

1955 41ST AVE. CAPITOLA, CA

FOR LEASE

CAPITOLA CONVENIENCE CENTER

\$3.50 PSF NNN



Sherman & Boone
REAL ESTATE

The purpose of this brochure is to provide information for those who may have interest in the property presented for sale. The information here comes from sources deemed reliable. Neither the seller nor Sherman & Boone can guarantee it and it is not a substitute for due diligence investigation. All information should be verified prior to purchase. Property to be shown by appointment only.

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HIGHLIGHTS

- Prime retail space available in a Ross-anchored shopping center
- Strategically located in the heart of Capitola
- Monument signage available for excellent visibility
- Ample on-site parking for customers and employees

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Clares St	Drway W	14,718	2026
41st Ave	Drway S	31,269	2026
41st Ave	Clares St S	45,502	2026



SUITE # B2

SIZE	2,019 SF
TERM	Negotiable
RENTAL RATE	\$3.50 PSF NNN
NNN	\$1.33 PSF / MONTH
SPACE USE	Retail or Service
AVAILABILITY	NOW!



AERIAL VIEW



SITE PLAN

