

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.

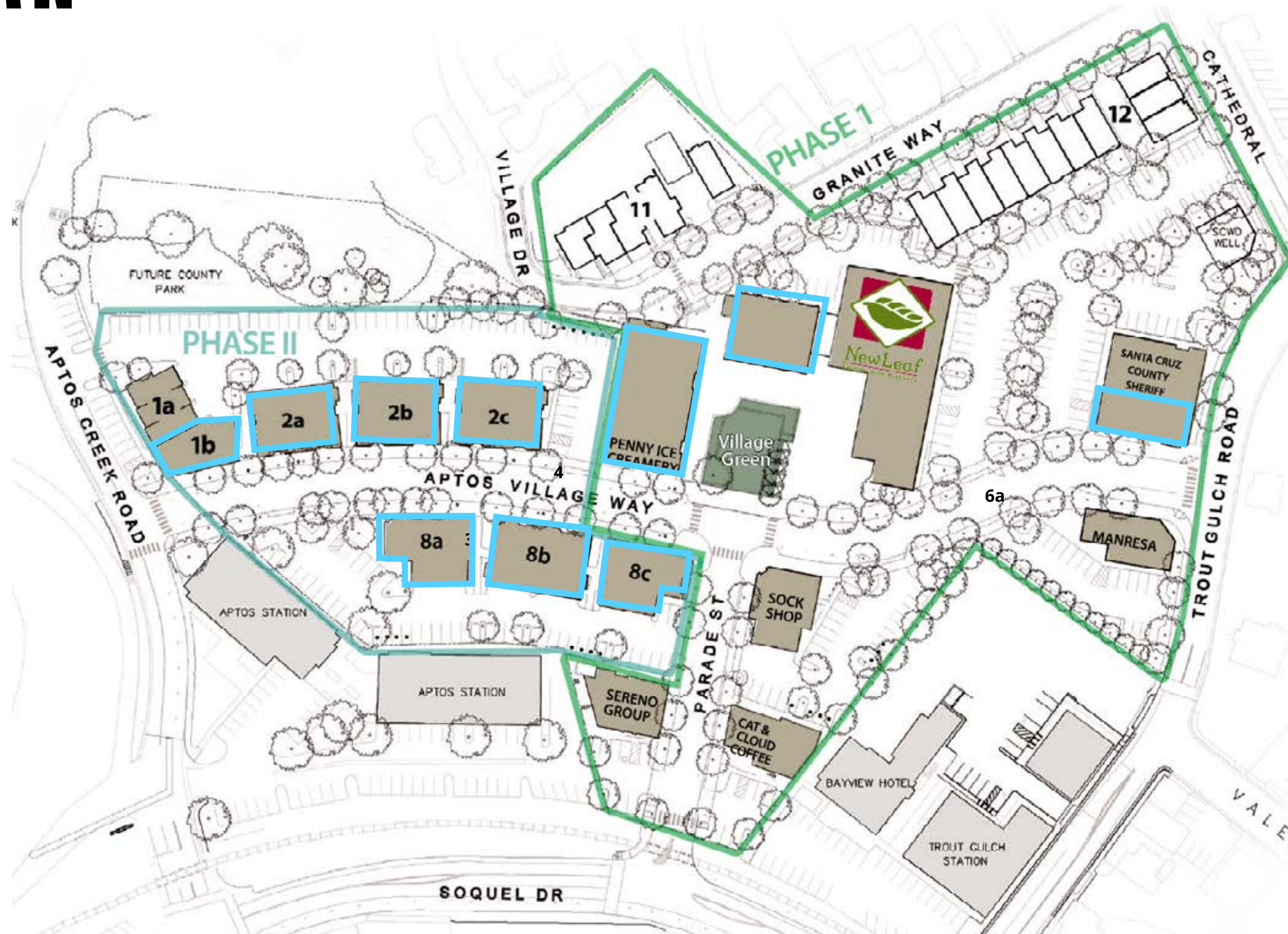


PROPERTY HIGHLIGHTS



- 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

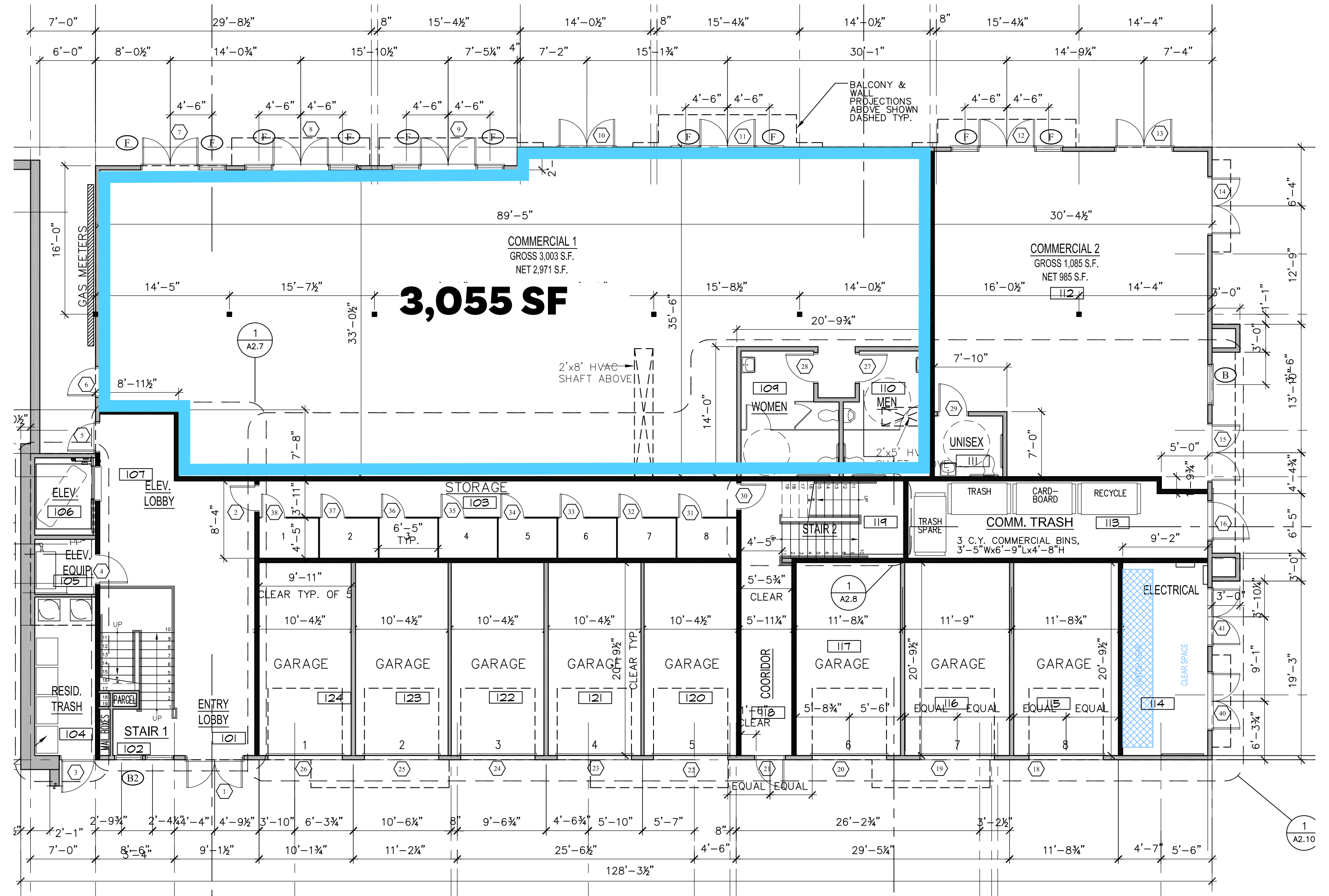
BUILDING 4 Suite 307 - 1,119 SF
Office Suites
Lease Only

