

RESTAURANT MIXED USE OPPORTUNITY

3,200+/- SF VICTORIAN ON 8,015+/-SF PARCEL WITH FLEXIBLE IG ZONING



140 ENCINAL STREET

SANTA CRUZ, CA

\$1,099,000

PROPERTY SUMMARY

This iconic Victorian property, centrally located in Santa Cruz and formerly known as Bocci's Cellar, offers extensive potential under flexible IG zoning. With seller financing available, this property is primed for investors or entrepreneurs looking to establish a unique business in a landmark location. Key potential uses include a commercial kitchen, ghost kitchen, or commissary, addressing the growing demand for shared kitchen spaces and delivery-only food services.

Additionally, the zoning allows for a range of creative uses such as a:

- Cannabis Lounge
- Hookah Lounges
- Professional Medical Offices
- Retail
- Studios, and more.

The property has fresh exterior paint, a new furnace, and A/C unit, making it ready for immediate development.

With fresh exterior paint, a new furnace, and an A/C unit, this property is ready for immediate development and offers a range of options for new business ventures or redevelopment in a prime Santa Cruz location, making it an attractive investment for various industries.



140 ENCINAL STREET | SANTA CRUZ CA

PROPERTY HIGHLIGHTS

Address:	140 Encinal Street, Santa Cruz, CA 95060
Parcel Number:	008-021-15
Parcel Size:	8,015 SF/0.18 AC
Building Size:	3,200+/- SF Victorian, plus 4,000+/- SF Shed with Restrooms, Service Patio, Detached Office and Walk-in Cooler
Main Level:	Main Level: 1836 SF Restaurant/Bar, plus 4,000+/- SF Covered Rear Recreation/Entertainment Area
Second Level	1426+/- SF
Building Type:	Victorian, served as a restaurant bar
Year Built:	1888 estimated/1975 Main Building/Restaurant, 1940/1950 Rear Sheds/Patios
Zoning:	IG-General Industrial District Previous uses – manufacturing & warehouse uses allowed
Roof:	Composition Front/Corrugated Rear
Restrooms:	2 Downstairs (ADA), 1 upstairs
Parking:	2 spaces on-site, 8 spaces off-site (Leased)
Clear Height:	8' Downstairs, 10' upstairs.
Flooring:	Carpet, tile, concrete
Commercial Kitchen:	Full Line With Hood/Ansul and Grease Trap
Bar:	Classic “Speakeasy” Style with Full Refrigeration, plumbed for Keggers, Soda Guns and Drink Racks - Accommodated Type 47 Use
Additional Facilities:	Covered Rear Areas—Formerly Used for Bocce Courts, Recreation and Live Music Entertainment Venue, with Second Bar Station

Property Related Materials available to qualified buyers. Contact Agent for further information.



