

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 2024.

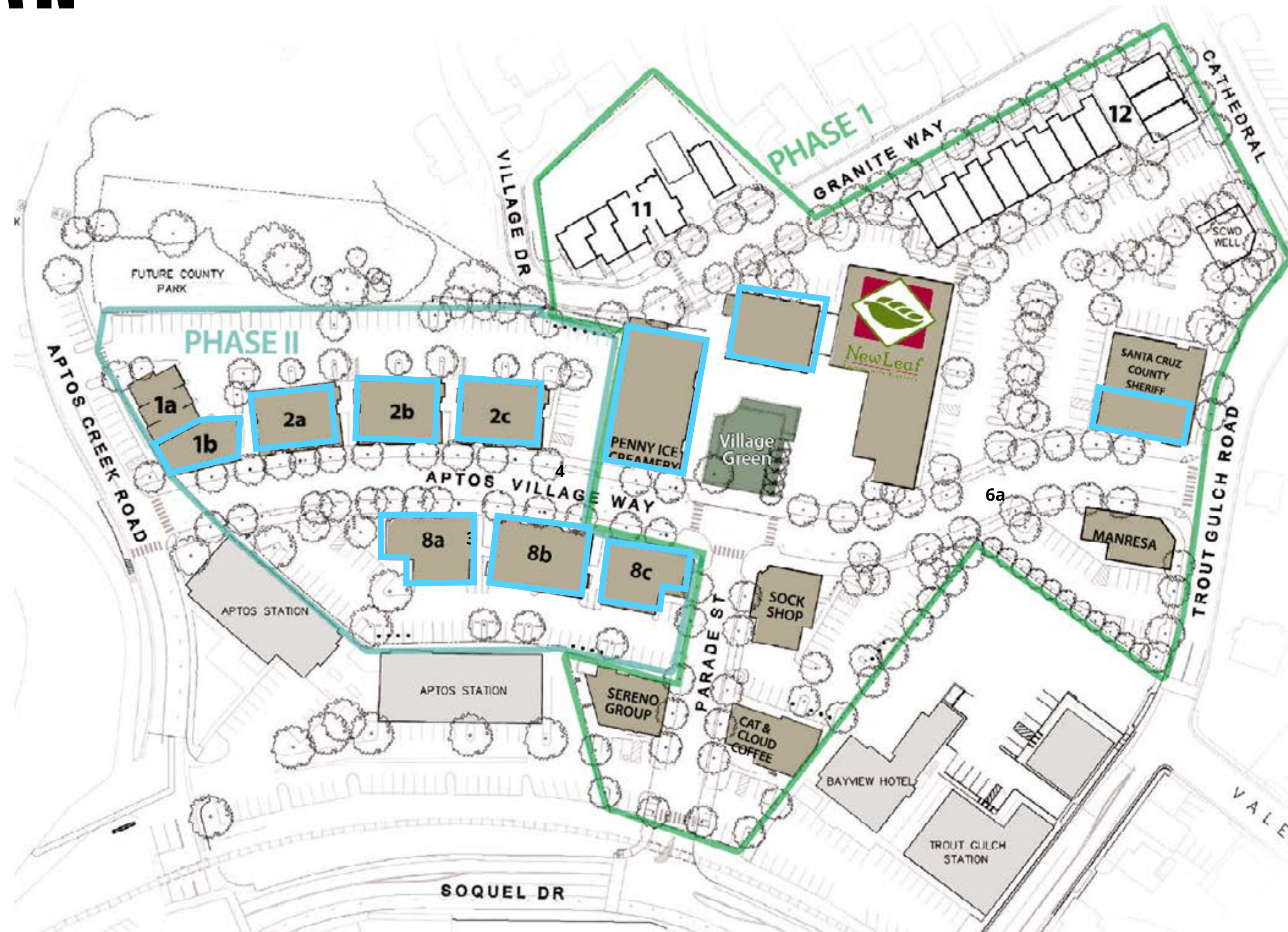


PROPERTY HIGHLIGHTS



- 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

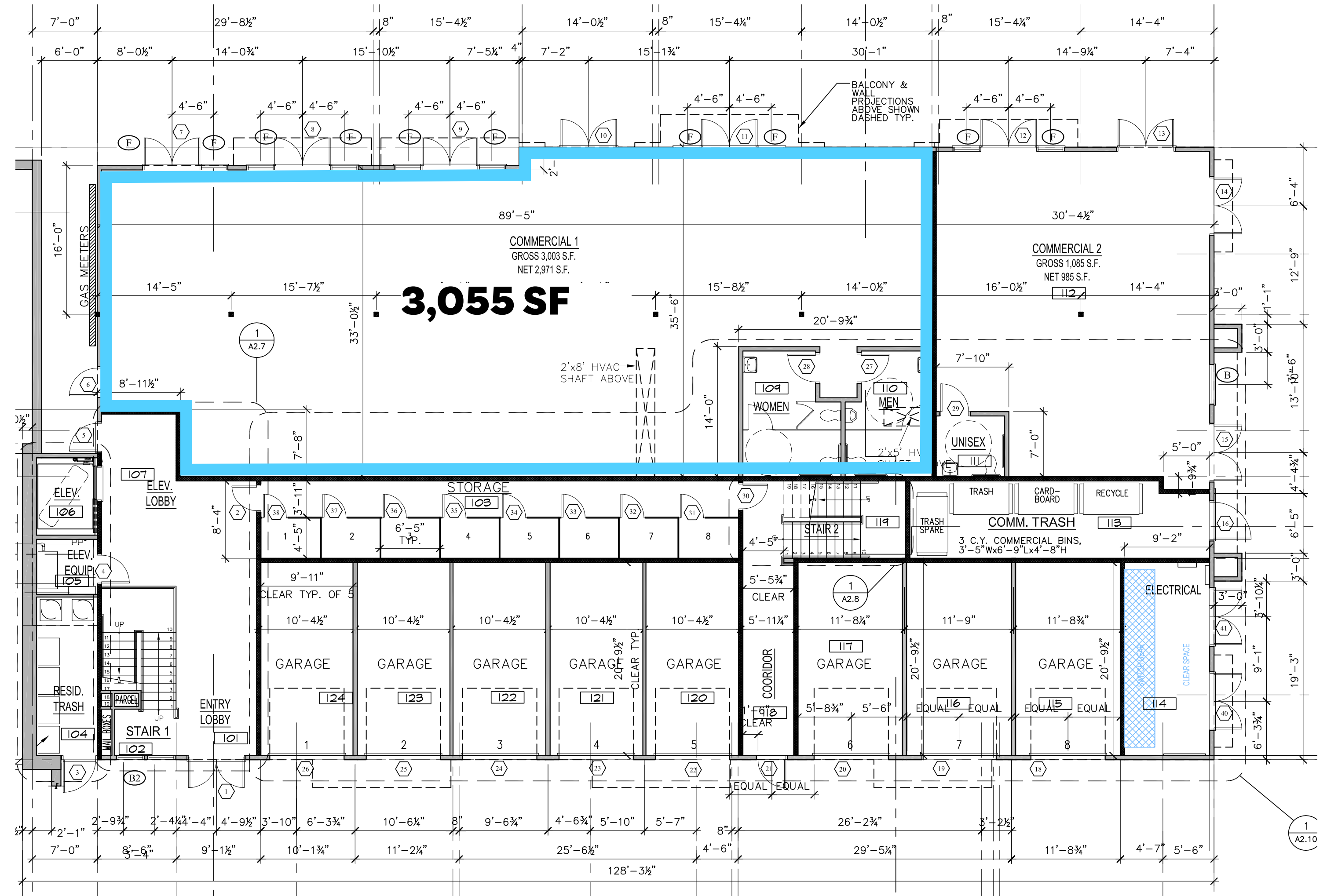
BUILDING 4 Suite 307 - 1,119 SF
Office Suites
Lease Only

