

2600 MAR VISTA DR

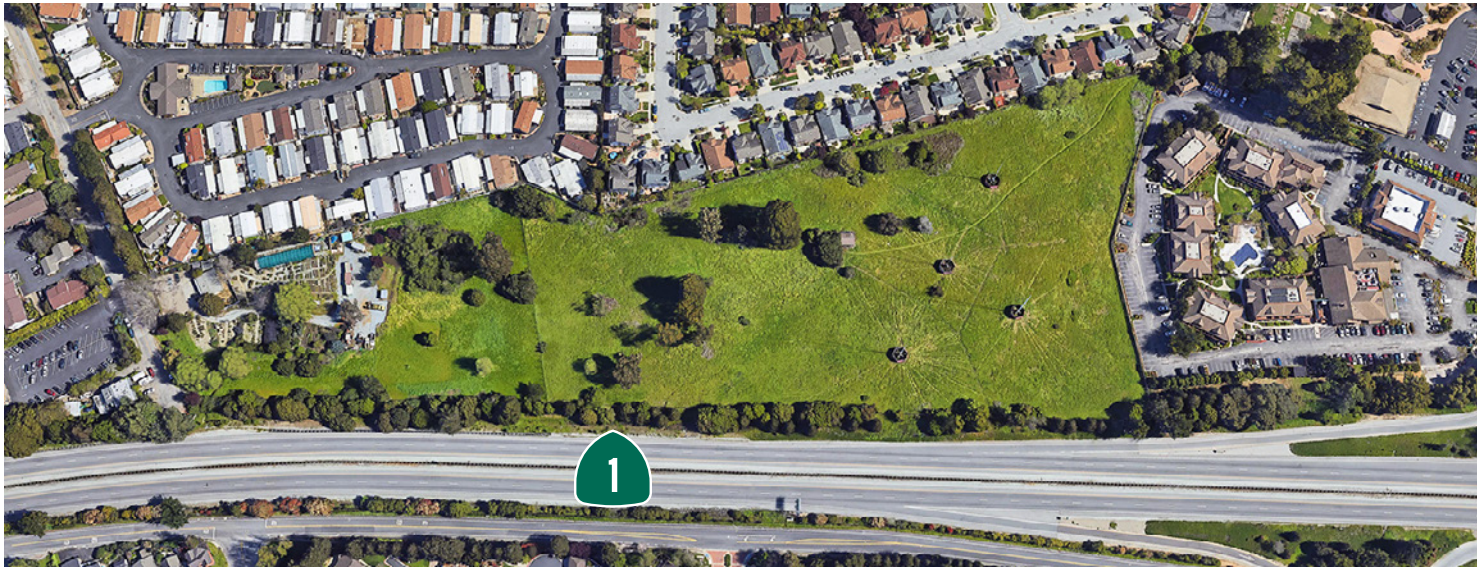
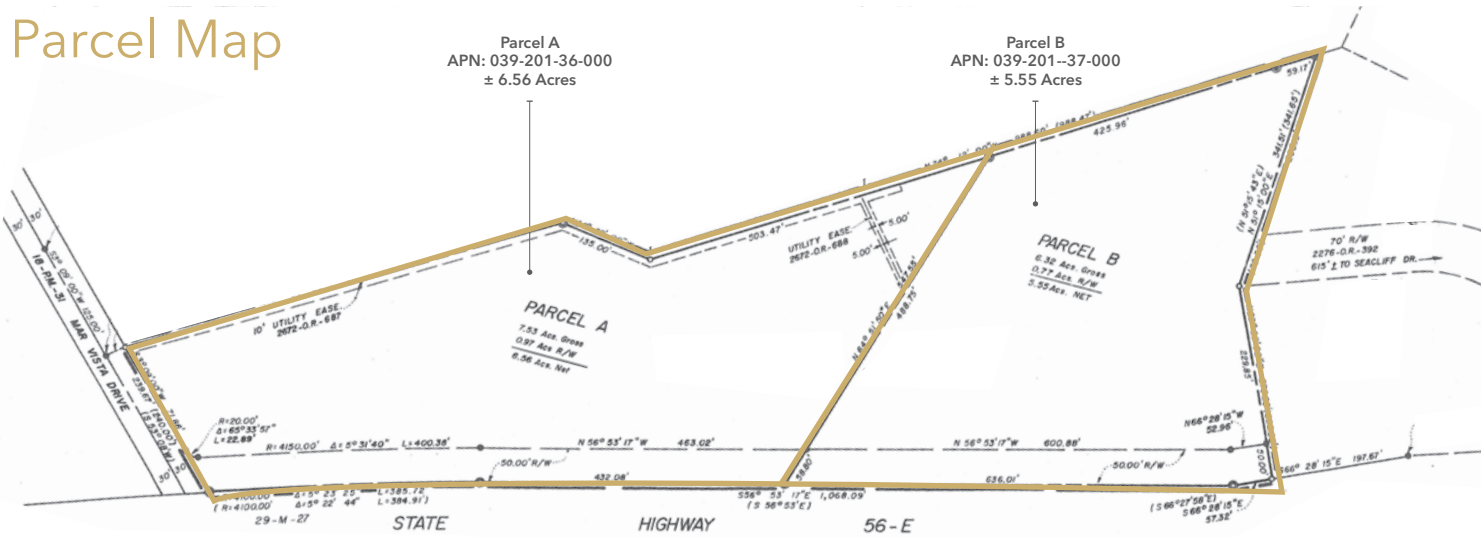
±13.66 AC Healthcare Development Opportunity