PARCEL HISTORY

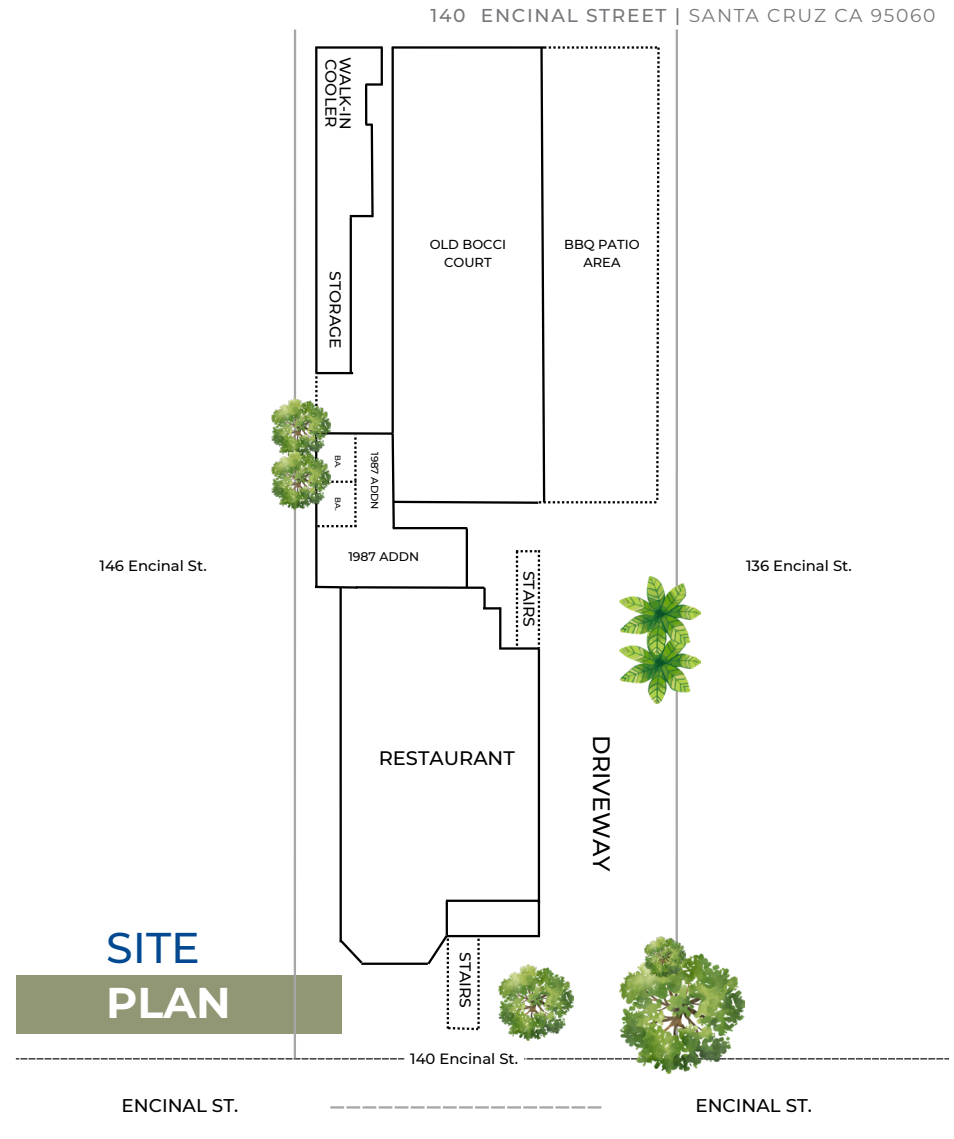
Based on a review of the Assessor's Records and the permit history of the subject parcel, the parcel is currently developed with restaurant/bar, a bocce shed, barbecue patio shed and other miscellaneous outbuildings.

The building had previously serves as the restaurant and bar was constructed c.1888 as a single family dwelling which was converted under permit SUP/DP/V-85-316; however, the Assessor's Records indicate that the first floor of the building was used as bar/restaurant as early as 1975 and some sources indicate that the restaurant use may have been in place as early as 1945 (the floors above remained as a single residence).

Under permit SUP/DP/V-85-316, in order to meet required parking standards in effect at the time, the upper floors were required to be converted to storage.

The bocce court shed was constructed c.1940, with barbecue patio and storage sheds being constructed c. 1950.

The subject parcel is considered non-conforming as it does not meet the minimum parcel size for the district (20,000 net square feet minimum) and also exceeds the maximum allowed lot coverage (80%).



SITE PLAN

THIS FLOOR PLAN DIAGRAM DEMONSTRATES THE BASIC LAYOUT OF THE BUILDING AND SITE IN A DIAGRAM THAT RESEMBLES A BLUEPRINT. THIS DIAGRAM IS NOT DERIVED FROM ACTUAL MEASUREMENTS OF THE PROPERTY AND IT IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS DIAGRAM IS NOT TO SCALE. MAY CONTAIN INACCURACIES AND IS NOT TO BE RELIED UPON FOR ANY PURPOSE THAT REQUIRES THE PRECISE MEASUREMENT OF THE PROPERTY THAT ONE MIGHT EXPECT FROM A PROFESSIONAL APPRAISER OR OTHER LICENSED INSPECTOR. POTENTIAL BUYERS SHOULD INVESTIGATE THE PROPERTY INDEPENDENTLY TO THEIR SATISFACTION

