

Main Street Commercial Presents

# CLASSIC BUILDING IN THE HEART OF WATSONVILLE



14 EAST LAKE AVENUE

WATSONVILLE, CA

\$695,000



# PROPERTY SUMMARY

Great opportunity for either an investor or owner/operator here: A classic building in the heart of Watsonville's Central Business District with high vehicle and pedestrian traffic counts, plus convenient access to a public parking lot for customers and employees alike. The owner has invested an estimated \$120K-\$140K worth of TI's, repairs, and capital improvements into the building.

Since the property is located in the heart of the Downtown District, it falls under the Downtown Watsonville Specific Plan, which encourages compact development near transit to decrease automobile dependency, and provide additional guidance and plans to increasing multimodal access to and from the historic Downtown area.

Under a short range plan, you can repurpose the existing building for a broad range of uses ranging from a coffee-house to a brewery to retail and offices. Or go big out of the gates with a long-range plan to capitalize on the new density bonus programs and go vertical for a mixed-use development with commercial use at street level and up to 5 stories of residential units above. Possibilities for the future abound!



14 EAST LAKE AVENUE | WATSONVILLE, CA 95076

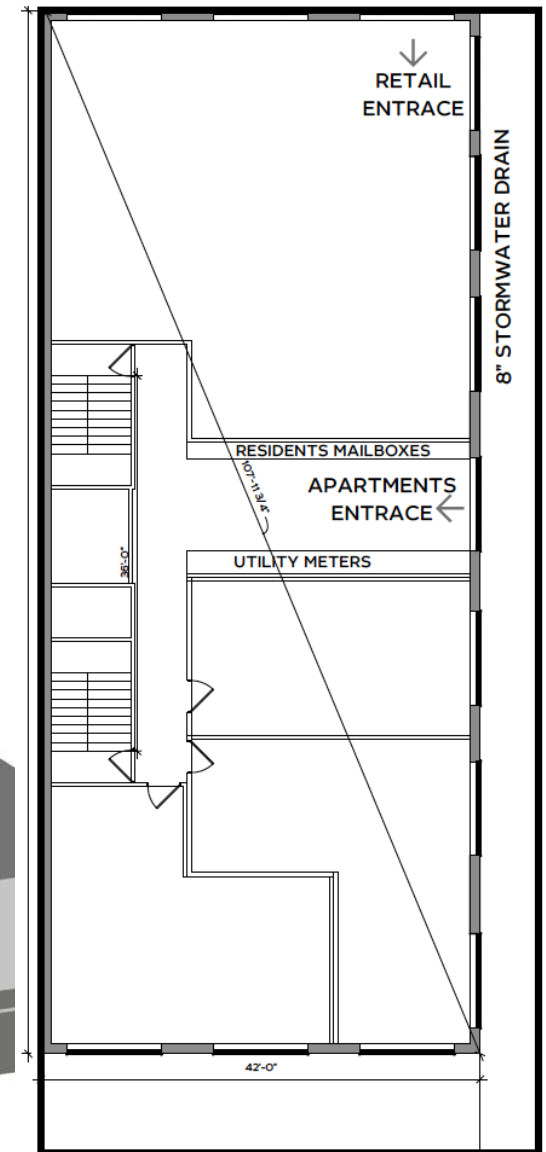
# PROPERTY HIGHLIGHTS

<b>Address:</b>	14 East Lake Avenue, Watsonville
<b>Parcel Number:</b>	017-022-47
<b>Parcel Size:</b>	0.10 AC/ 4,225 SqFt
<b>Total SF:</b>	4,200 SqFt
<b>Price Per SF</b>	\$165.48
<b>Price Per LSF</b>	\$164.50
<b>Lease Type</b>	Gross
<b>Floors:</b>	1
<b>Year Built:</b>	1948
<b>Zoning:</b>	CCA
<b>Parking Spaces:</b>	Street Parking & Rear Parking Shared w/ Neighbor
<b>Existing Building:</b>	<ul style="list-style-type: none"><li>• Street-facing Showroom with High foot traffic</li><li>• Multiple deliniabile spaces provide the opportunity for subletting</li><li>• Rear attached Warehouse</li><li>• New Custom Floor Inlay</li><li>• Private Manager's office</li><li>• Attic Space</li><li>• New Lighting installed</li></ul>



Located within the Downtown Watsonville Specific Plan, this property supports compact development near transit, promoting reduced automobile dependency, and provides guidance for enhancing multimodal access to and from the historic Downtown area.