FOR SALE

2600 Mar Vista Dr

APTOS, CA

Parcel Map



PROPERTY HIGHLIGHTS

±13.66 Acre Potential Development Site

One of the largest properties to come available along HWY 1

Centrally located in Aptos surrounded by HWY 1 to the West

The property is comprised of two medium sized parcels

The property formerly served as a dual purpose site, but is now a fallow Par 3 golf course

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km Kidder Mathews

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LOCATION HIGHLIGHTS

Excellent proximity to schools, parks, the beach, freeways and various amenities

Two near by shopping centers - Aptos Center & Rancho Del Mar Shopping Center

Potential uses include assisted living facilities & skilled nursing facilities

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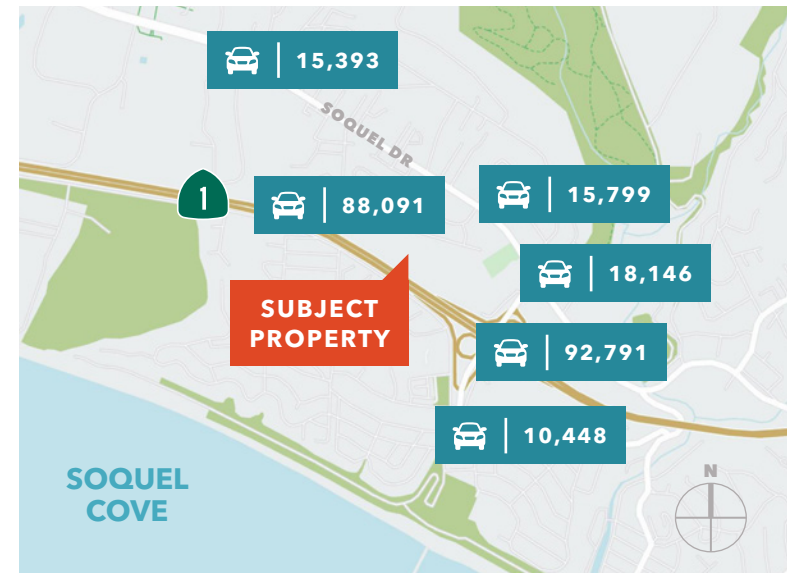