BUILDING 6A 3,348 SF



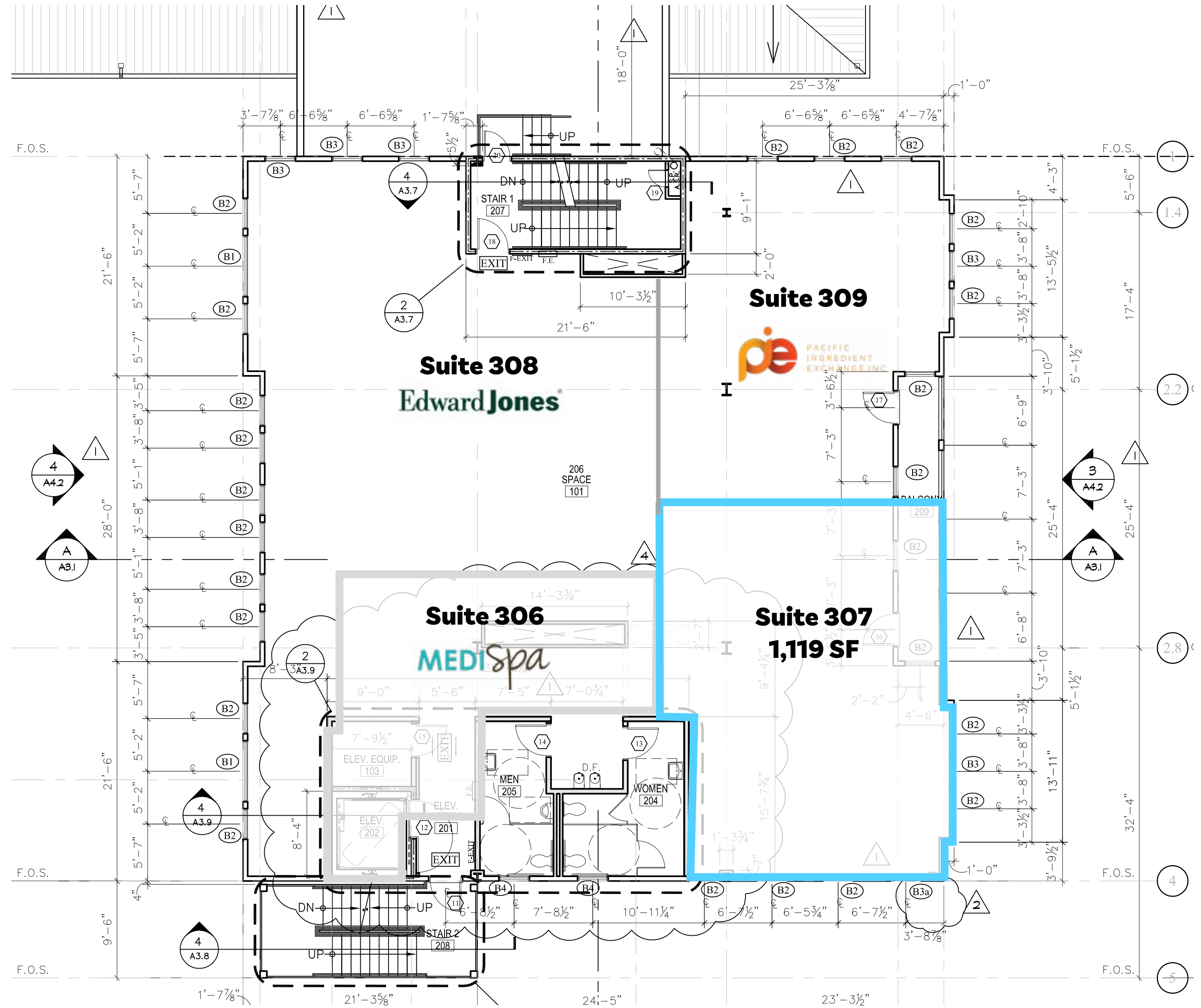
BUILDING 3 AVAILABLE SPACE

3,055 SF



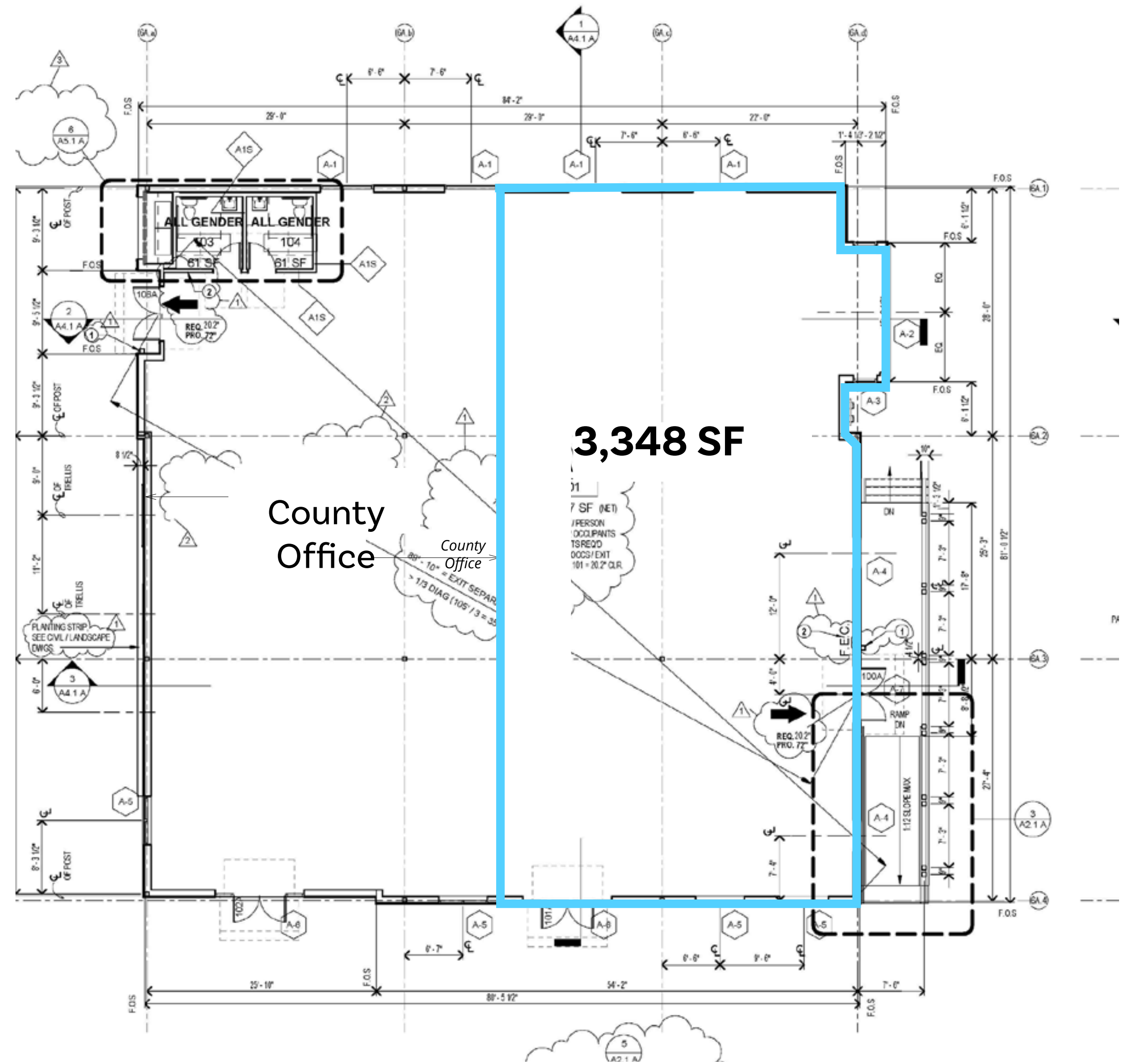
BUILDING 4 AVAILABLE SPACE

Suite 307 - 1,119 SF
3rd Floor Office Suite
Lease Only



BUILDING 6 AVAILABLE SPACE

3,348 SF

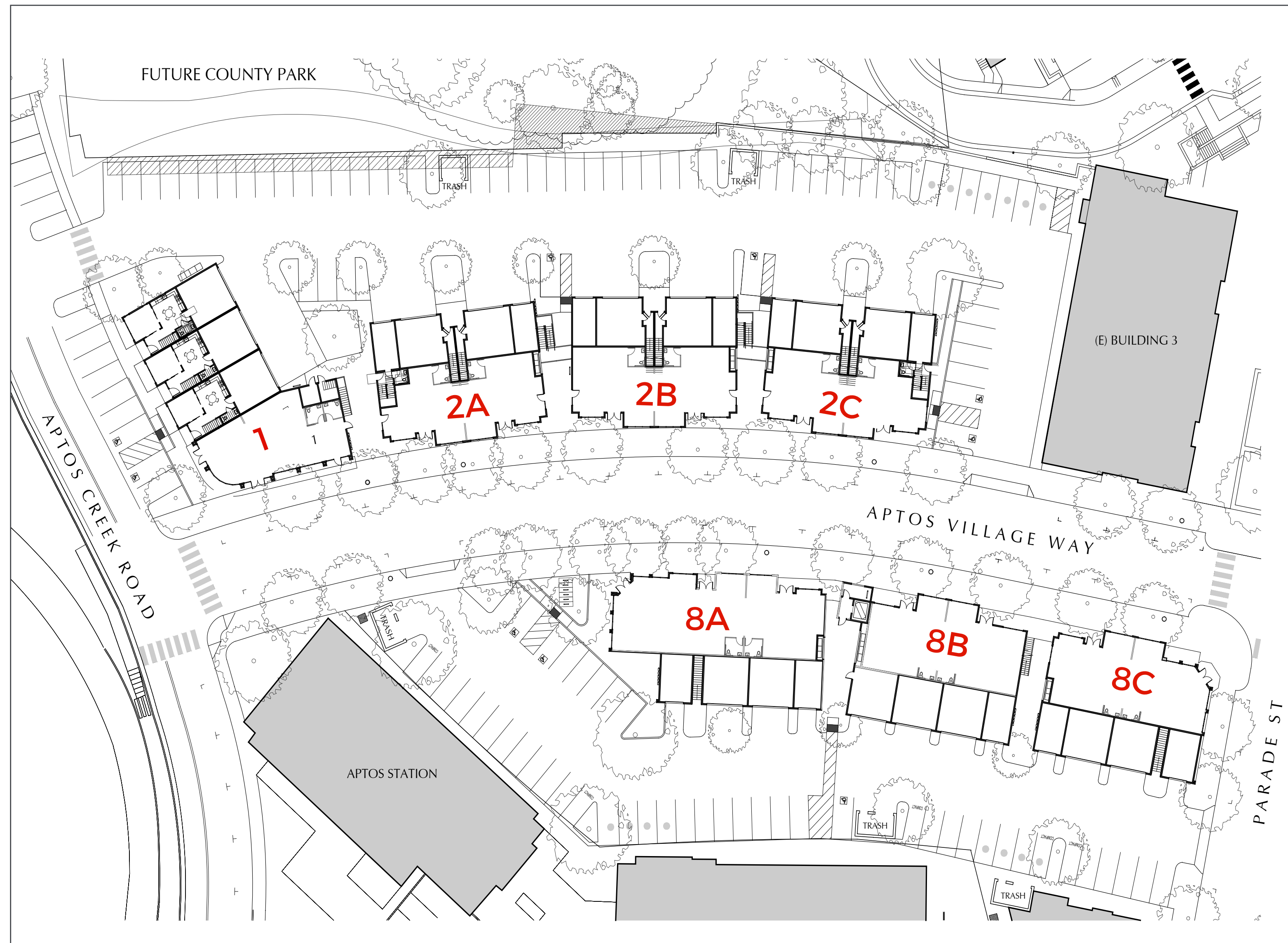


PHASE II

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



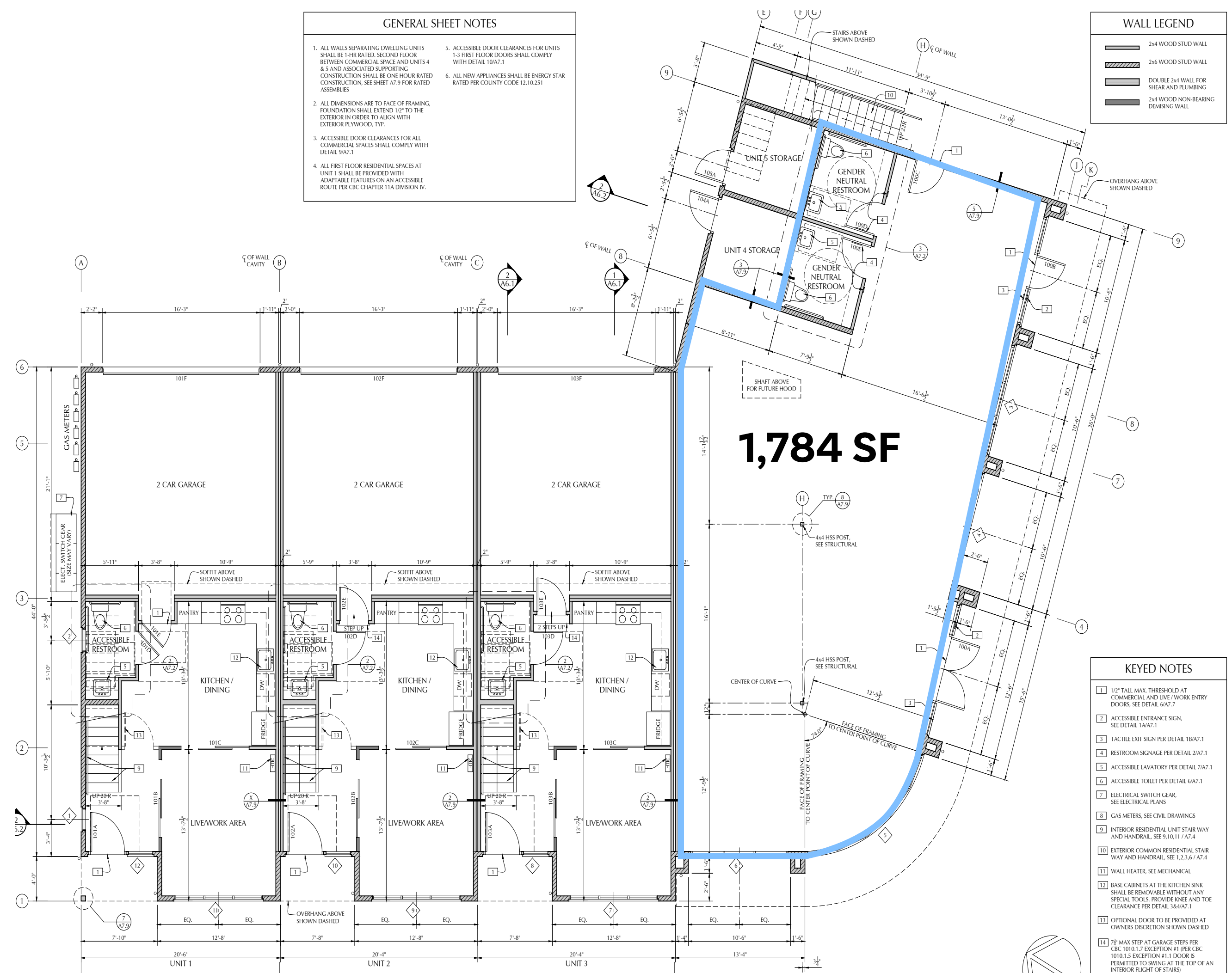
BUILDING 1 AVAILABLE SPACE

1,784 SF



- ### 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 ANCHOR WITH EXTERIOR PLYWOOD, TYP.
 3. ACCESSIBLE DOOR CLEARANCES FOR ALL COMMERCIAL SPACES SHALL COMPLY WITH DETAIL 10A.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.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

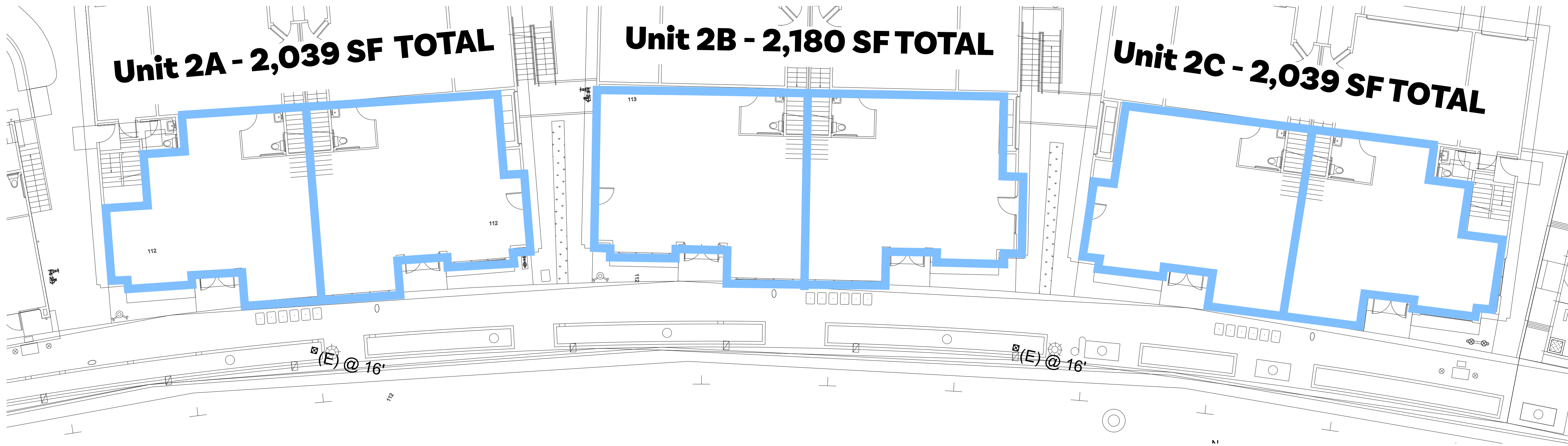


1,784 SF

- ### KEYED NOTES
- 1 1/2" TALL MAX. THRESHOLD AT COMMERCIAL AND LIVE/WORK ENTRY DOORS. SEE DETAIL 1A/7.1
 - ACCESSIBLE ENTRANCE SIGN. SEE DETAIL 1A/7.1
 - TACTILE EXIT SIGN PER DETAIL 18A/7.1
 - 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 38A/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