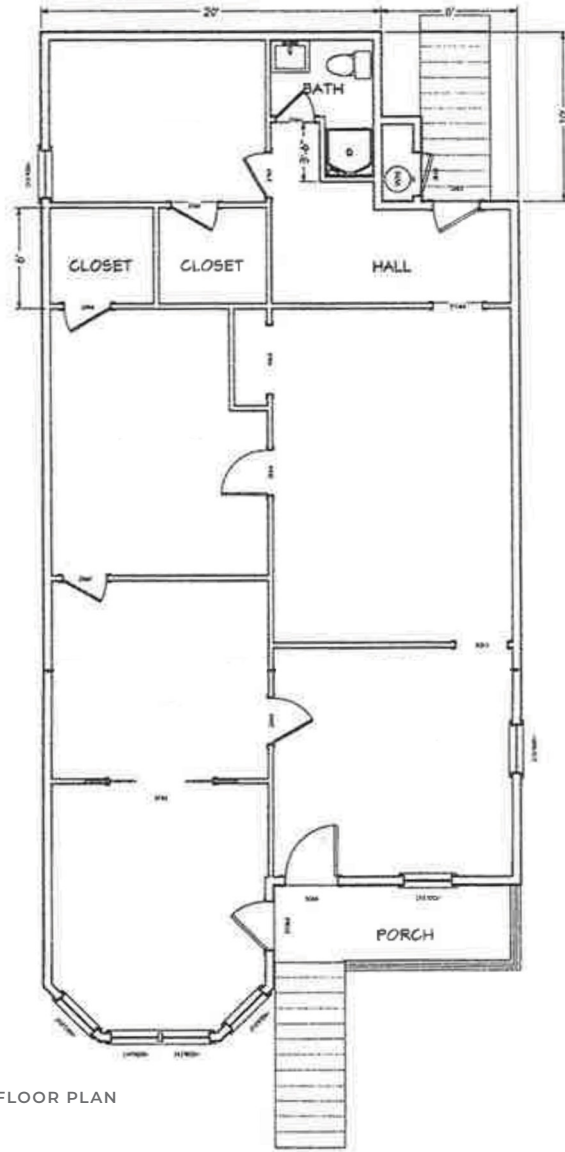
CURRENT USE AND PARCEL HISTORY

ANALYSIS

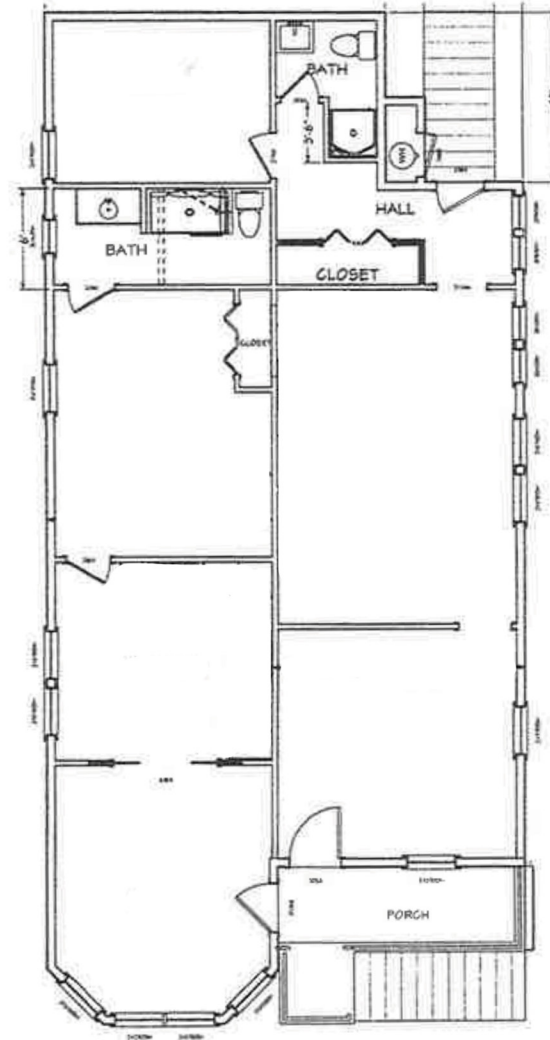
According to the applicable zoning regulations for the subject parcel, further development of the subject parcel is feasible with the required approvals and permits. Below is a short discussion of several development options but should not be considered an exhaustive list. Please see the City Code Section 24.10.1500 -1530 for a complete list of allowable uses.