BUILDING 6A 3,348 SF

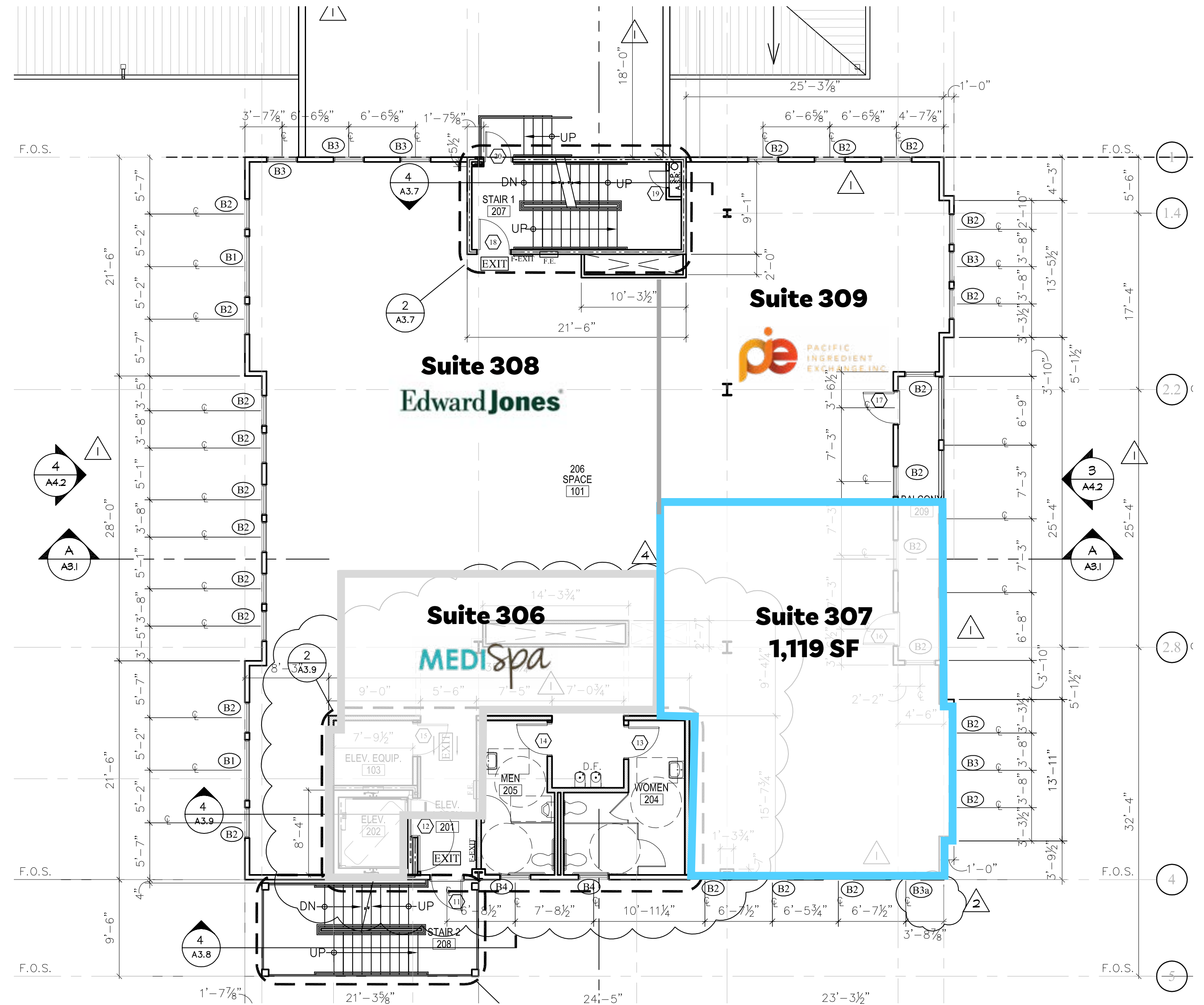


BUILDING 3 AVAILABLE SPACE

3,055 SF

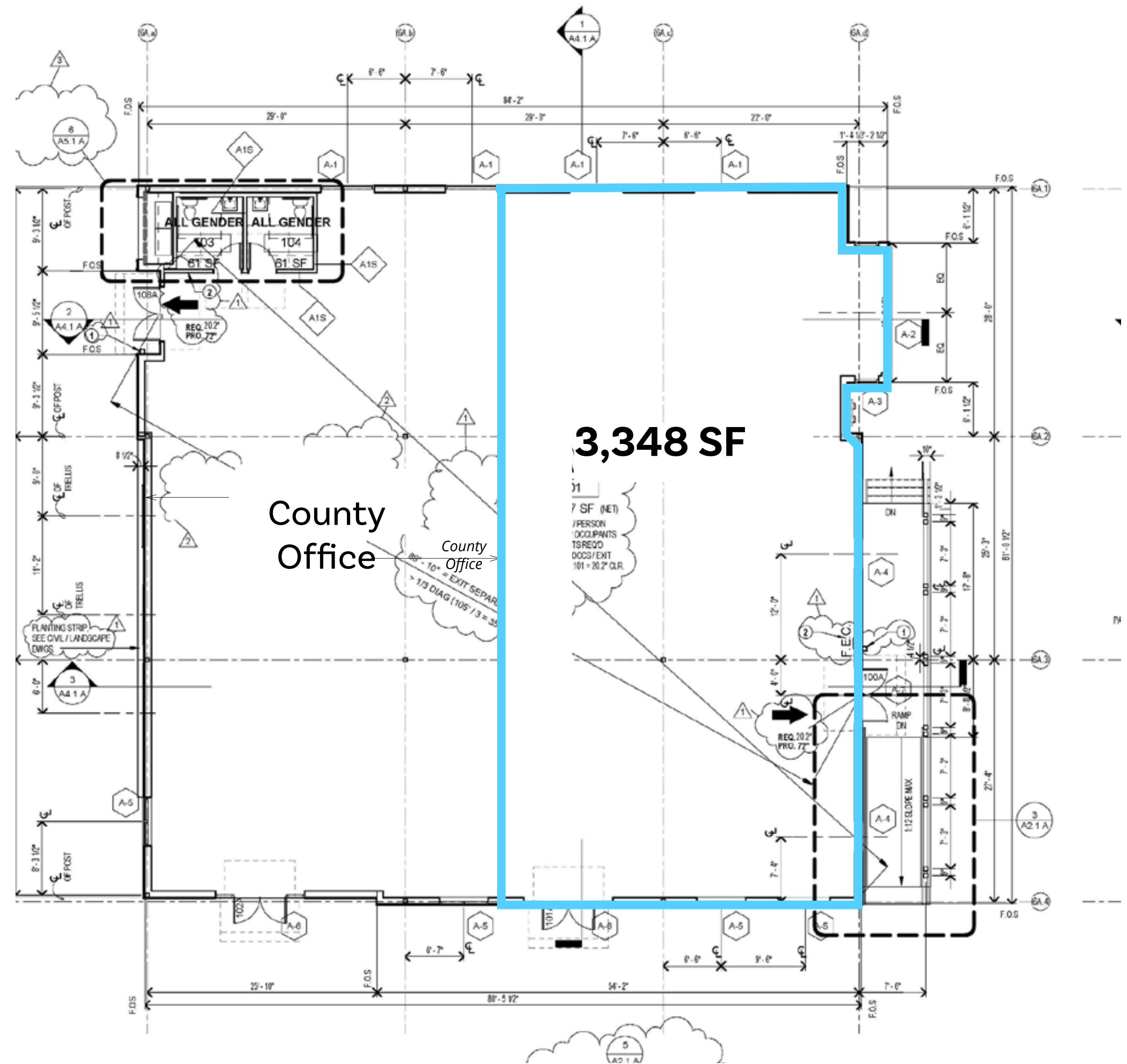


Suite 307 - 1,119 SF
3rd Floor Office Suite
Lease Only



BUILDING 6 AVAILABLE SPACE

3,348 SF

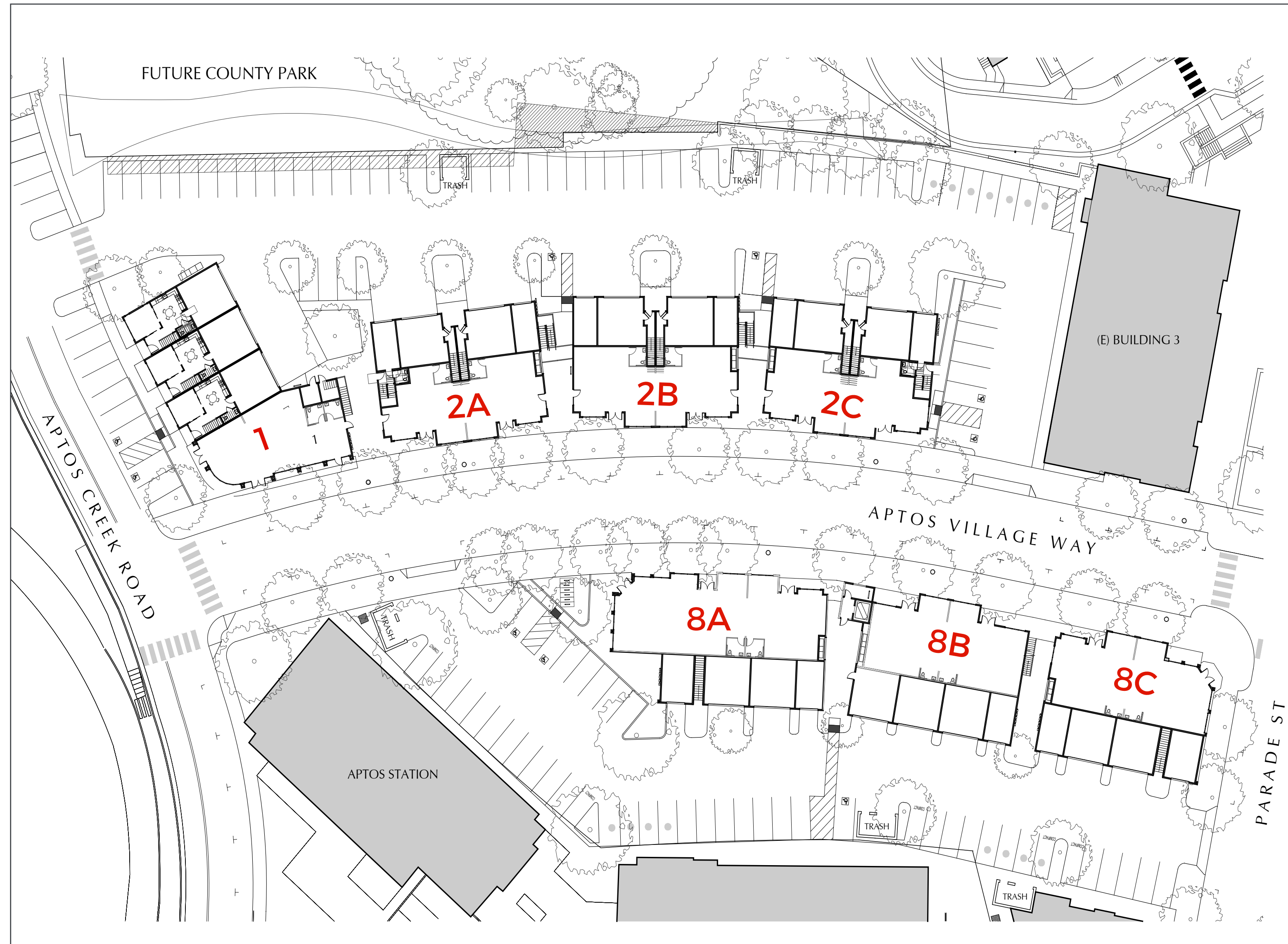


PHASE II

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