BUILDING 2 AVAILABLE SPACE

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



Unit 2A - 2,039 SF TOTAL

Unit 2B - 2,180 SF TOTAL

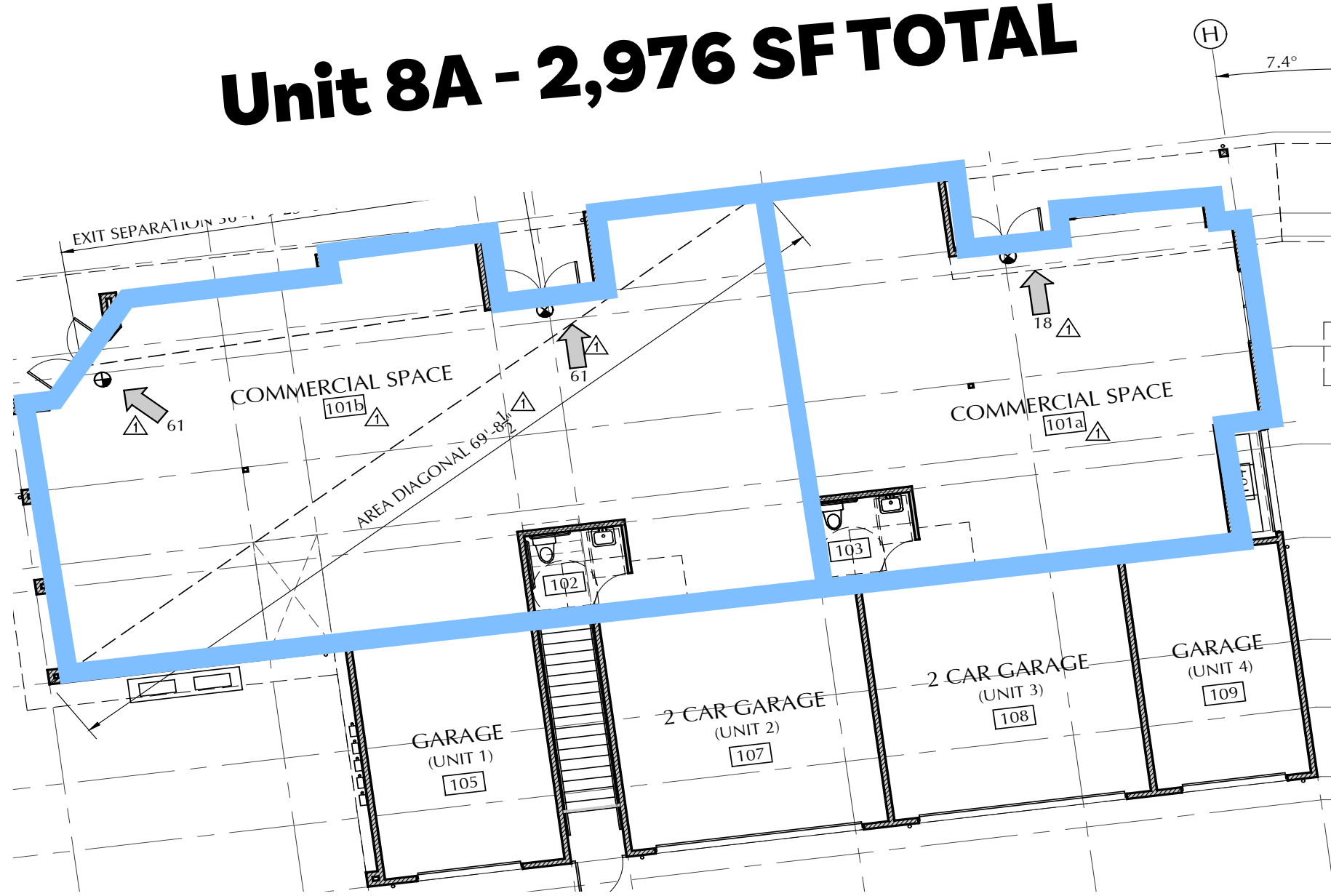
Unit 2C - 2,039 SF TOTAL

BUILDING 8 AVAILABLE SPACE

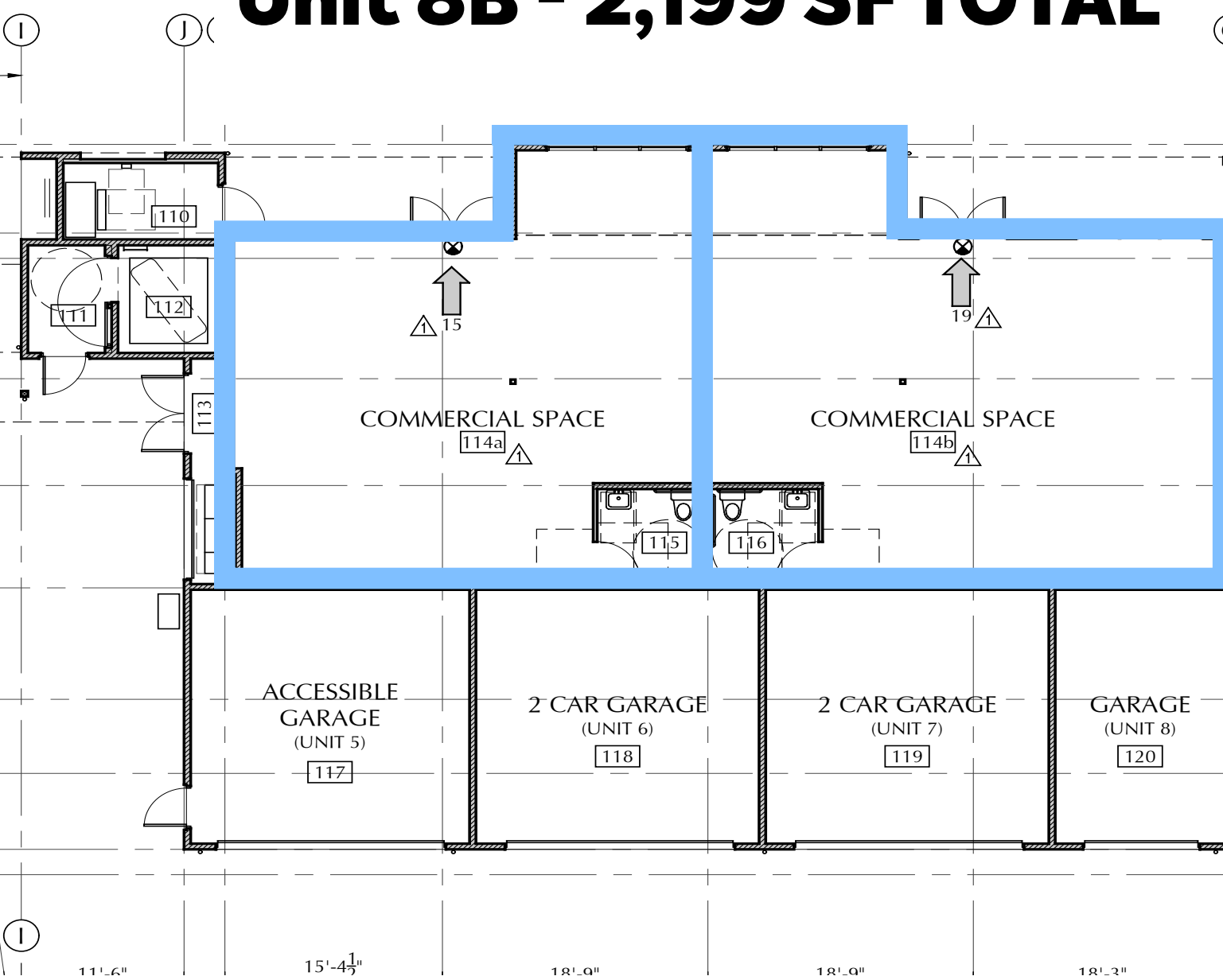
Unit 8A - 2,976 SF *Divisible*
 Unit 8B - 2,199 SF *Divisible*
 Unit 8C - 2,182 SF *Divisible*



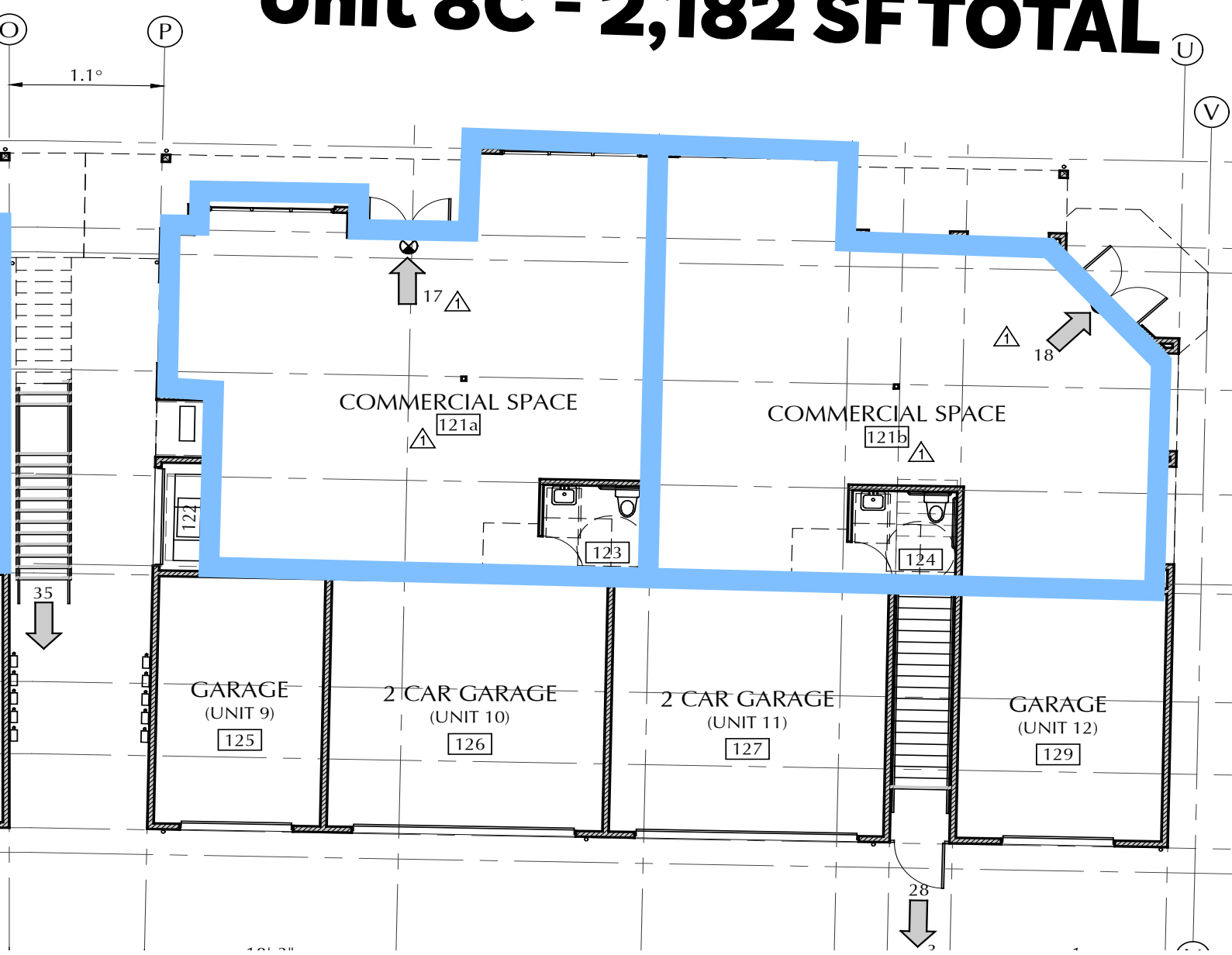
Unit 8A - 2,976 SF TOTAL



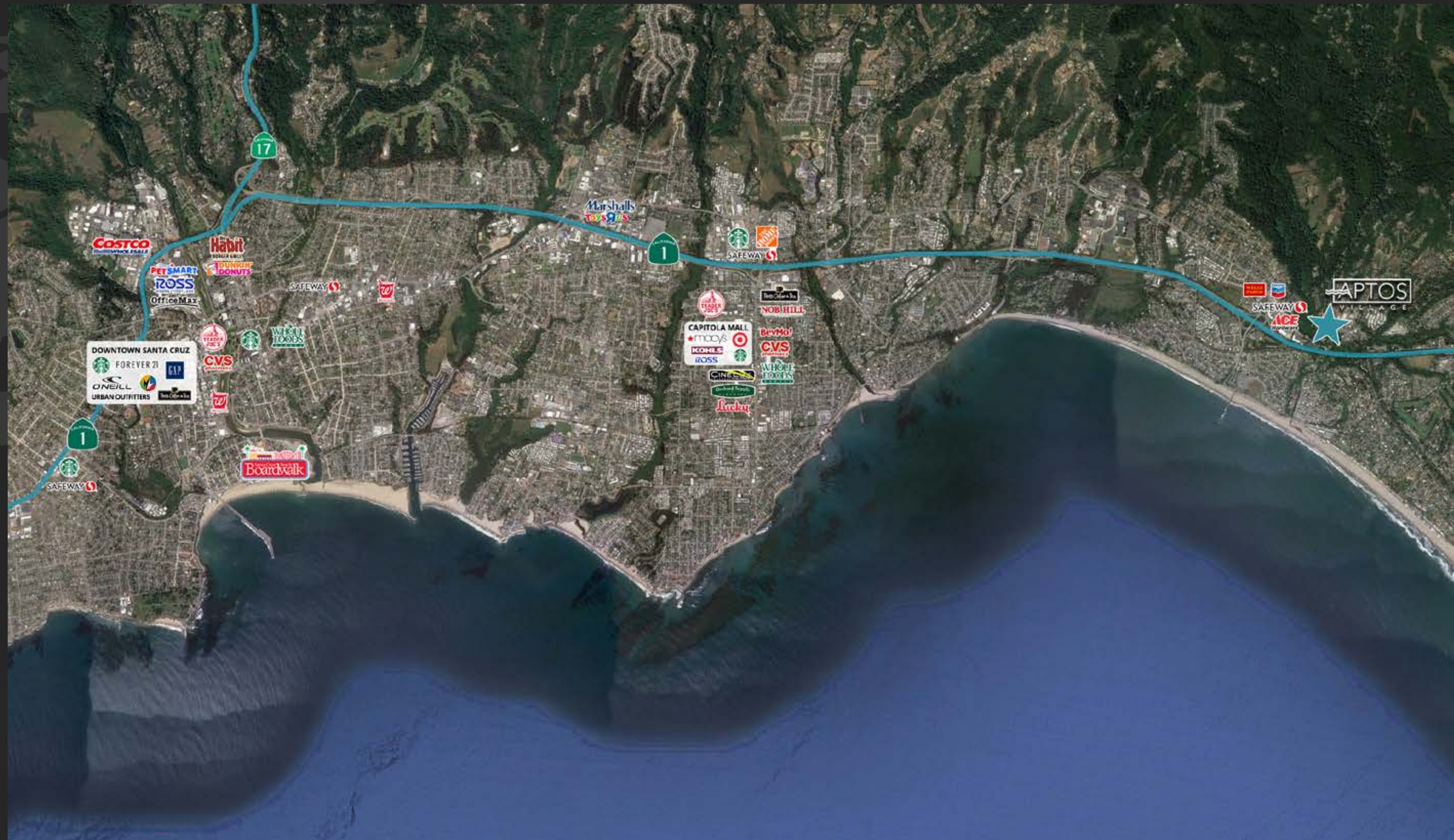
Unit 8B - 2,199 SF TOTAL



Unit 8C - 2,182 SF TOTAL

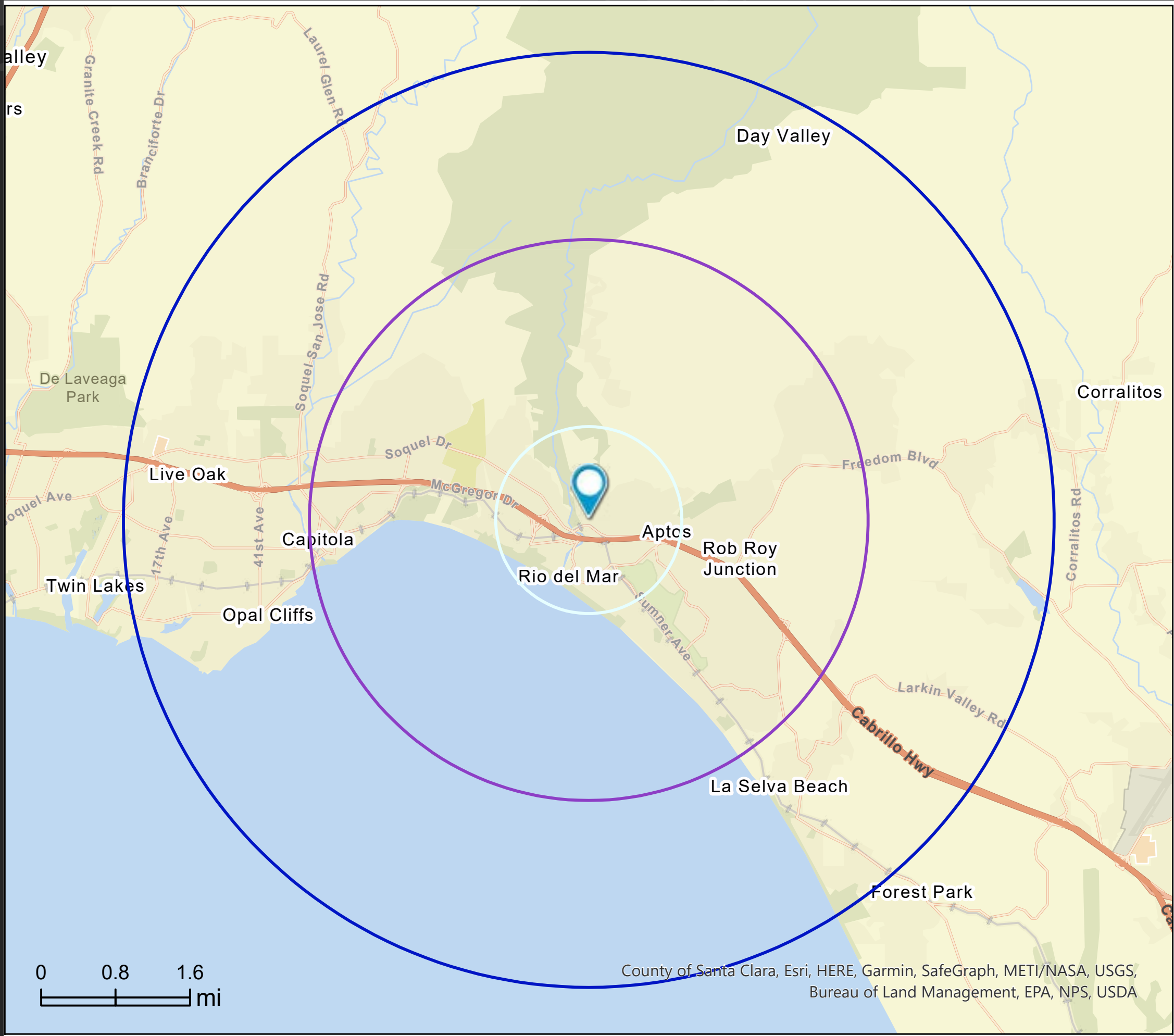


TRADE AREA MAP

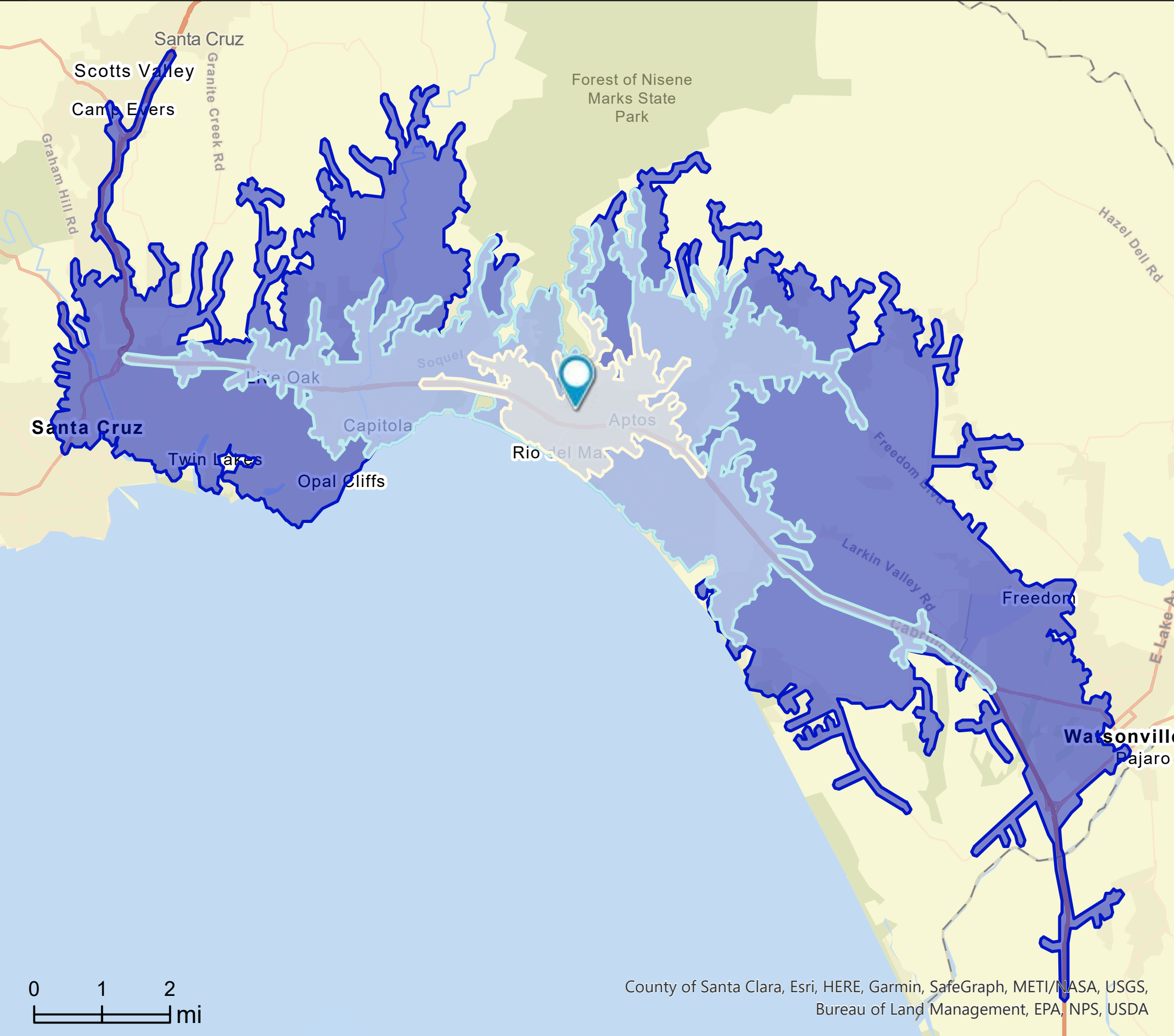


RADIUS MAPS

1, 3, 5 mile radius



5, 10, 15 minute drive time radius



GRAPHIC PROFILE

MILE INFORGRAPHICS

1 MILE



3 MILES



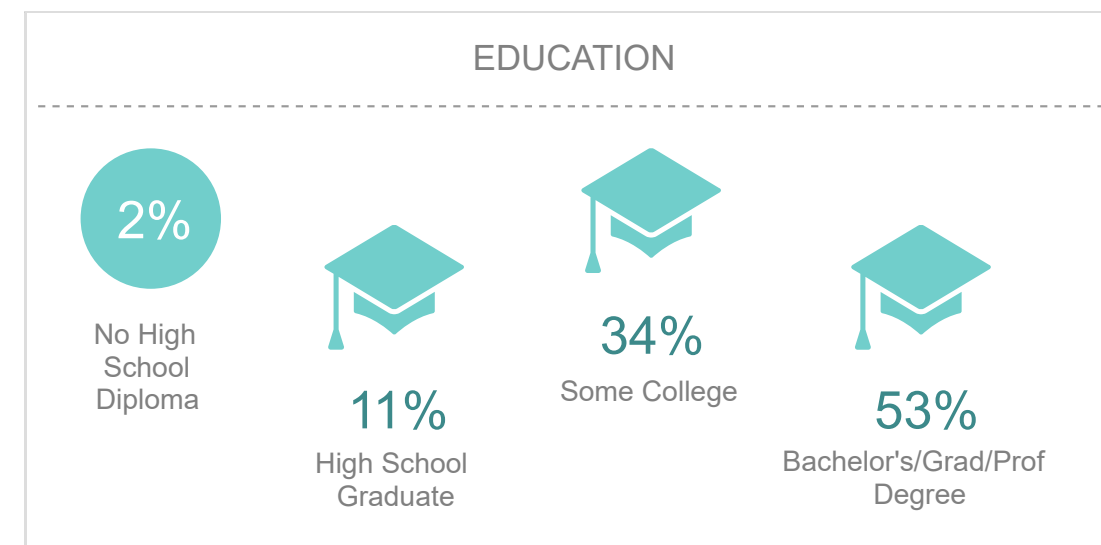
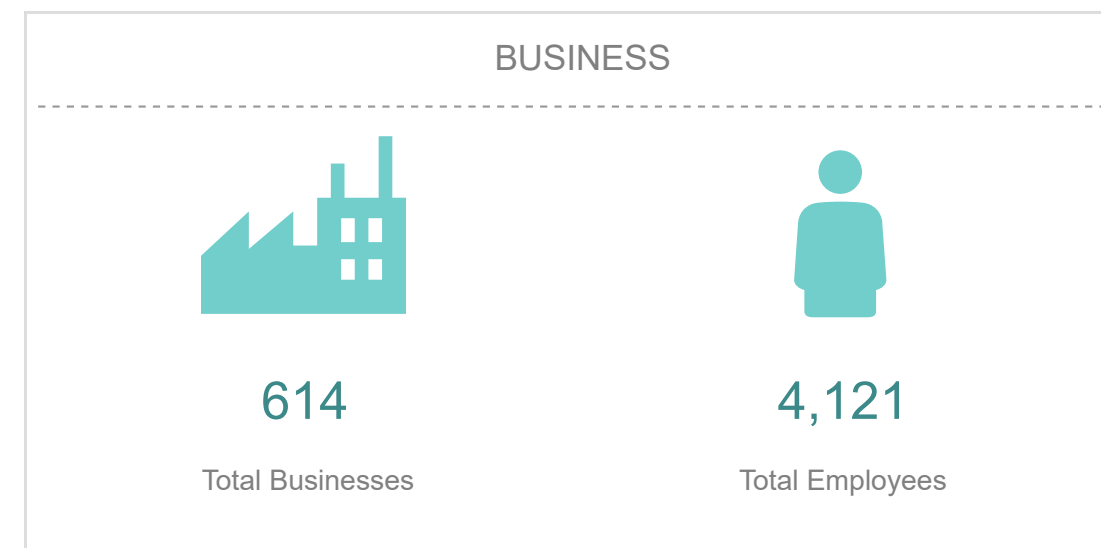
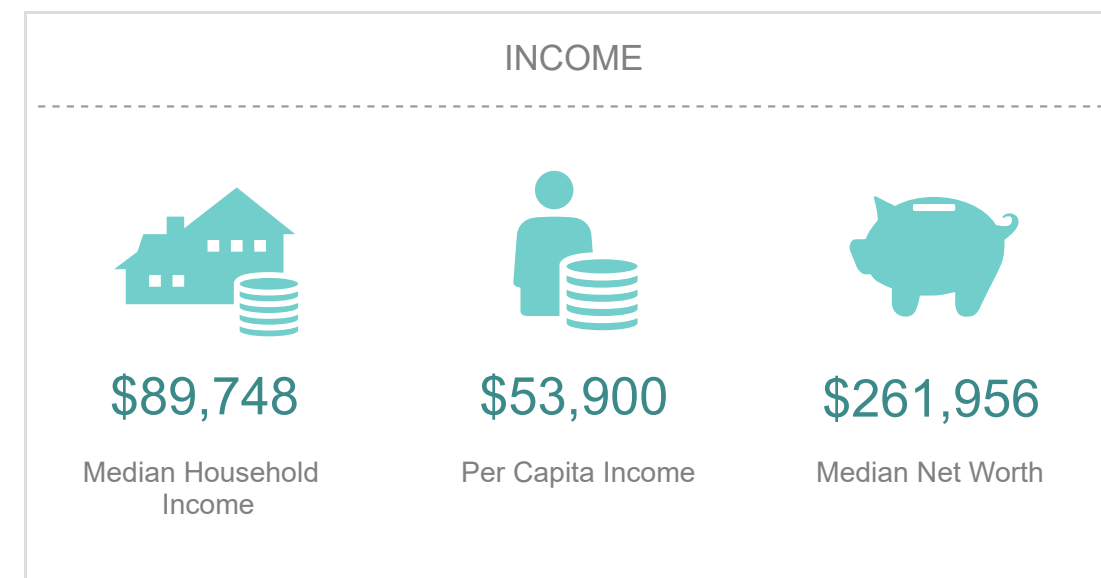
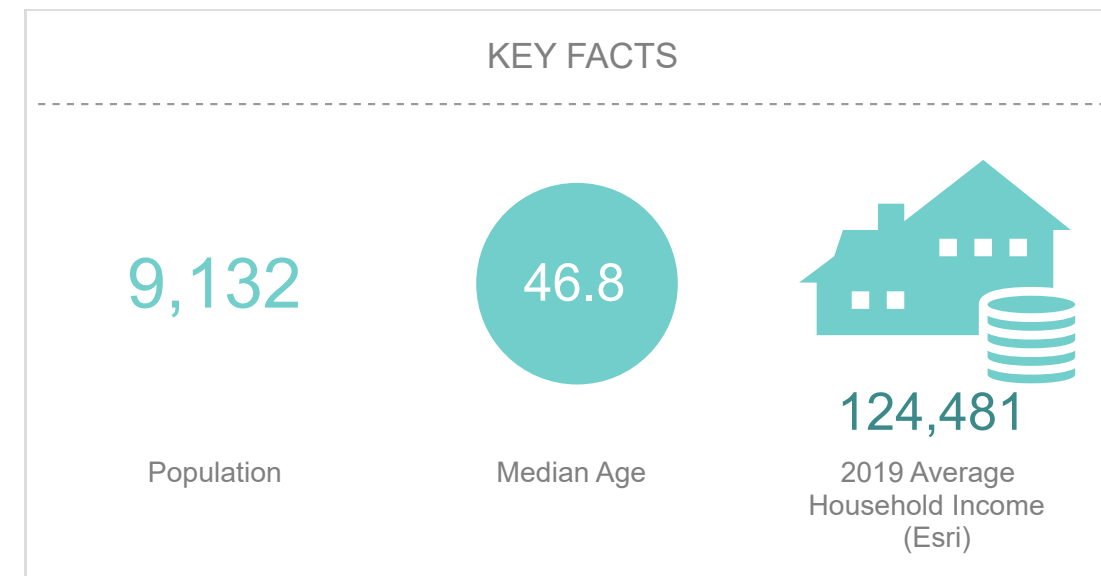
5 MILES



