

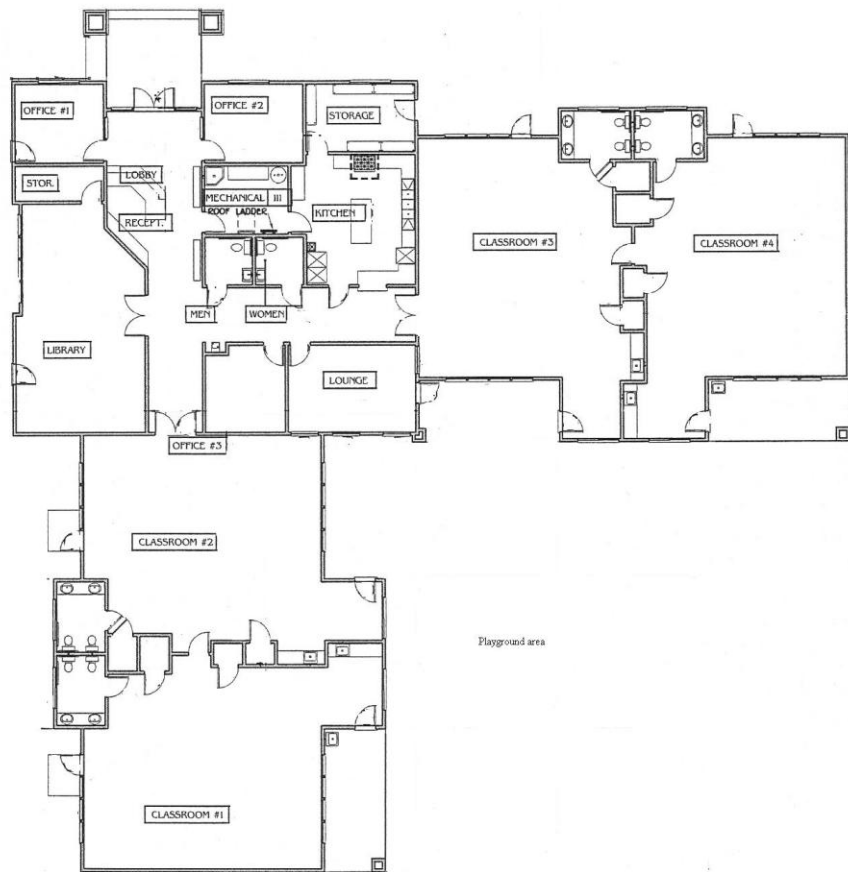


King City Town Square, LLC
121 N. Vanderhurst Ave.
King City, CA 93930
831-385-4831

FOR LEASE

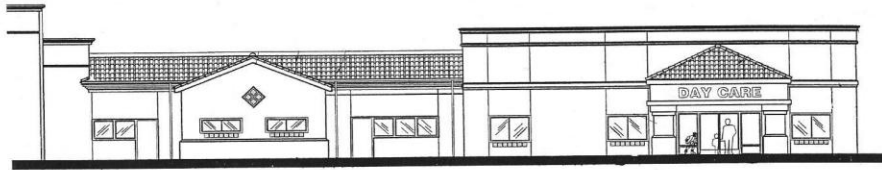
HEART OF KING CITY 8,195 SQUARE FEET OF COMMERCIAL SPACE

- Located in King City Town Square, this building was built as a child care facility but can be converted and divided into three or five separate units
- Parking for 96 cars with ADA parking across the street with additional 26 parking spots on site
- Full commercial kitchen with extra storage and large food prep area.
- Six bathrooms
- Fully ADA compliant building with sprinklers and alarm system
- Transit stop across the street
- Seven year old building that sits on it's own 18,000+ square foot lot
- Air conditioned
- Fully fenced playground area with shaded play equipment
- Town Square includes the following : Hartnell College, King City Cinemas, The Grill Restaurant, King City Chamber of Commerce, Pacific Valley Bank, Mee Memorial Hospital, King City Variety Store, Ice Cream Shop, Summit Therapy, San Lorenzo Liquors, Sun Street Center, Cheezer's Pizza, Monterey County One Stop Career Center, Town Square Fashion, King City Worship Center, Monterey County Behavioral Health Center, and GC Financial Services

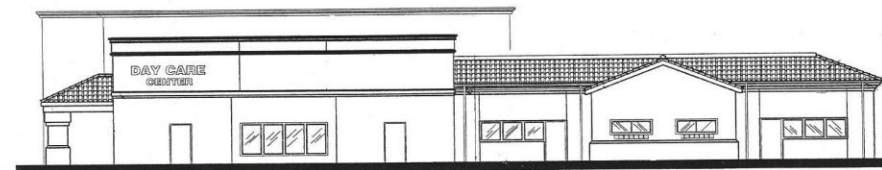


FLOOR PLAN

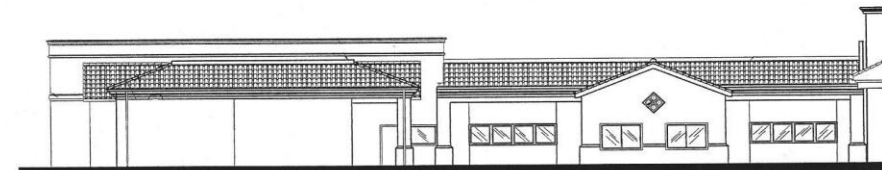
AREA : 8,195 SQ-FT



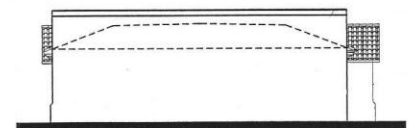
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION