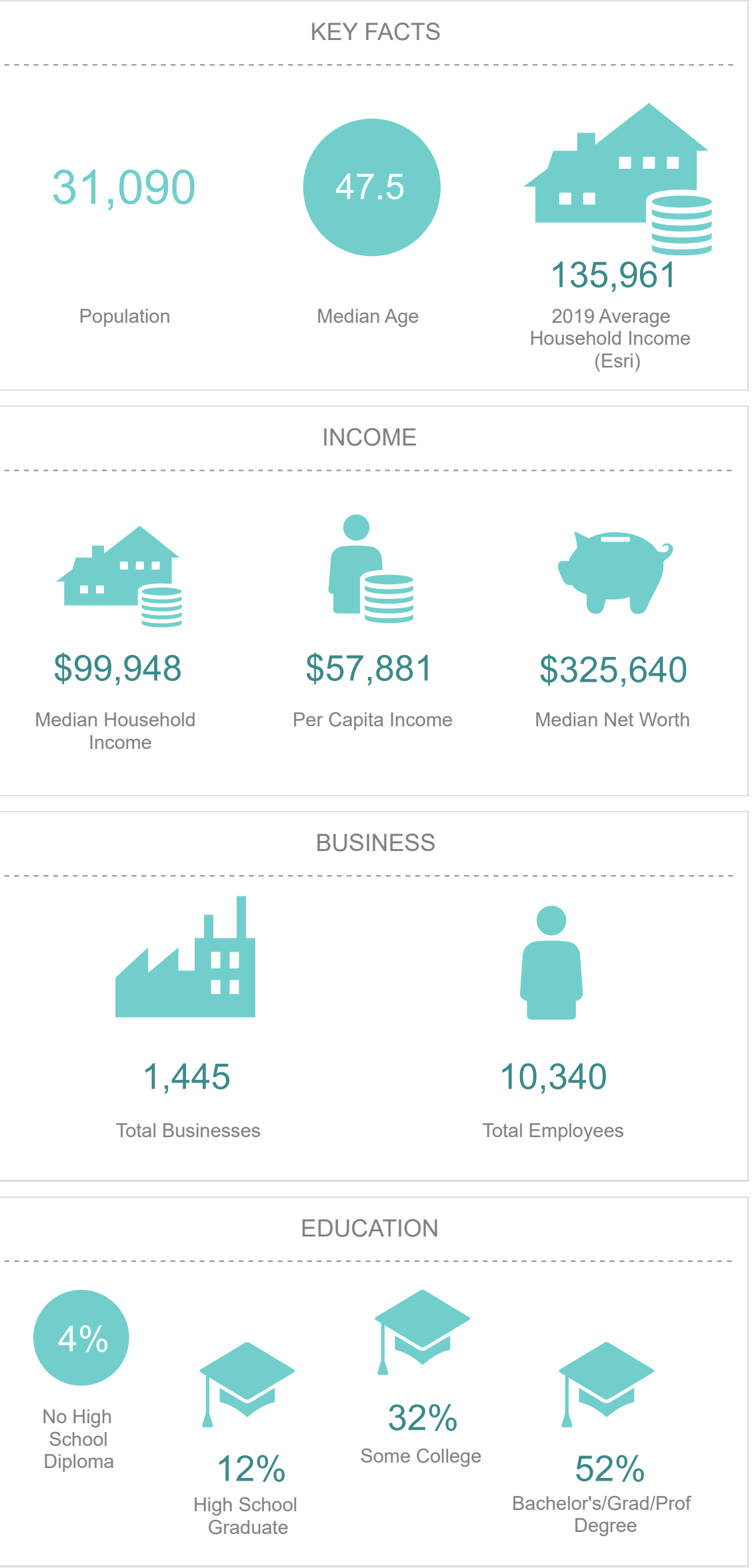
# GRAPHIC PROFILE

## MILE INFORGRAPHICS

### 1 MILE



### 3 