DEMOGRAPHICS

2020	1 Mile	3 Miles	5 Miles
Population	8,523	40,841	83,729
Median Age	46.7	46.6	44.4
Households	3,706	17,461	34,705
Median HH Income	\$85,354	\$94,324	\$94,784
Businesses	500	2,762	5,174
Employment	4,445	20,279	36,845

PROPERTY SUMMARY

Address	2600 Mar Vista Dr, Aptos, CA 95003
APNs	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
Access	Immediate Highway 1 access via Park Avenue or State Park Drive



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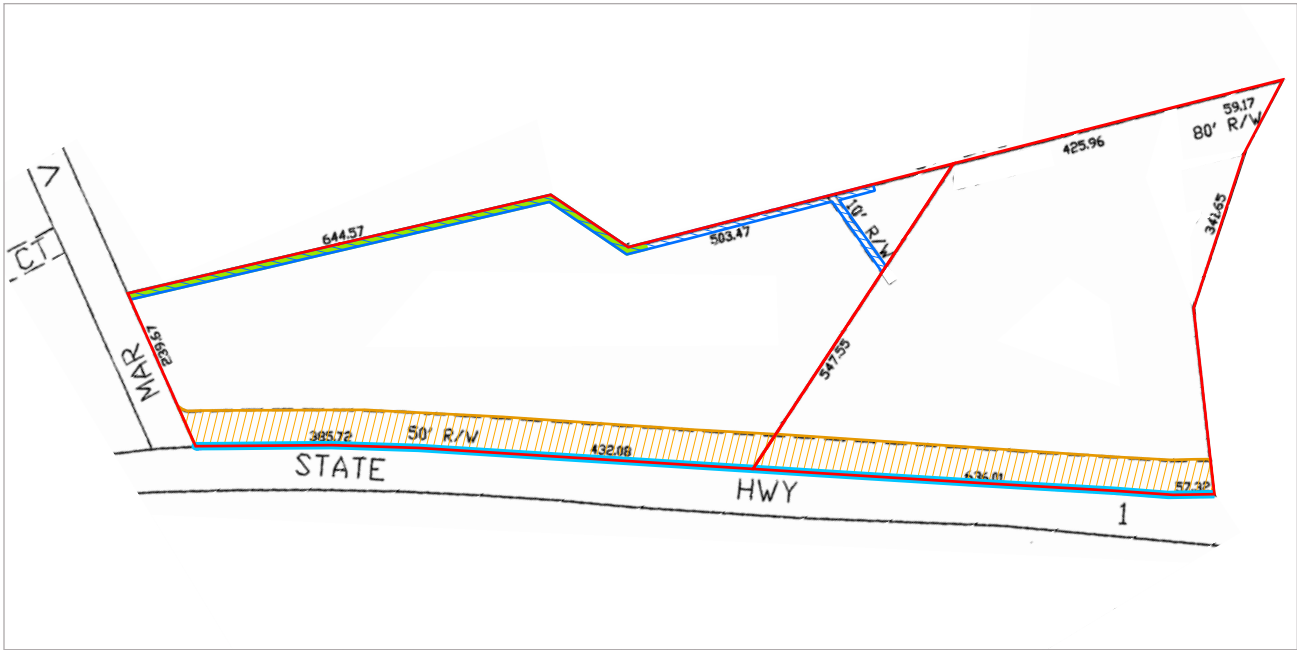
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Utilities Easement Map



- TRACT A: PARCEL ONE
- 08/04/1947 Bk579 Pg254 (Abutter's Rights)
- 10/12/1976 Bk2672 Pg687 (Public Utilities)
- 06/17/1998 #1998-0033893 (Drainage)

TRACT B: PARCEL ONE04/30/1962 Bk1467 Pg673 (Abutter's Rights)Parcel Map Bk40 Pg58 (Right Of Way)07/28/1998 #1998-0043475 (Drainage)05/24/1982 Bk3445 Pg653 (Ingress, Egress and Public Utilities)

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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 Dr	Undetermined
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