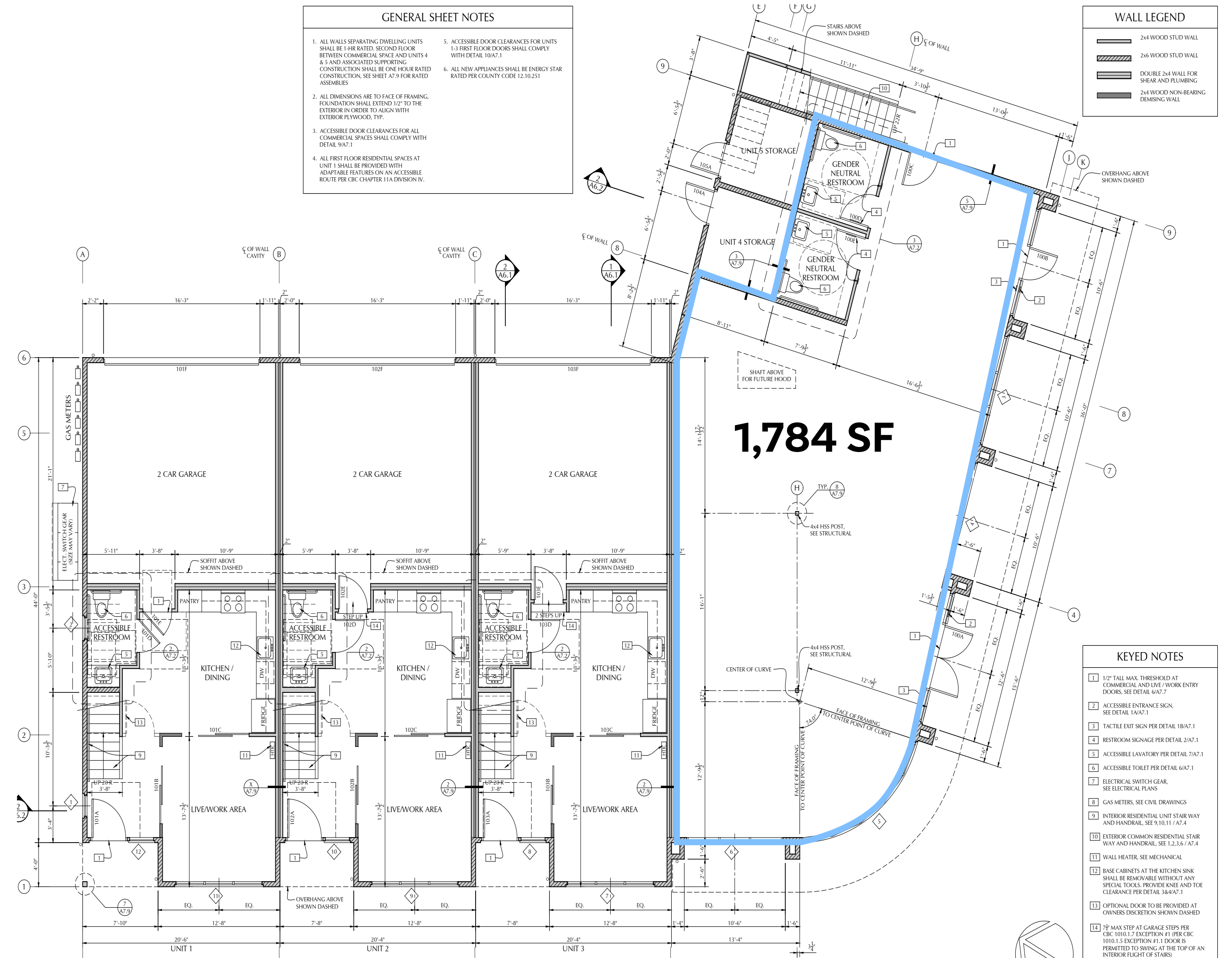
BUILDING 8 Unit 8A - 2,976 SF Divisible
Unit 8B - 2,199 SF Divisible
Unit 8C - 2,182 SF Divisible