The property offers flexible usage options under a short-range plan, including possibilities for a coffeehouse, brewery, retail, or office space. For those looking to maximize their investment, a long-range plan allows for repurposing the existing structure into a mixed-use development, featuring commercial space on the ground floor with the potential for up to five stories of residential units above.

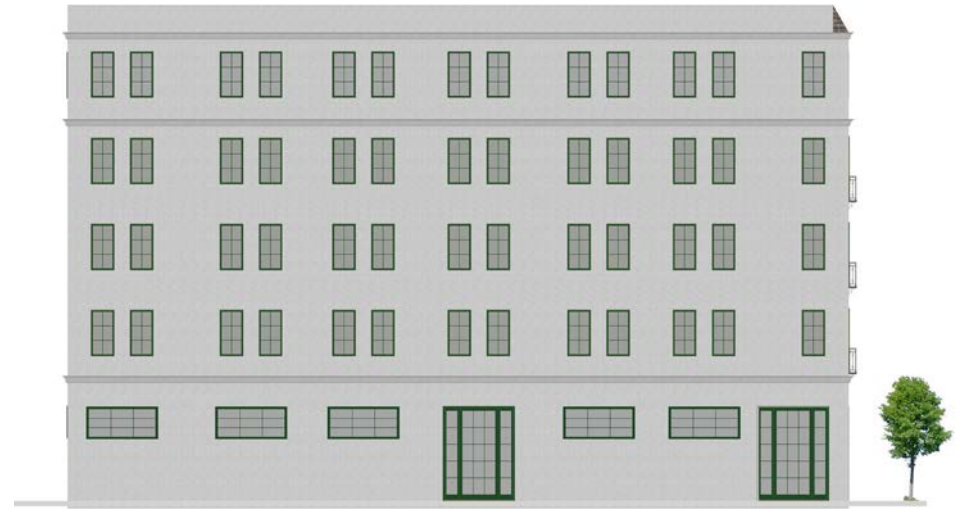