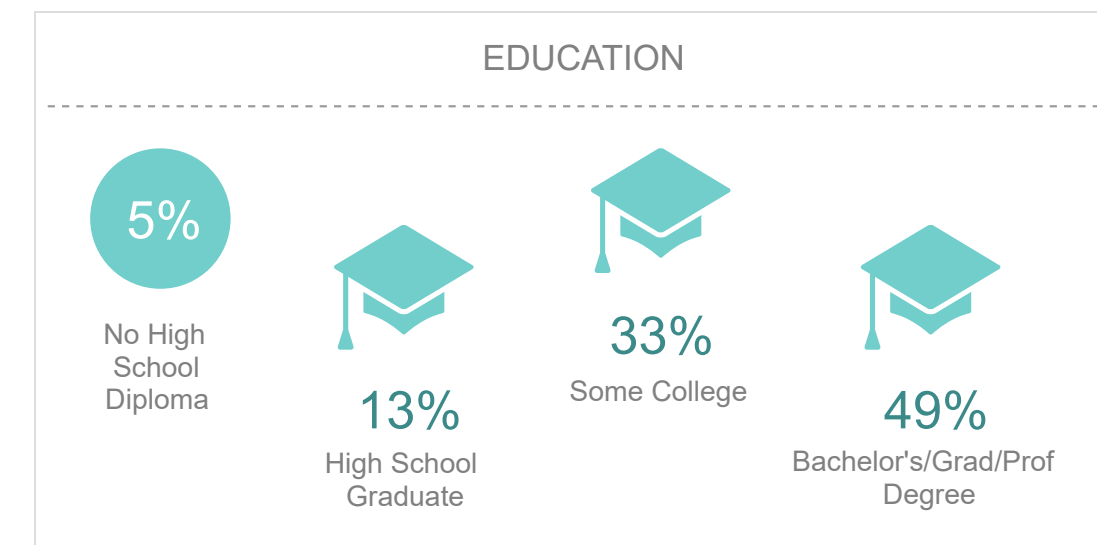
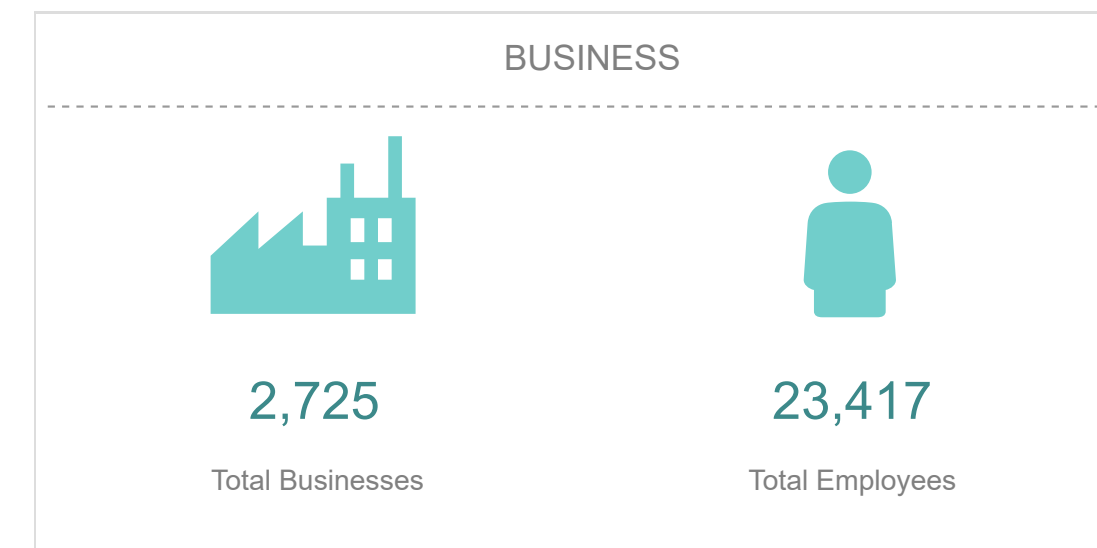
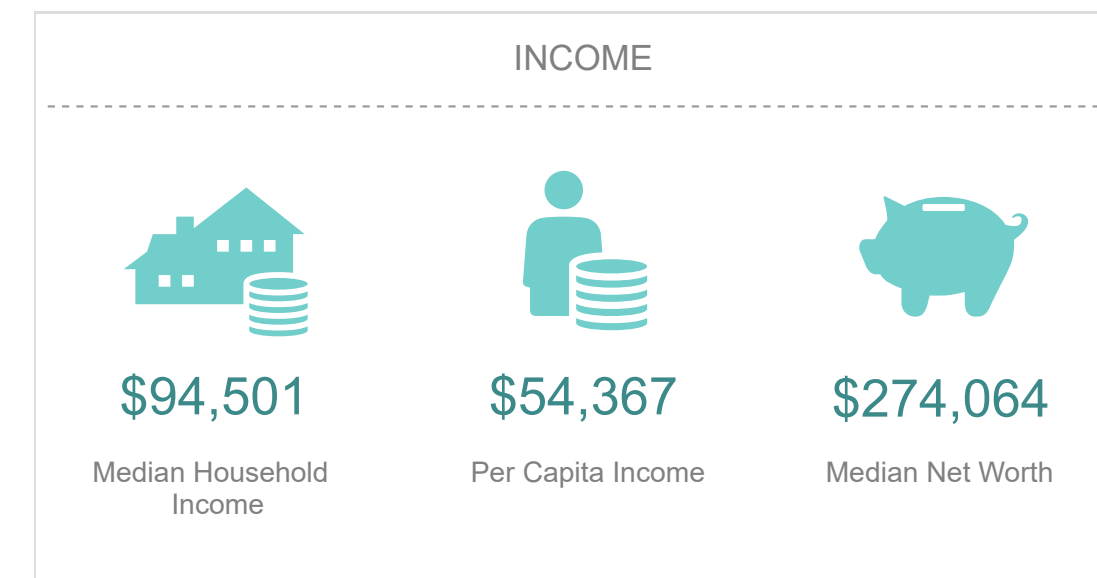
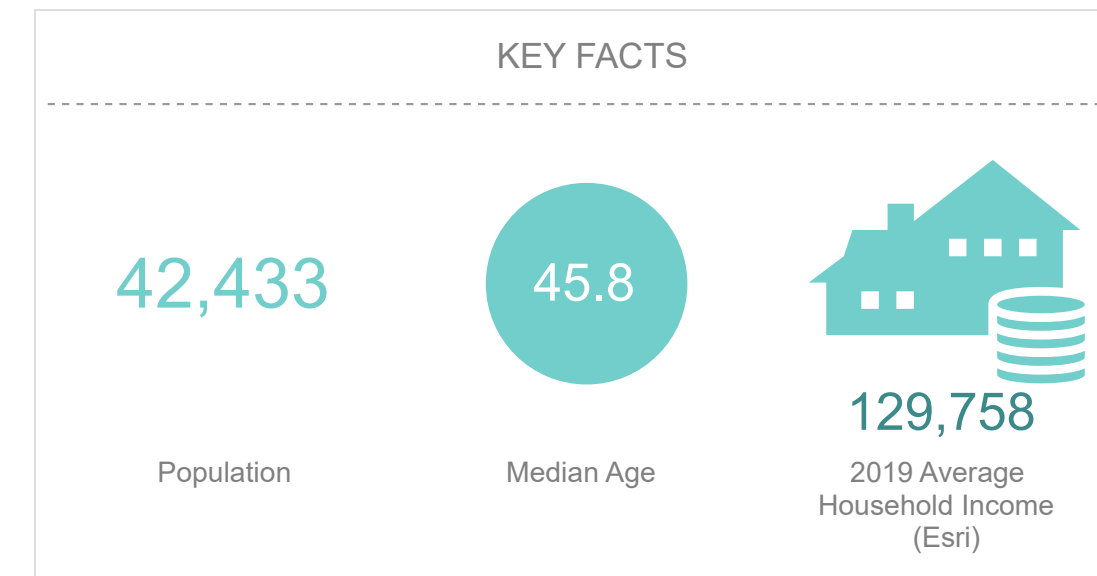
GRAPHIC PROFILE