1. **Commercial Kitchen, Ghost Kitchen, or Commissary:** The property is ideally suited for use as a commercial or ghost kitchen, meeting the increasing need for delivery-only food production or shared commissary spaces.
2. **Cannabis Lounge:** A cannabis lounge is another feasible option, catering to the evolving cannabis market in Santa Cruz and aligning with the flexible IG zoning allowances.
3. **Reopen as a Restaurant/Bar:** A new operator could reopen the space as a restaurant or bar, with a new permit application required. The permit will be issued to the operator rather than the property owner, unless they are the same.
4. **Expand to Second Floor:** Expansion to the second floor may be possible, provided additional parking is secured within 500 feet. This would require an amendment to the current Development Permit.
5. **Alternative Commercial Uses:** IG zoning also allows a variety of other commercial uses, including:
 - Acting, art, music, and dance schools or studios
 - Building materials or garden supply stores under 40,000 SF
 - Financial, insurance, and real estate offices
 - Furniture and fixtures manufacturing
 - Laboratories for research, software development, or cannabis testing
 - Medical and health offices or labs
 - Millwork and textile production
 - Printing, publishing, or lithographic shops
 - Professional and personal services (excluding mortuaries)
 - Rental services
6. **Redevelopment Potential:** Full demolition and redevelopment are also possible, as the property is not listed on the Historic Register. This opens up opportunities for new development in line with IG zoning guidelines.

**POTENTIAL FOR FUTURE
USES AND DEVELOPMENT**



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

POTENTIAL FOR FUTURE USES AND DEVELOPMENT

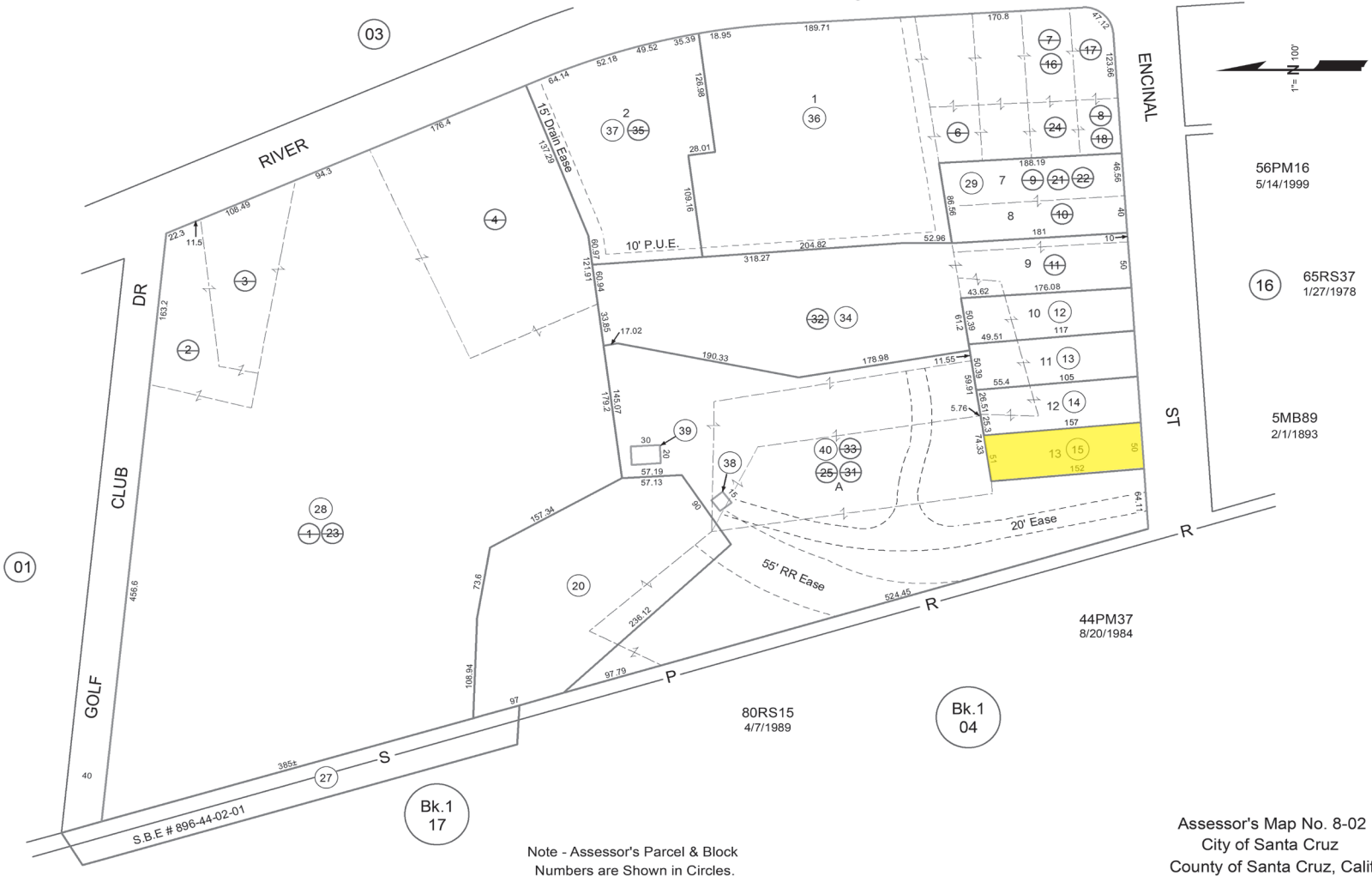
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CITY OF SANTA CRUZ