MILES



### 5 MILES

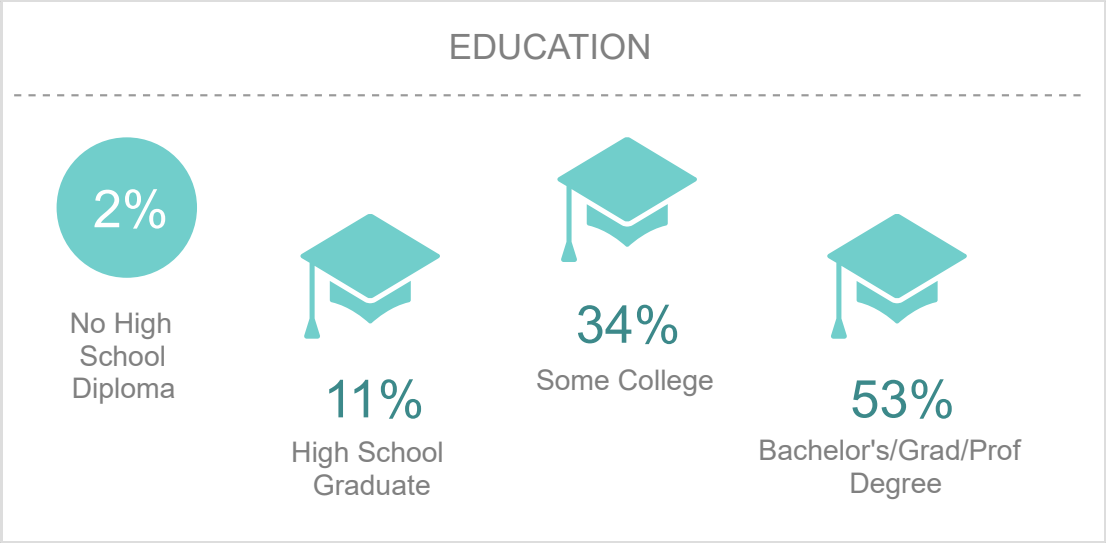
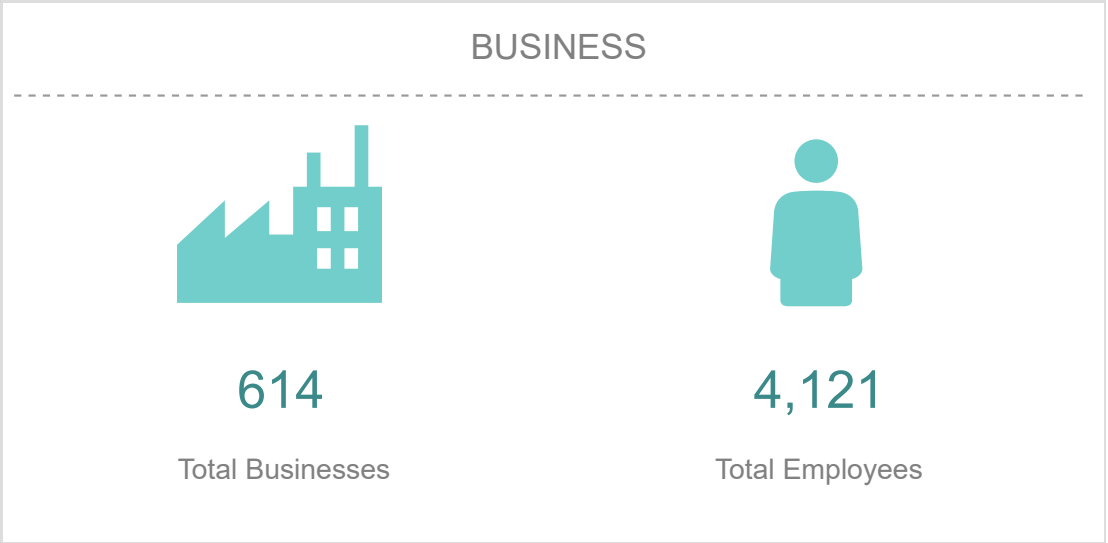
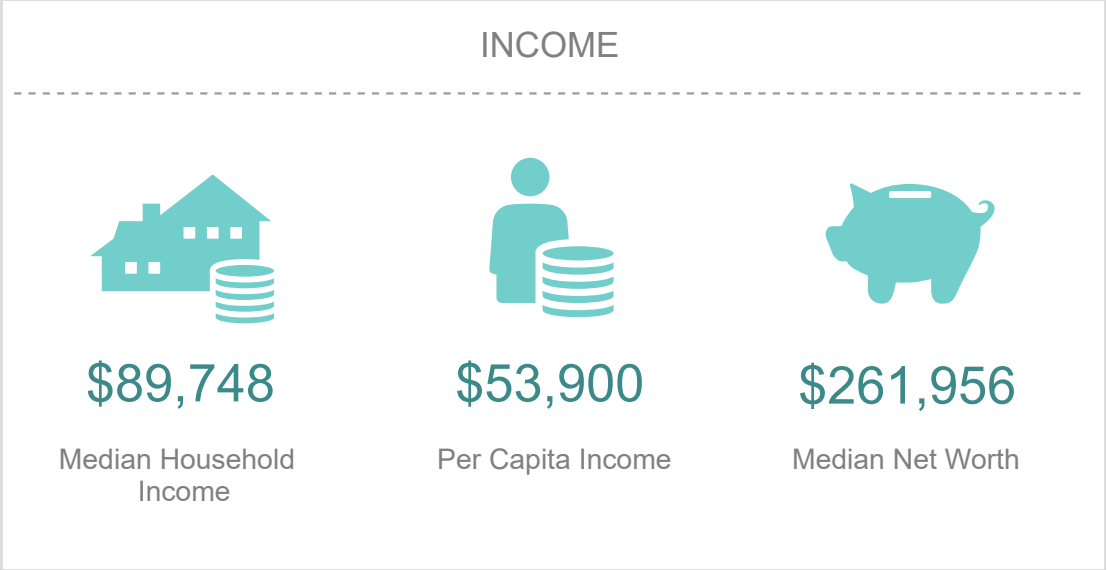
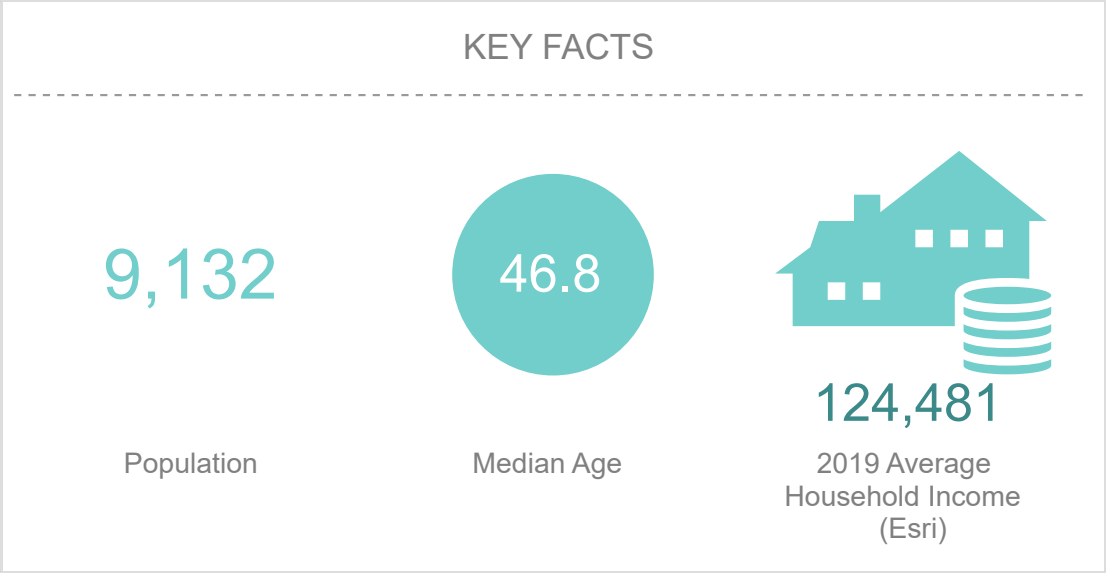




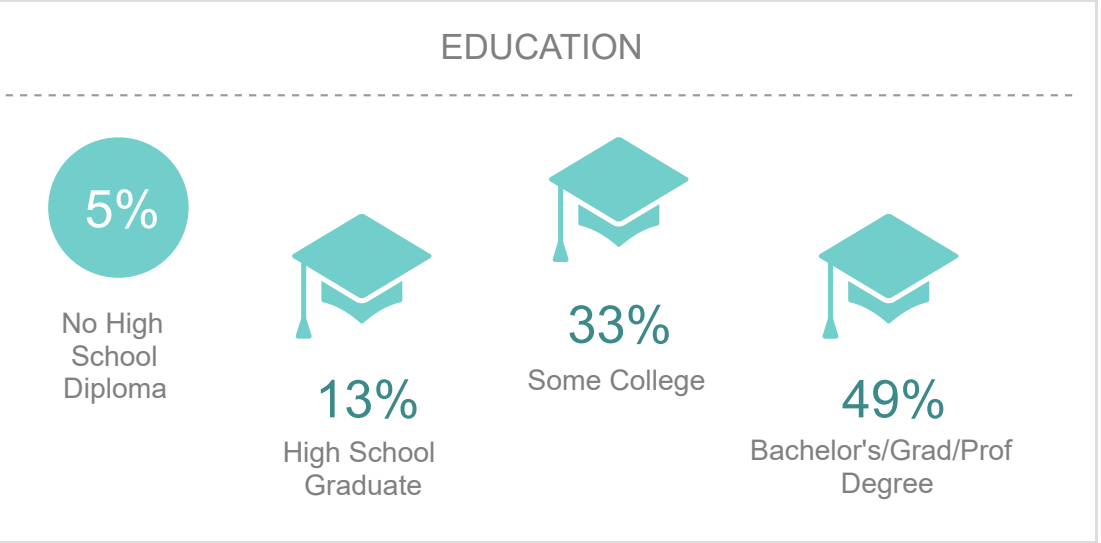
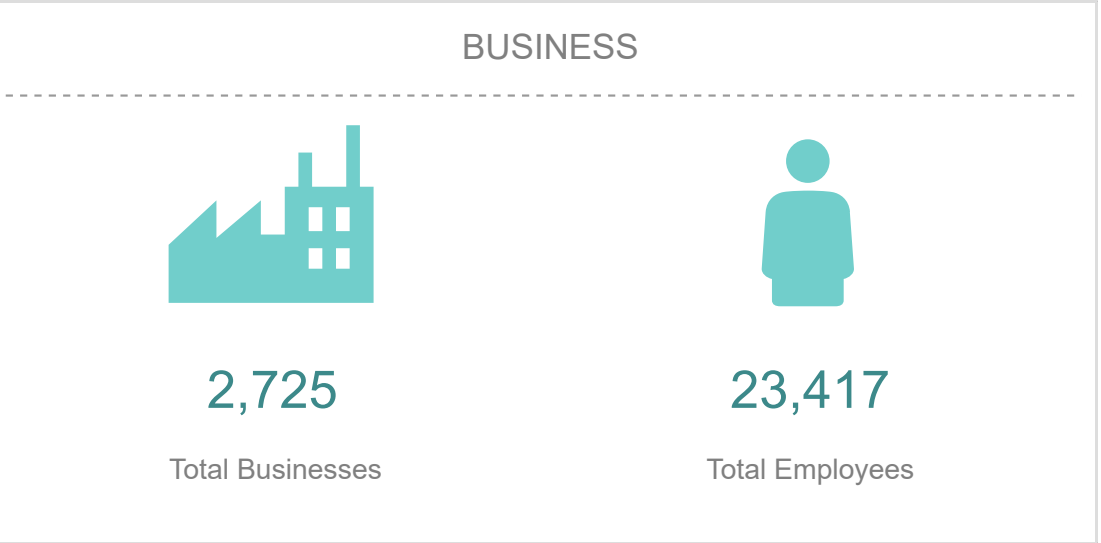
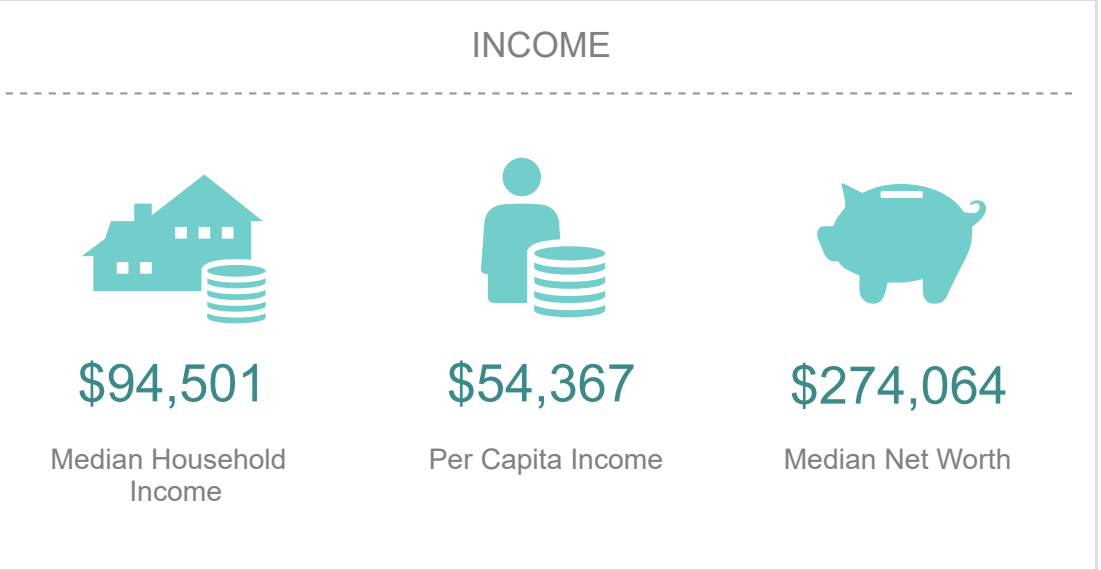
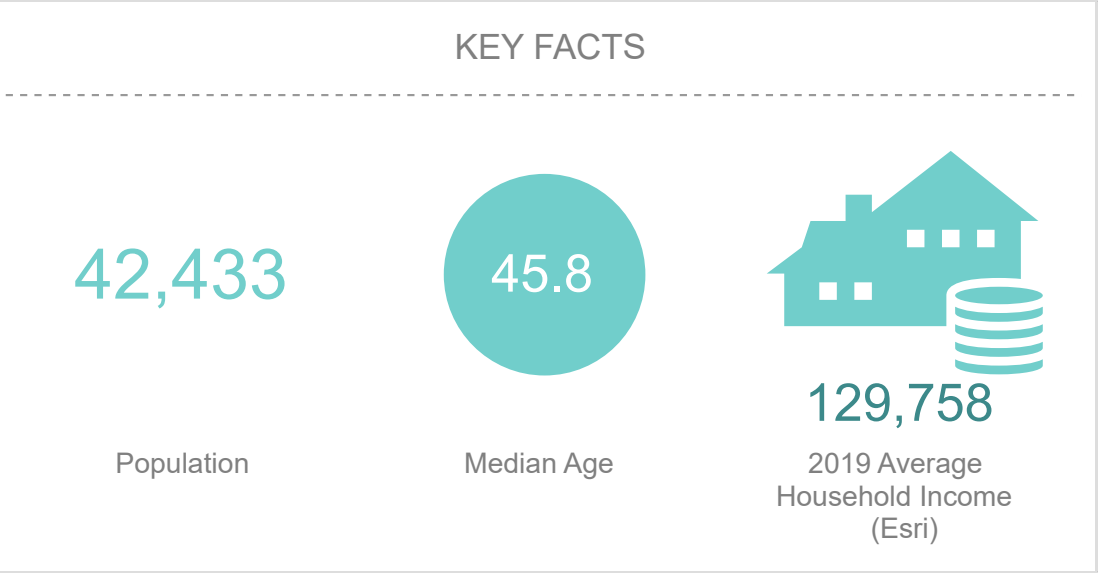
# GRAPHIC PROFILE

## RADIUS INFORGRAPHICS

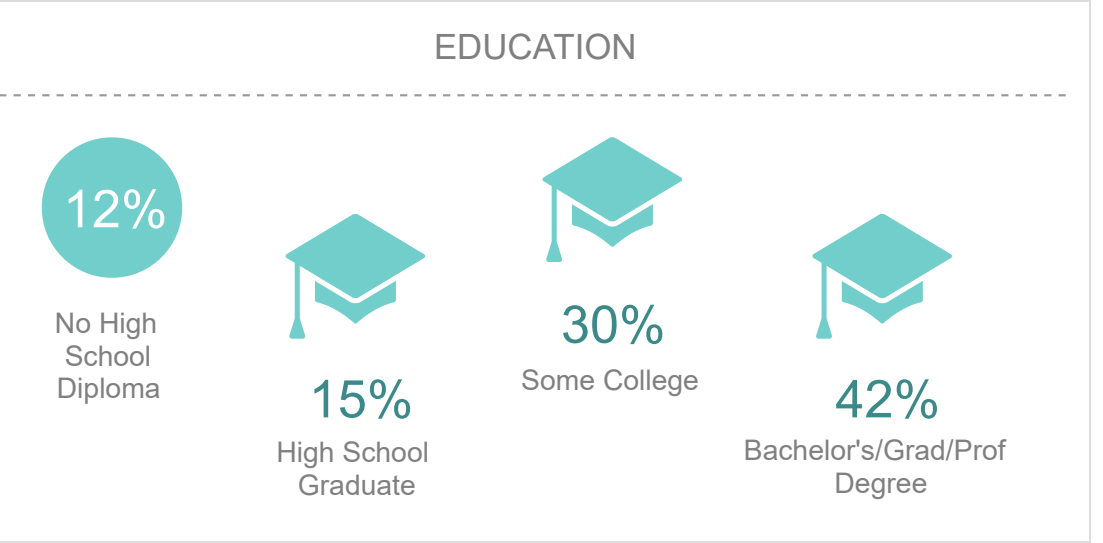