BUILDING 1

AVAILABLE SPACE

1,784 SF



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

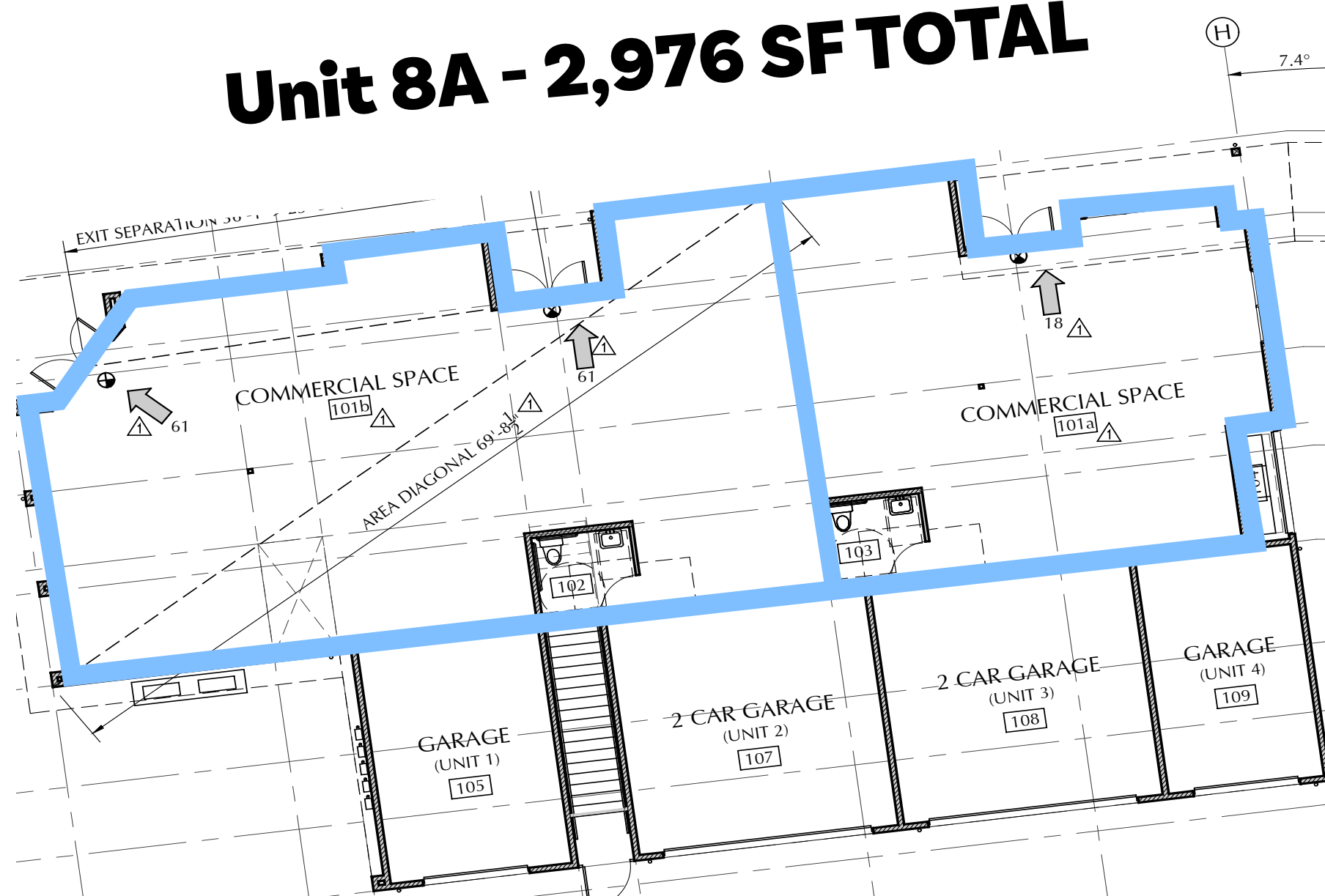
BUILDING 8

AVAILABLE SPACE

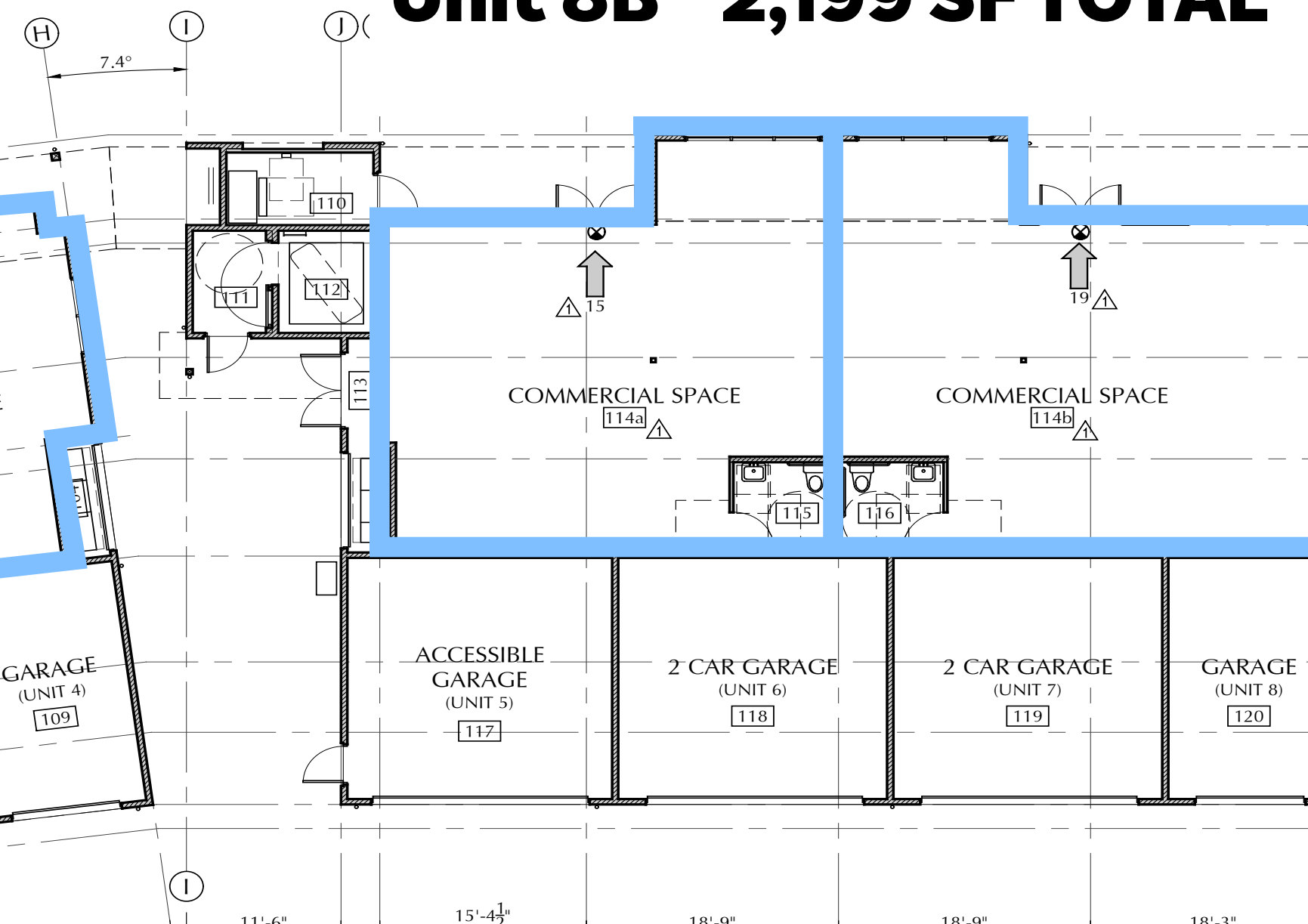
Unit 8A - 2,976 SF **Divisible**
 Unit 8B - 2,199 SF **Divisible**
 Unit 8C - 2,182 SF **Divisible**



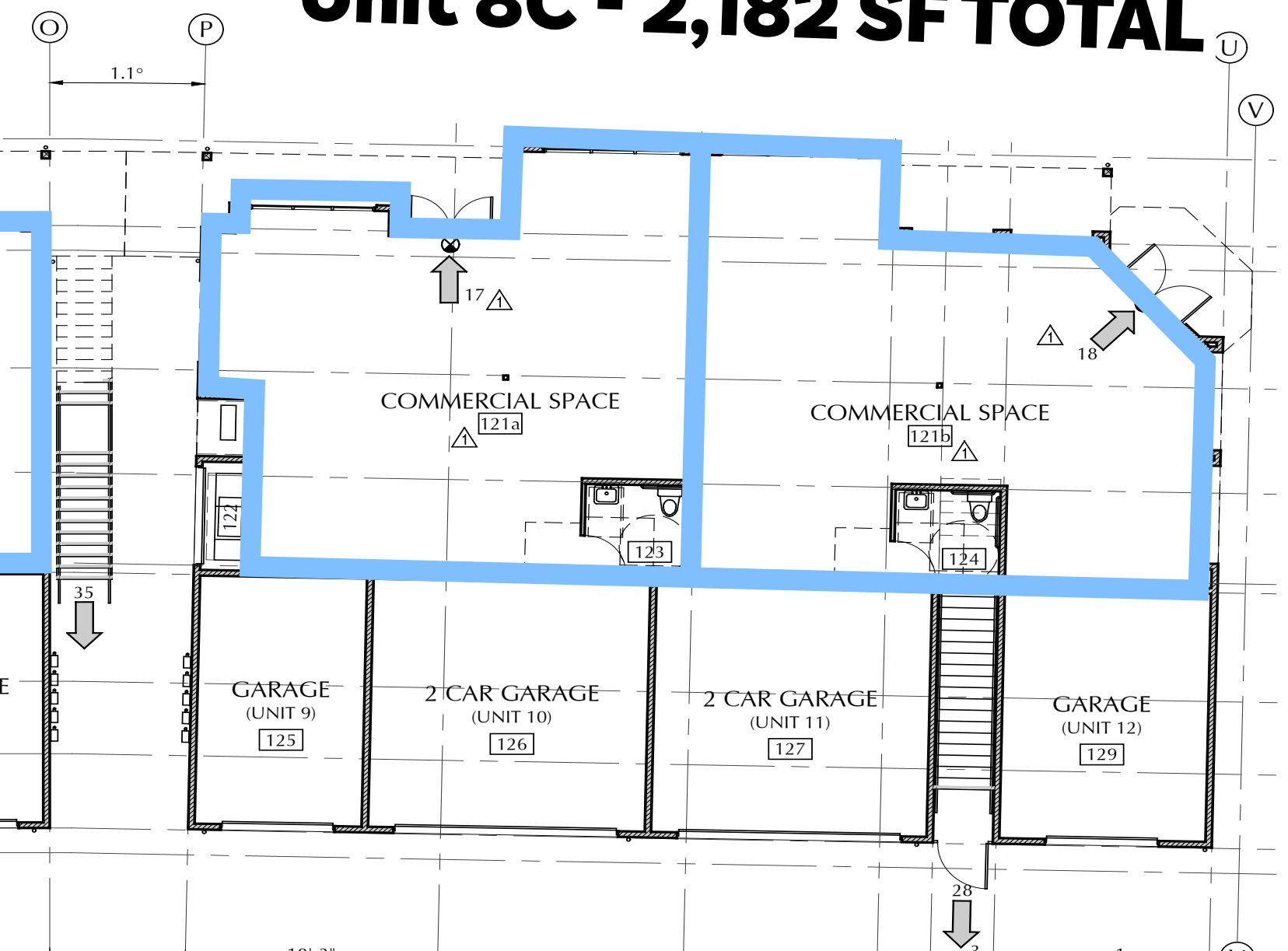
Unit 8A - 2,976 SF TOTAL



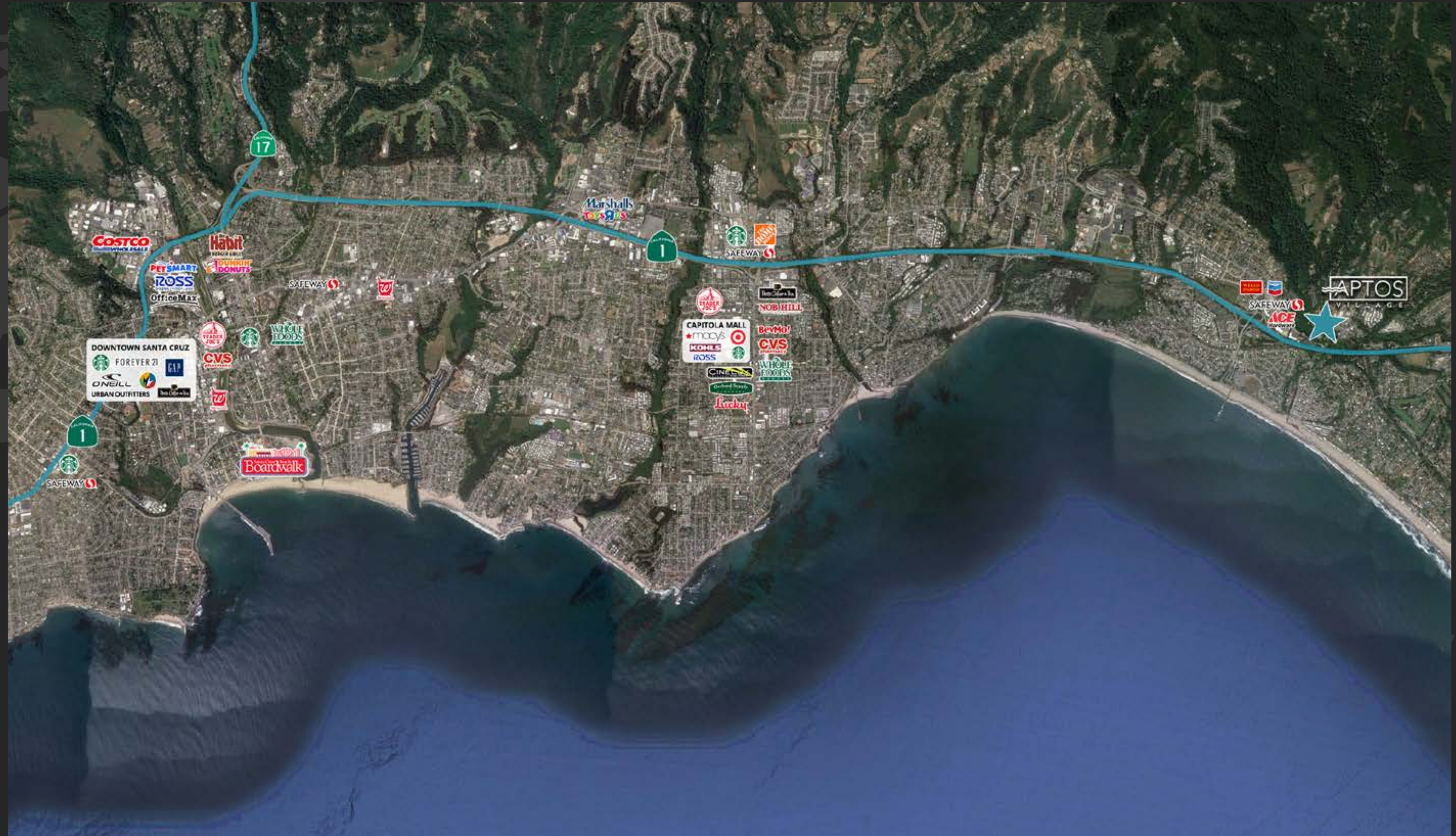
Unit 8B - 2,199 SF TOTAL



Unit 8C - 2,182 SF TOTAL