## ZONING & DEVELOPMENT POTENTIAL

**WEST  
ELEVATION**



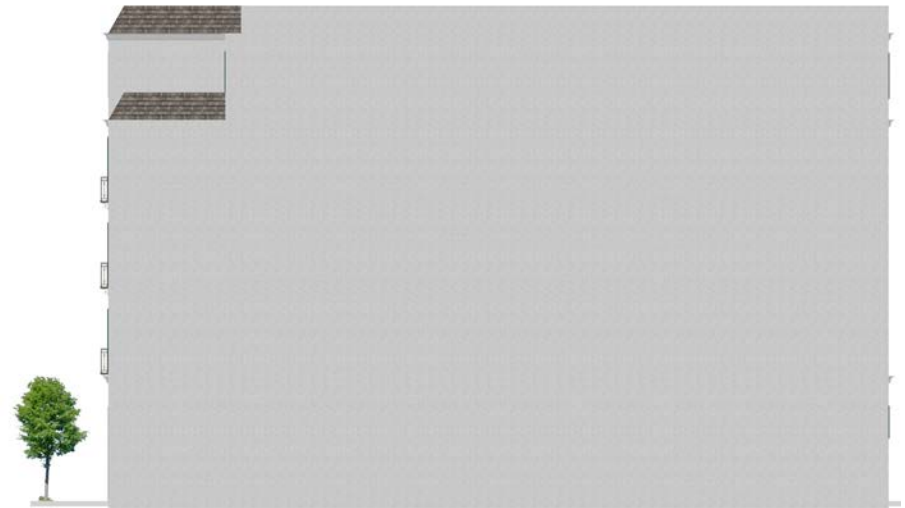
**NORTH  
ELEVATION**



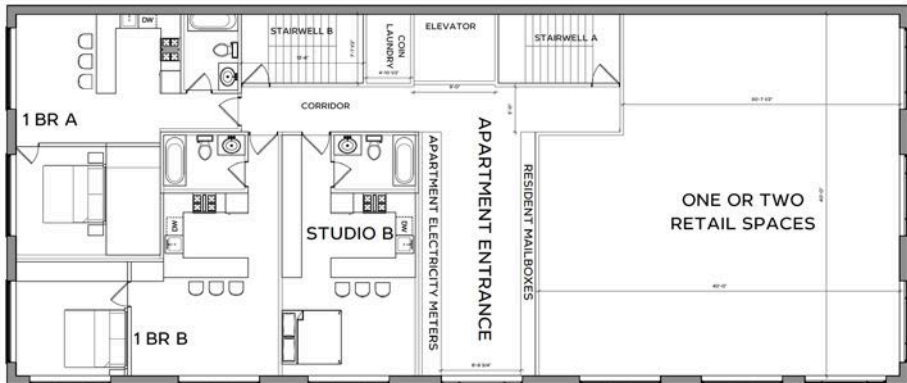
**EAST  
ELEVATION**



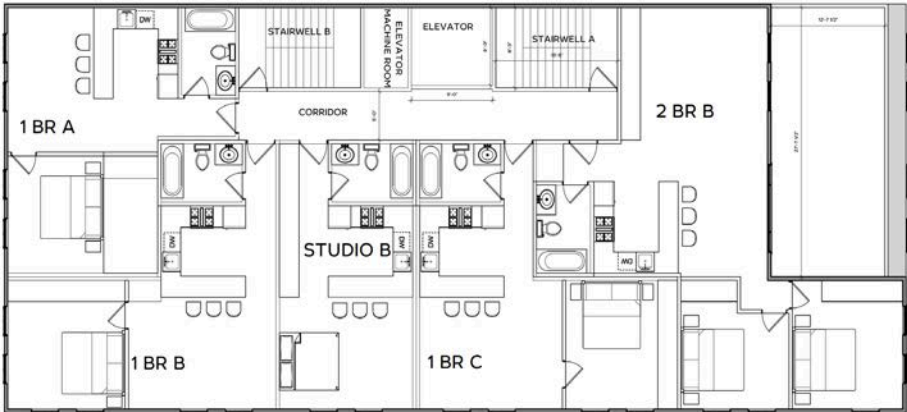
**SOUTH  
ELEVATION**



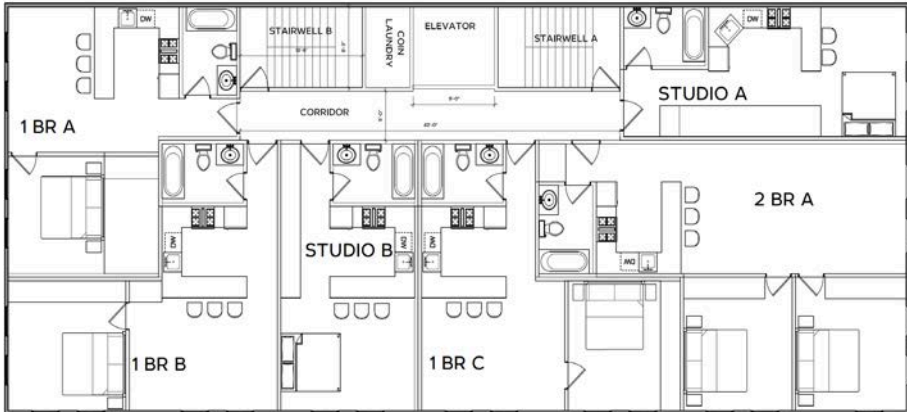
# POTENTIAL FLOORPLANS



**GROUND FLOORPLAN**



**FLOOR 5 PLAN**



**FLOOR 2-4 PLAN**

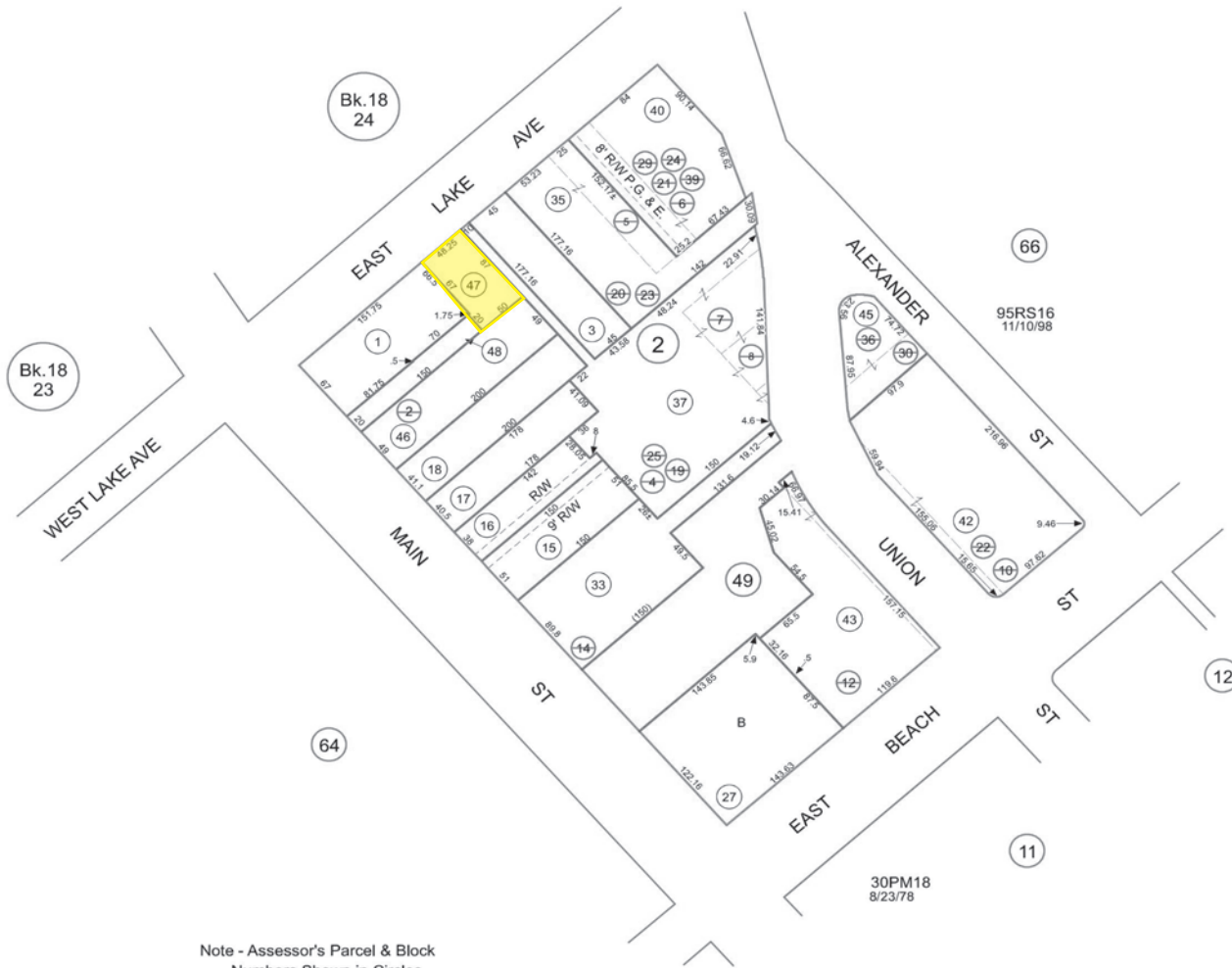
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CITY OF WATSONVILLE

Tax Area Code  
2-070

17-02

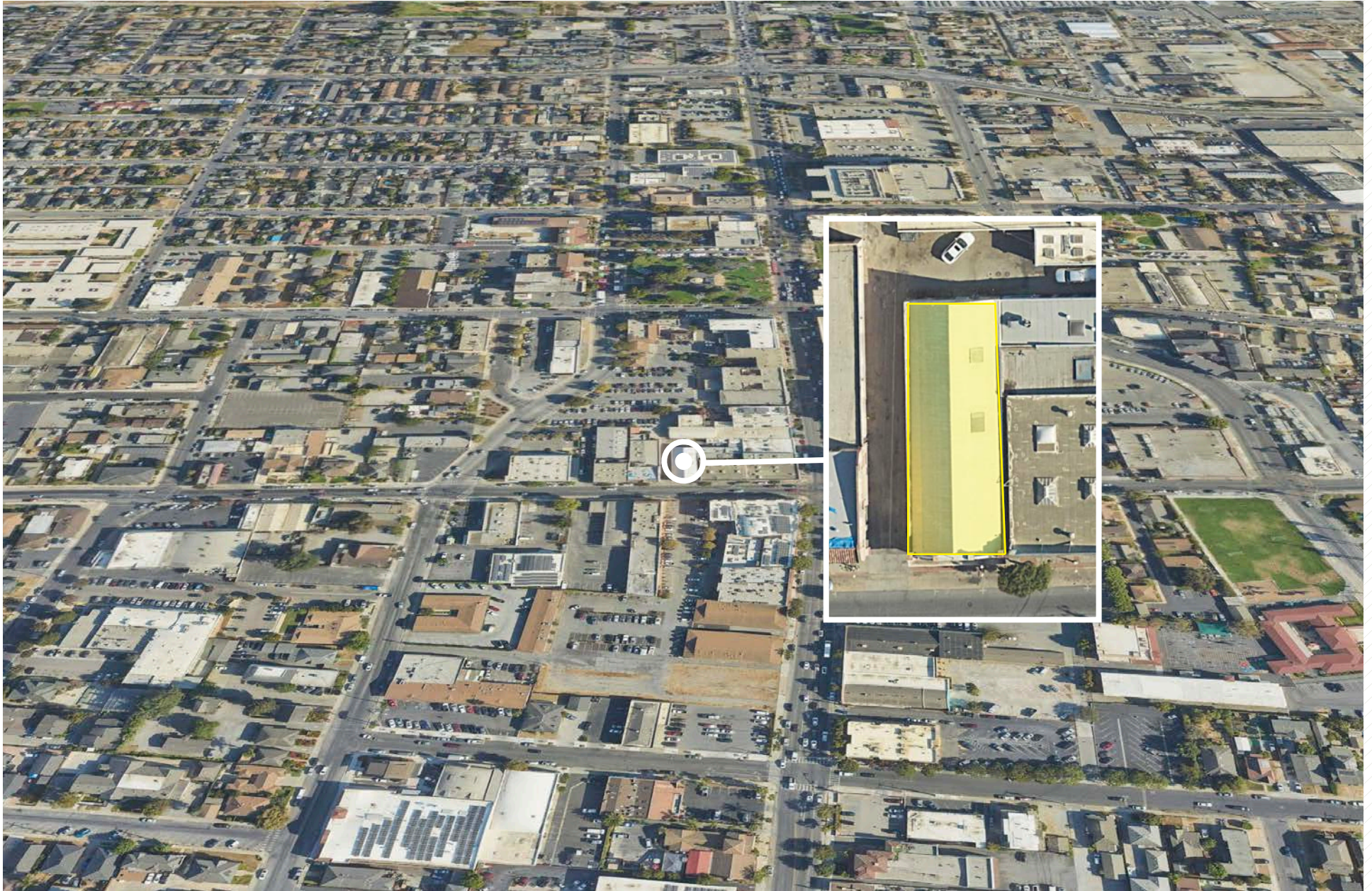


Electronically Redrawn: 3/18/98 rw  
 Rev. 12/19/98 (2005 10/25/05 64) rw  
 Rev. 12/26/98 CB (st. recording) 2-45  
 Rev. 3/07/01 MMW (Changed pg. refs.)  
 Rev. 11/28/00 TD (Special Adjustment) & 49)  
 Rev. 11/28/00 TD (Special Adjustment)

Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 17-02  
City of Watsonville  
County of Santa Cruz, Calif.

# PARCEL MAP



# AERIAL MAP









# PROXIMITY MAP

# LOCATION OVERVIEW

Strawberry fields and apple orchards provide a gorgeous backdrop that welcomes visitors. The Pajaro Valley – which can be seen from the summit of Mount Madonna – includes the communities of Corralitos, Freedom, La Selva Beach, Pajaro, Royal Oaks, Pajaro Dunes, and Watsonville. A variety of options awaits; from an early morning bird watching excursion to an afternoon at a u-pick farm or museum, sunset stroll on an expansive beach or attending a signature festival.

Take a tour of the Agricultural History Museum! Located at the Santa Cruz County Fairgrounds, the museum features restored horse-drawn equipment, interpretive exhibits and other vintage items. Participate in a 2nd Saturday on the Farm, where agricultural experts highlight various aspects of daily life on the farm through interactive activities, arts & crafts, and more!

Admire the expansive acres of produce as you drive through the region and marvel at the very place where fertile soil and mild climate yield some of the nation's finest produce. Buy your own fresh produce, flowers and one-of-a-kind art at the Watsonville Certified Farmer's Market, which occurs every Friday year round.