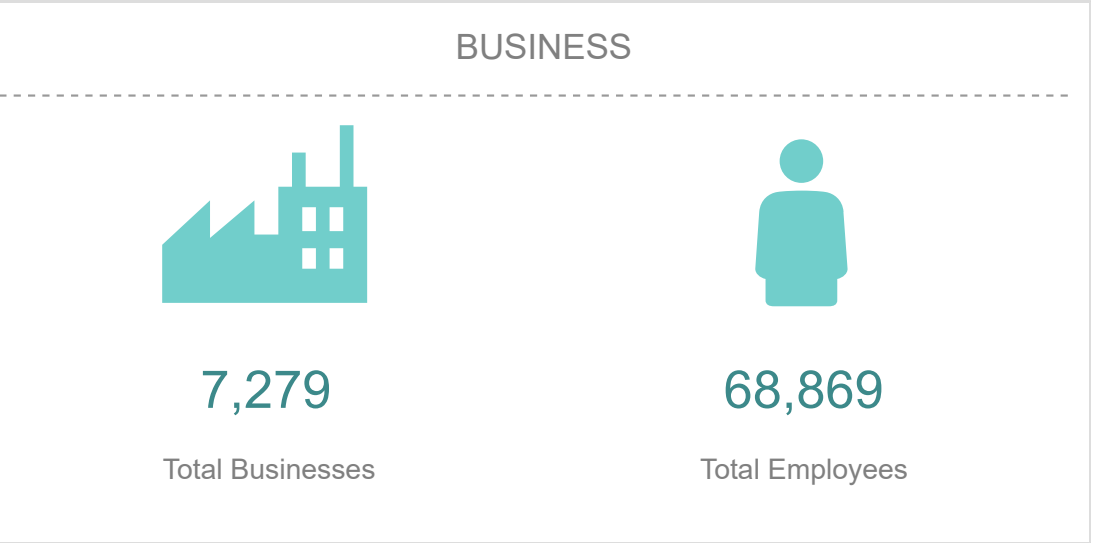
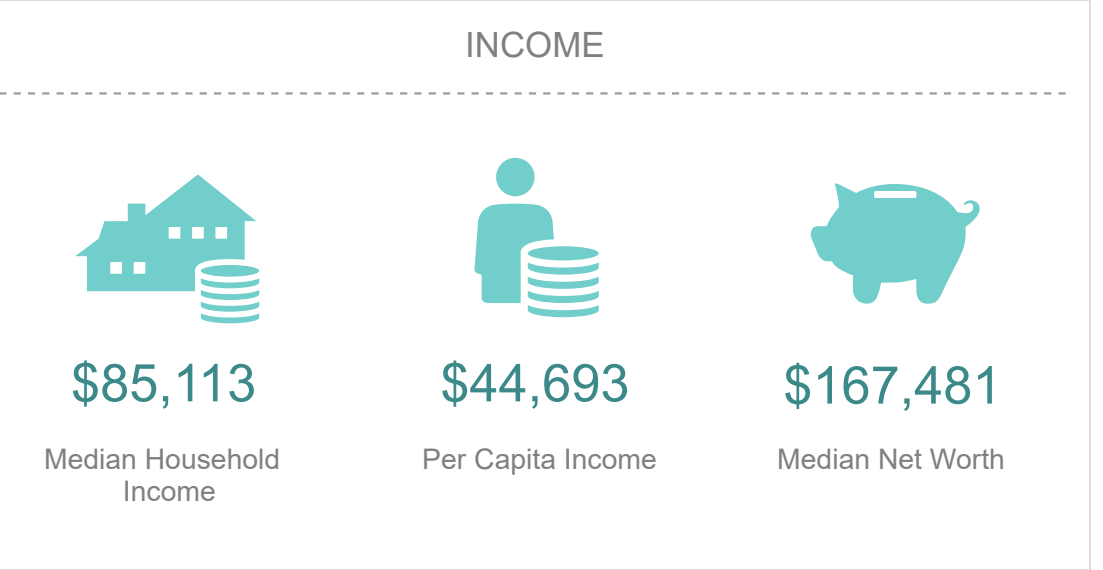