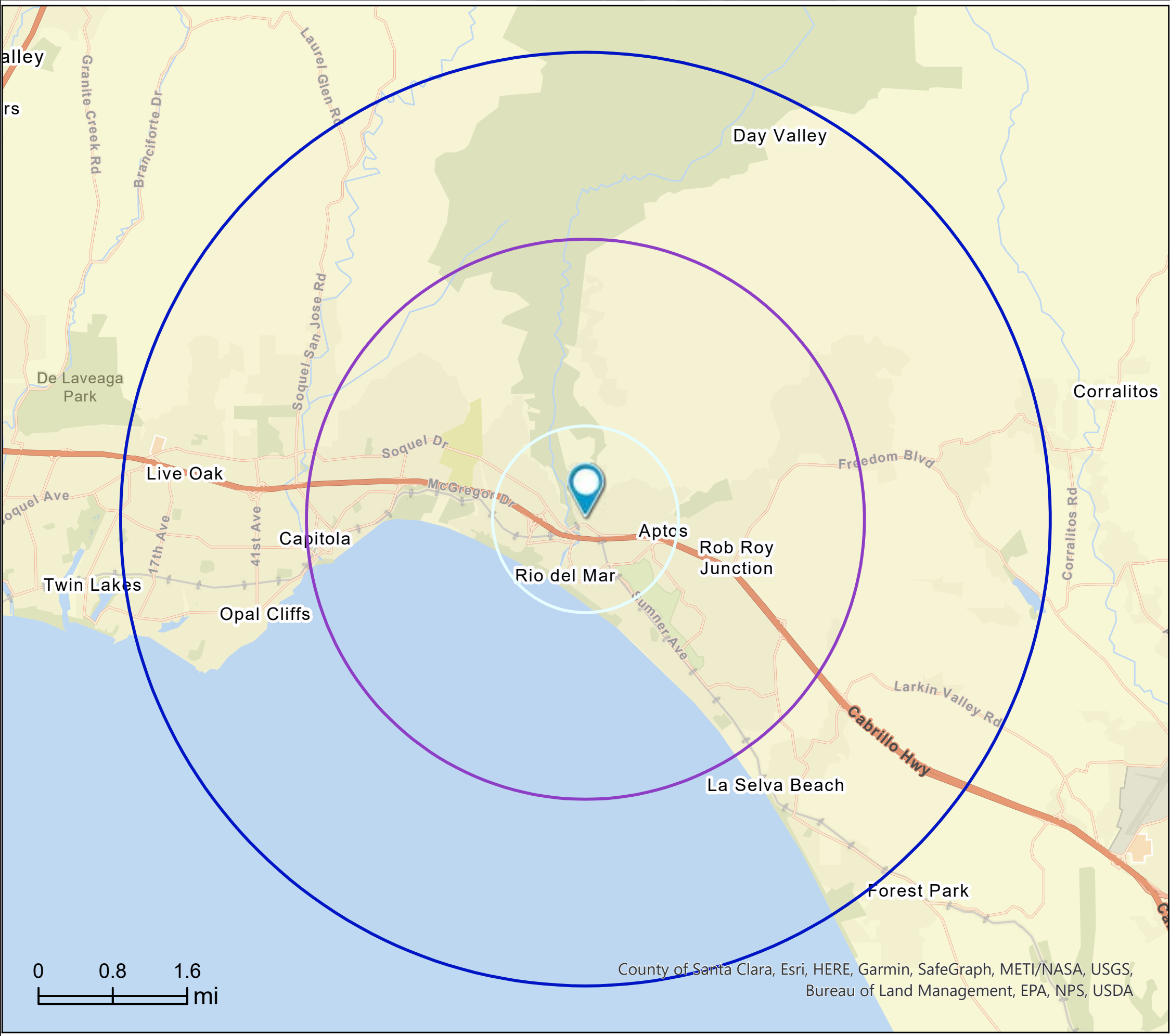


TRADE AREA MAP

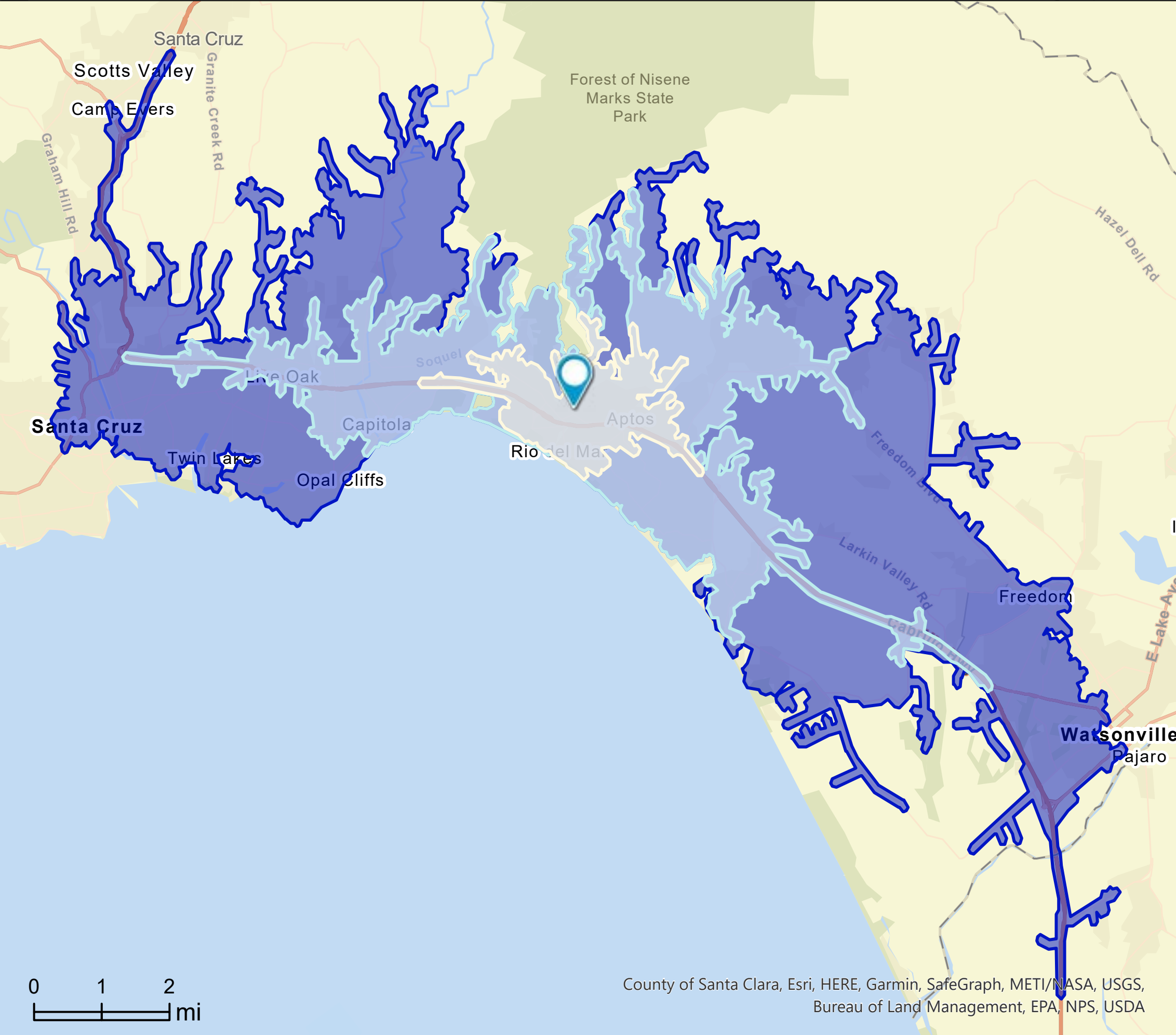


RADIUS MAPS

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