Enjoy a free cider tasting at the original Martinelli's Company Store! This tasting room features complimentary samples of your favorite Martinelli's products and more! Purchase products by the case, apparel and merchandise as well as learn about Martinelli's Company History.

Spend your vacation lazing the days away on a south county beach. Manresa State Beach invites you to bring your four-legged friend on leash and enjoy a walk, run or a lazy day in the sunshine. Enjoy a picnic near the top of the bluff at the tables provided for panoramic views of both the Santa Cruz Mountains and the Monterey Bay. Here, you can drive by scenic Pajaro Dunes Resort – a Watsonville based strand of beachfront vacation rentals with breathtaking views and up-close opportunities to see wildlife in their natural habitat. This beach is ideal for spotting wildlife both on the land and sea. During the early spring,

Snowy Plovers begin to hatch along Manresa State Beach, which can be seen from a safe distance on the sand.

<https://www.santacruz.org/destinations/watsonville-pajaro-valley/>



# CONTACT INFORMATION

## **DATTA KHALSA. CABB**

Broker/Owner | DRE# 01161050

T 831.818.0181

E-Mail: [datta@mainstrealtors.com](mailto:datta@mainstrealtors.com)

## **Main Street Realtors**

2567 Main Street | Soquel, CA 95073

[www.MainStRealtors.com](http://www.MainStRealtors.com)



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