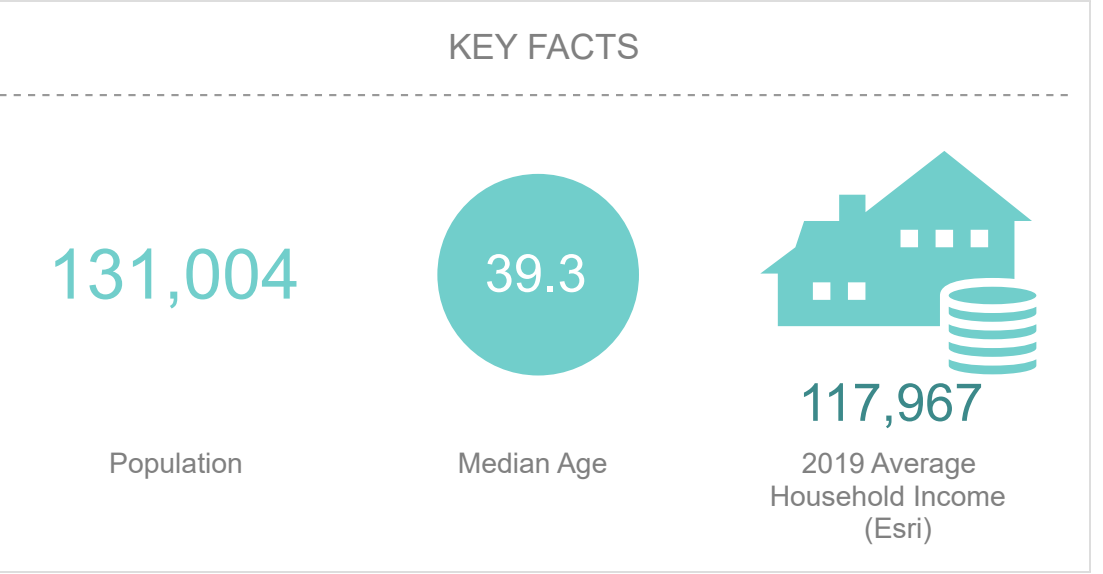
### 5 MINUTES



### 10 MINUTES



### 15 MINUTES





**www.aptosvillage.com**