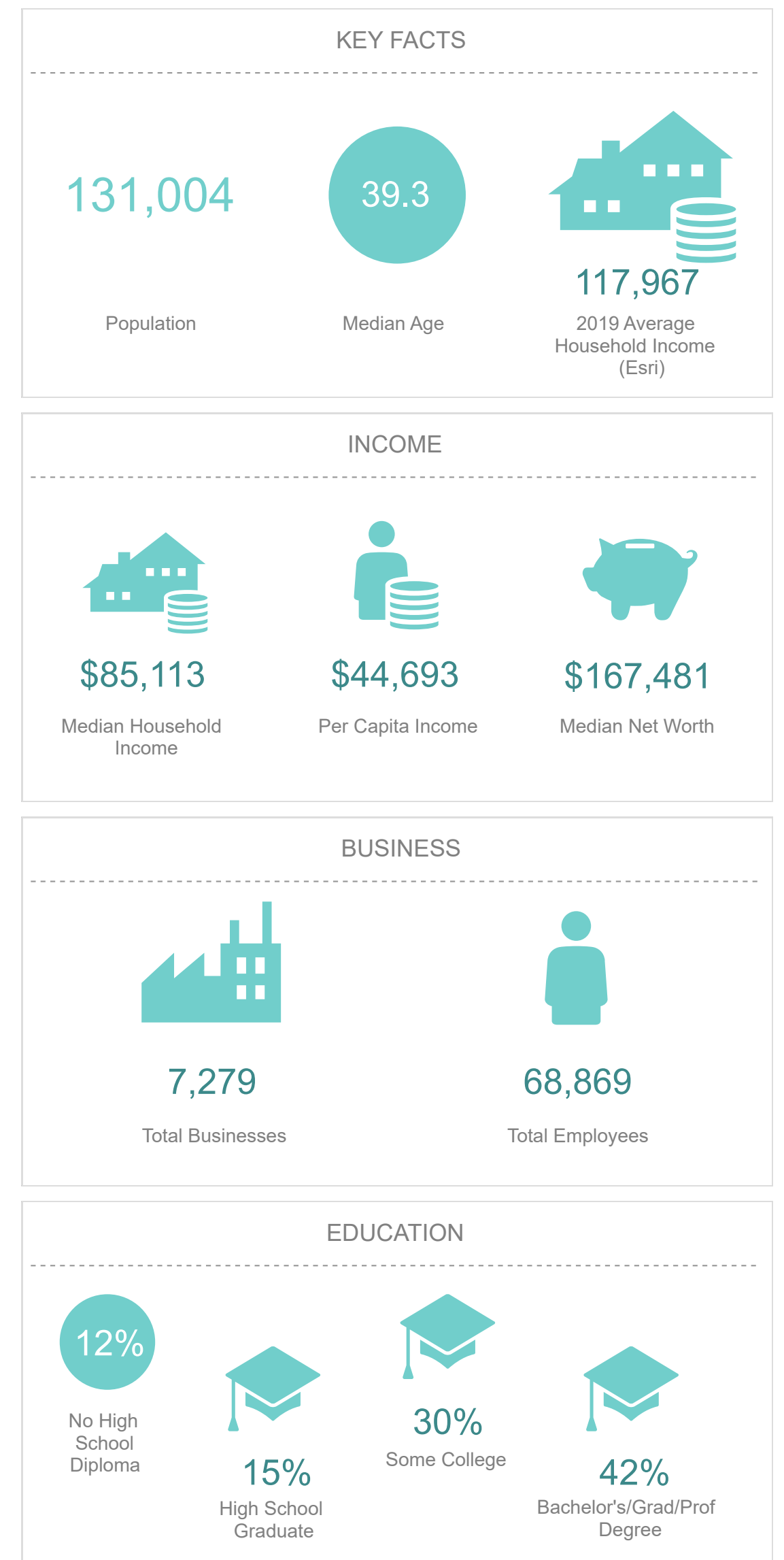
5 MINUTES



10 MINUTES



15 MINUTES



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