Tax Area Code 1-027

8-02



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

Assessor's Map No. 8-02
City of Santa Cruz
County of Santa Cruz, Calif.

Electronically reprinted 02/01 KSA.
Rev. Santa Cruz City Realignment 9/2/01 KSA
Rev. 1/5/17 Jg (15-0038375, Sp. 1-38 to 40)

PARCEL MAP



AERIAL MAP





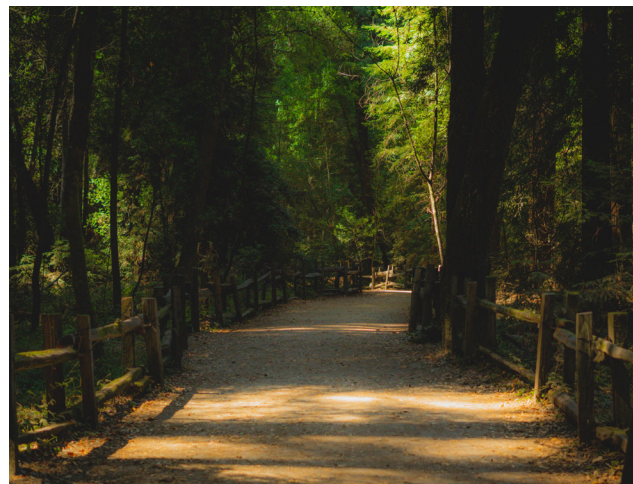
- | | | |
|---|---|--------------------------------|
| 1. PREMISES | 14. Joby Aviation | 27. Downtown Santa Cruz |
| 2. Several multi-tenant industrial buildings on Encinal | 15. Joby Aviation | 28. Santa Cruz Beach Boardwalk |
| 3. Santa Cruz County Office of Education | 16. Joby Aviation | 29. Santa Cruz Wharf |
| 4. Santa Cruz County Office of Education | 17. Geo. H Wilson – ACCO HVAC contractors | 30. UCSC (not in photo) |
| 5. Georgiana Bruce Kirby School | 18. UPS | 31. Santa Cruz Westside |
| 6. Office/Industrial Condo Project – five units | 19. Costco | 32. State Highway 1 |
| 7. Multi tenant industrial bldg. | 20. Multi tenant industrial | 33. Santa Cruz Yacht Harbor |
| 8. Extra Space Self Storage | 21. Portuguese Hall | |
| 9. For Sale: 125 Dubois Street | 22. Tannery Arts Center | |
| 10. Vacant Land Owned by Juliano Family | 23. Santa Cruz Muni Transport yard | |
| 11. Multi tenant industrial | 24. Graniterock | |
| 12. Multi tenant industrial | 25. Central Home Supply | |
| 13. Joby Aviation | 26. Gateway Shopping Center | |

PROXIMITY MAP

LOCATION OVERVIEW

Santa Cruz County has 276,603 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.



The County's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz. Santa Cruz also hosts the Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Watsonville Municipal Airport. Rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction.

<https://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

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