RADIUS INFORGRAPHICS

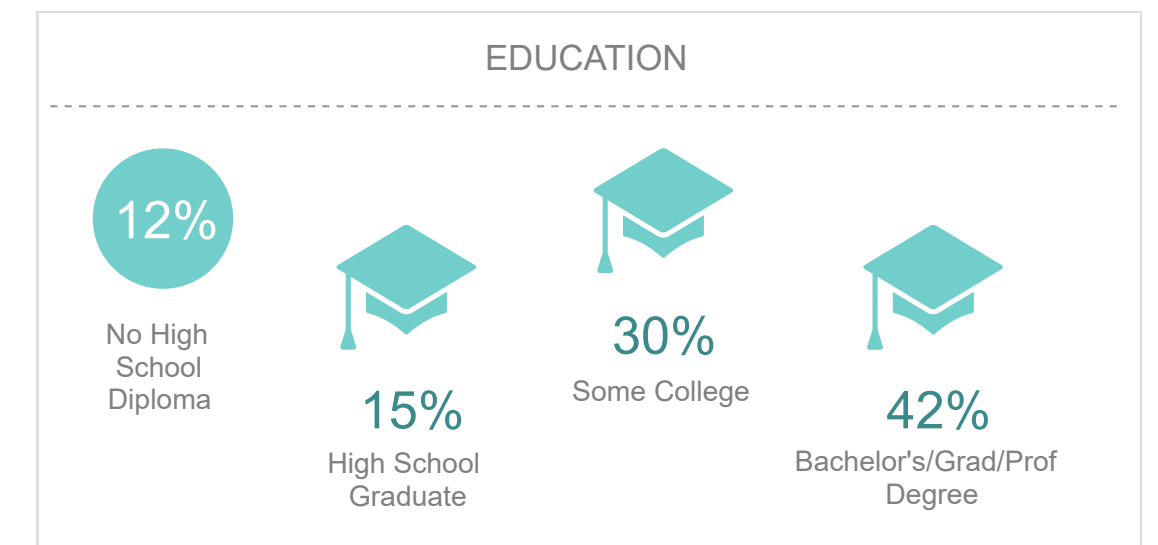
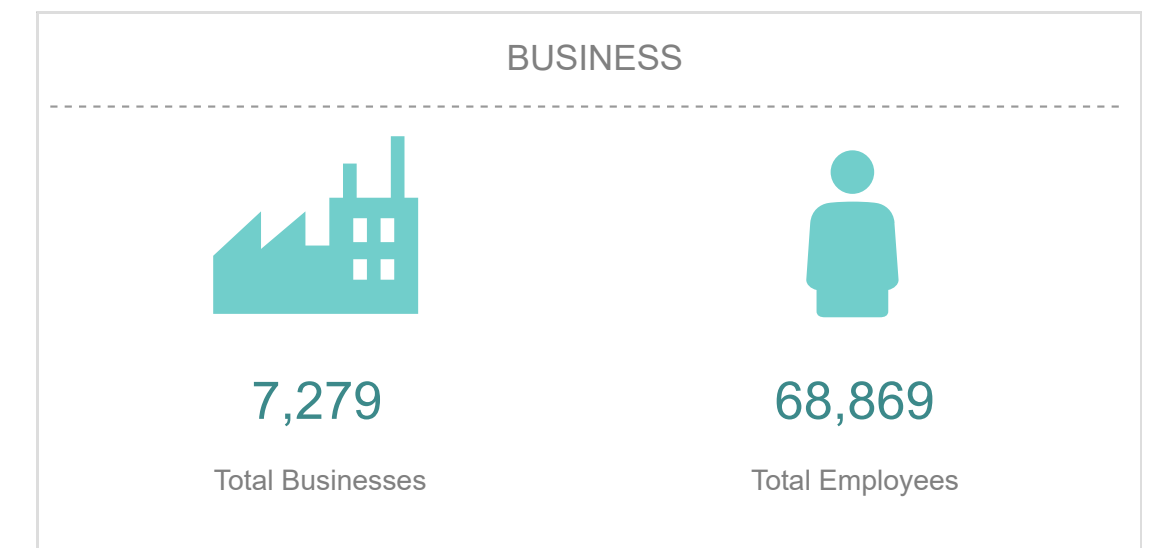
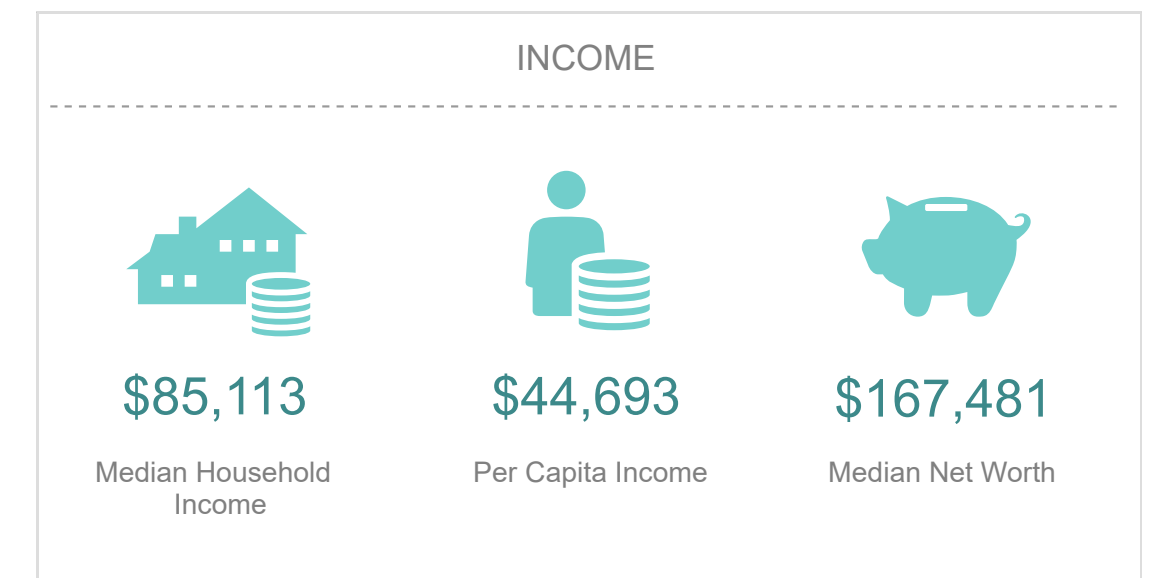
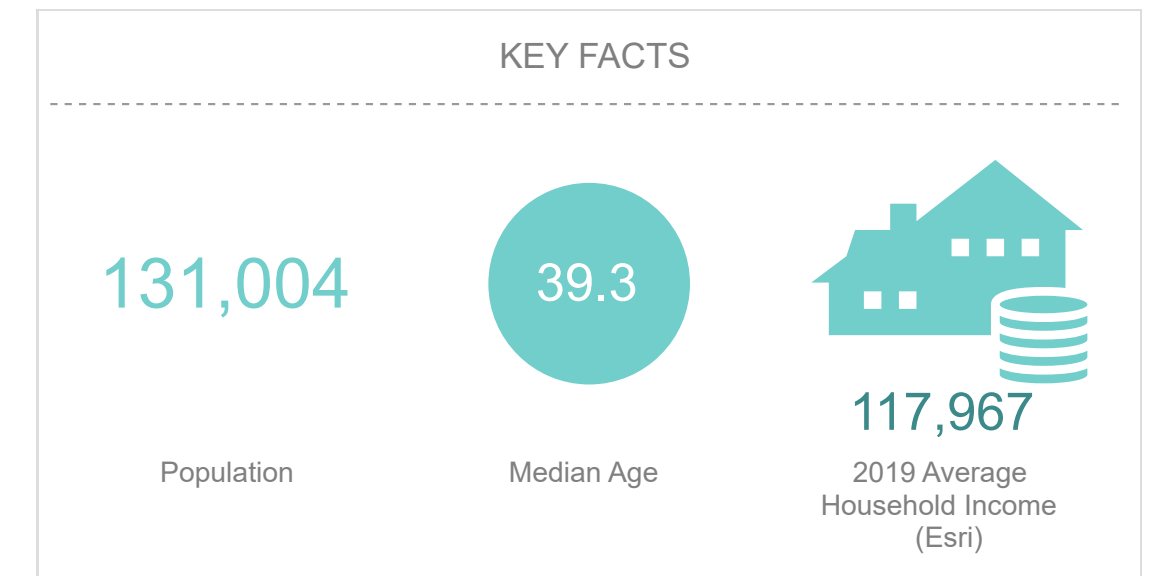
5 MINUTES



10 MINUTES



15 MINUTES



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