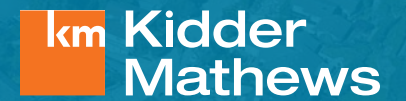




±13.66 ACRES  
AVAILABLE  
NOW

Development Opportunity  
2600 Mar Vista Drive, Aptos, CA





# Aptos Development Opportunity

2600 Mar Vista Drive, Aptos

## THE OFFERING

Kidder Mathews, as the exclusive agent, is pleased to present an outstanding opportunity to acquire 100% fee simple interest in a ±13.66 acre potential development site located at 2600 Mar Vista Drive in the City of Aptos.

The Property is centrally located in Aptos, California on Highway 1 near an abundance of new amenities.

The Property is comprised of two medium sized parcels totaling 13.66 acres of vacant land.

The property has very good freeway ingress and egress with a small shopping center, Aptos Center, right round the corner off Soquel Drive.

This offering is un-priced and on a “as-is, where-is” basis.

## POTENTIAL USES



### DATA CENTER

(MBCP COMPARABLE TO SV POWER)



### SINGLE FAMILY RESIDENTIAL



### SENIOR HOUSING



### OFFICE



### INDUSTRIAL



### COMMERCIAL

**Bruce Matesso**  
408.588.2302  
bmatesso@kiddermathews.com  
LIC #01712838

**James Viso**  
408.588.2330  
jviso@kiddermathews.com  
LIC #01751851

**kiddermathews.com**





# Aptos Development Opportunity

2600 Mar Vista Drive, Aptos



**Bruce Matesso**  
408.588.2302  
bmatesso@kiddermathews.com  
LIC #01712838

**James Viso**  
408.588.2330  
jviso@kiddermathews.com  
LIC #01751851

[kiddermathews.com](http://kiddermathews.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



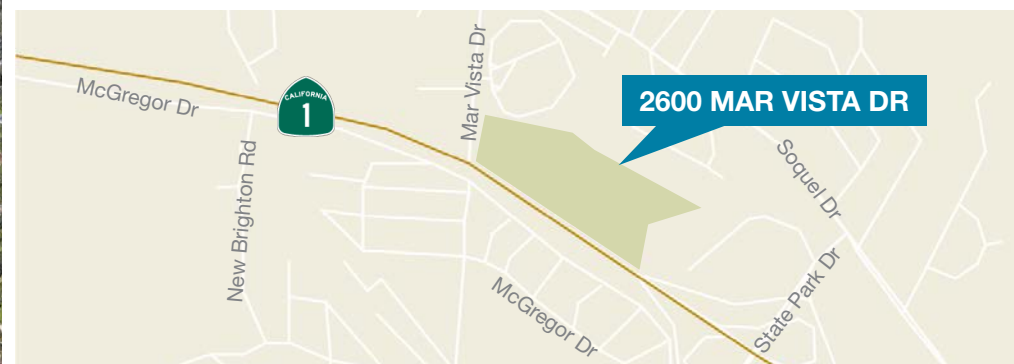
# Aptos Development Opportunity

2600 Mar Vista Drive, Aptos



## PROPERTY OVERVIEW

Address	2600 Mar Vista Drive, Aptos, CA 95003
APN(s)	039-201-36-000 039-201-37-000
Land Area	2 parcels totaling ±13.66 AC
Zoning	PR - Parks, Recreation & Open Space
County	Santa Cruz, CA
Visibility	The Property is surrounded by Highway 1 to the West running both North and South
Access	Immediate Highway 1 access via Park Avenue or State Park Drive and Soquel Drive



**Bruce Mateso**  
408.588.2302  
bmateso@kiddermathews.com  
LIC #01712838

**James Viso**  
408.588.2330  
jviso@kiddermathews.com  
LIC #01751851

[kiddermathews.com](http://kiddermathews.com)

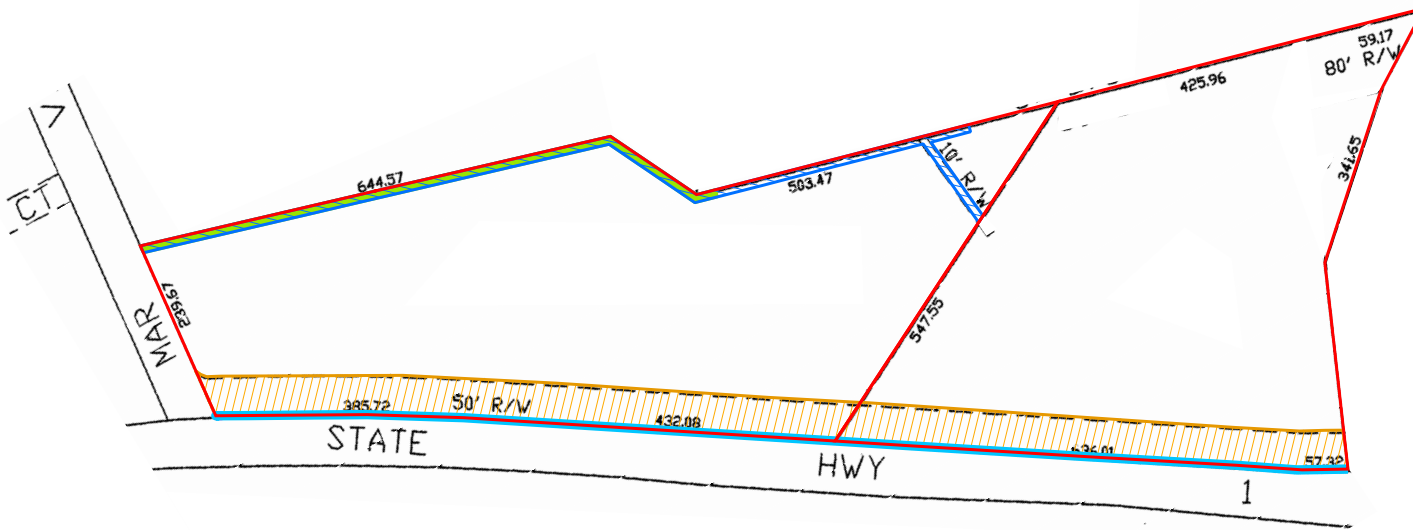


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# Aptos Development Opportunity

2600 Mar Vista Drive, Aptos

## PLOTTED EASEMENTS



### JURISDICTIONAL

- TRACT A: PARCEL ONE
- TRACT B: PARCEL ONE
- 08/04/1947 Bk579 Pg254 (Abutter's Rights)
- 04/30/1962 Bk1467 Pg673 (Abutter's Rights)
- 10/12/1976 Bk2672 Pg687 (Public Utilities)
- Parcel Map Bk40 Pg58 (Right Of Way)
- 05/24/1982 Bk3445 Pg653 (Ingress, Egress and Public Utilities)
- 06/17/1998 #1998-0033893 (Drainage)
- 07/28/1998 #1998-0043475 (Drainage)

### LAND USE (PARCEL INFO)

General Plan Designation	Open Space - Regional Housing Need
Sustainable Santa Cruz Focus Area	Rancho Del Mar/ Poor Clares

### SPECIAL DISTRICTS

Fire District	Aptos/La Selva Fire Protection District
Water Services	Soquel Creek Water District
Sanitation District	Santa Cruz Sanitation District

### JURISDICTIONAL

Supervisory District	2
Assembly District	29
School Districts	Pajaro Valley
Fire Service Areas	Aptos/La Selva Fire Protection District

### WELLS

Aptos Par 3, 2600 Mar Vista Drive	Undetermined
-----------------------------------	--------------

**Bruce Matesso**  
408.588.2302  
bmatesso@kiddermathews.com  
LIC #01712838

**James Viso**  
408.588.2330  
jviso@kiddermathews.com  
LIC #01751851

[kiddermathews.com](http://kiddermathews.com)

