



±8,697 SF Building For Sale

1715 FREEDOM BLVD

WATSONVILLE, CA



# 1715 FREEDOM BLVD

## Watsonville, CA



## PROPERTY HIGHLIGHTS

Rare opportunity for either an investor or an owner/occupant to purchase a multi-tenant industrial/service commercial property in the City of Watsonville on busy Freedom Blvd. Great visibility. Across the street from a busy shopping area anchored by Vallarta Market.

The contiguous property known as 1701-1709 Freedom Blvd. is currently in Escrow. Any purchase agreement for 1715 Freedom will not close unless/until 1701-1709 Freedom closes escrow first. If the sale of 1701-1709 Freedom is not completed, then Seller will revert to the original strategy to sell both properties together. There are two flyers attached to this listing. This one for 1715 Freedom only, and one is for 1701-1715 Freedom.

PRICE:	\$1,525,000.00
BUILDING SF:	±8,697 SF
PARCEL SIZE:	±20,691 SF
APN:	016-012-11
ZONING:	Commercial Thoroughfare (CT) - City of Watsonville
UNITS:	Five
FRONTAGE:	90 Feet on Freedom Blvd
YEAR BUILT:	±1946
PARKING:	±25 Spaces (1/350)
FLOOD_ZONE:	Zone X - Low Risk

# 1715 FREEDOM BLVD

## Watsonville, CA

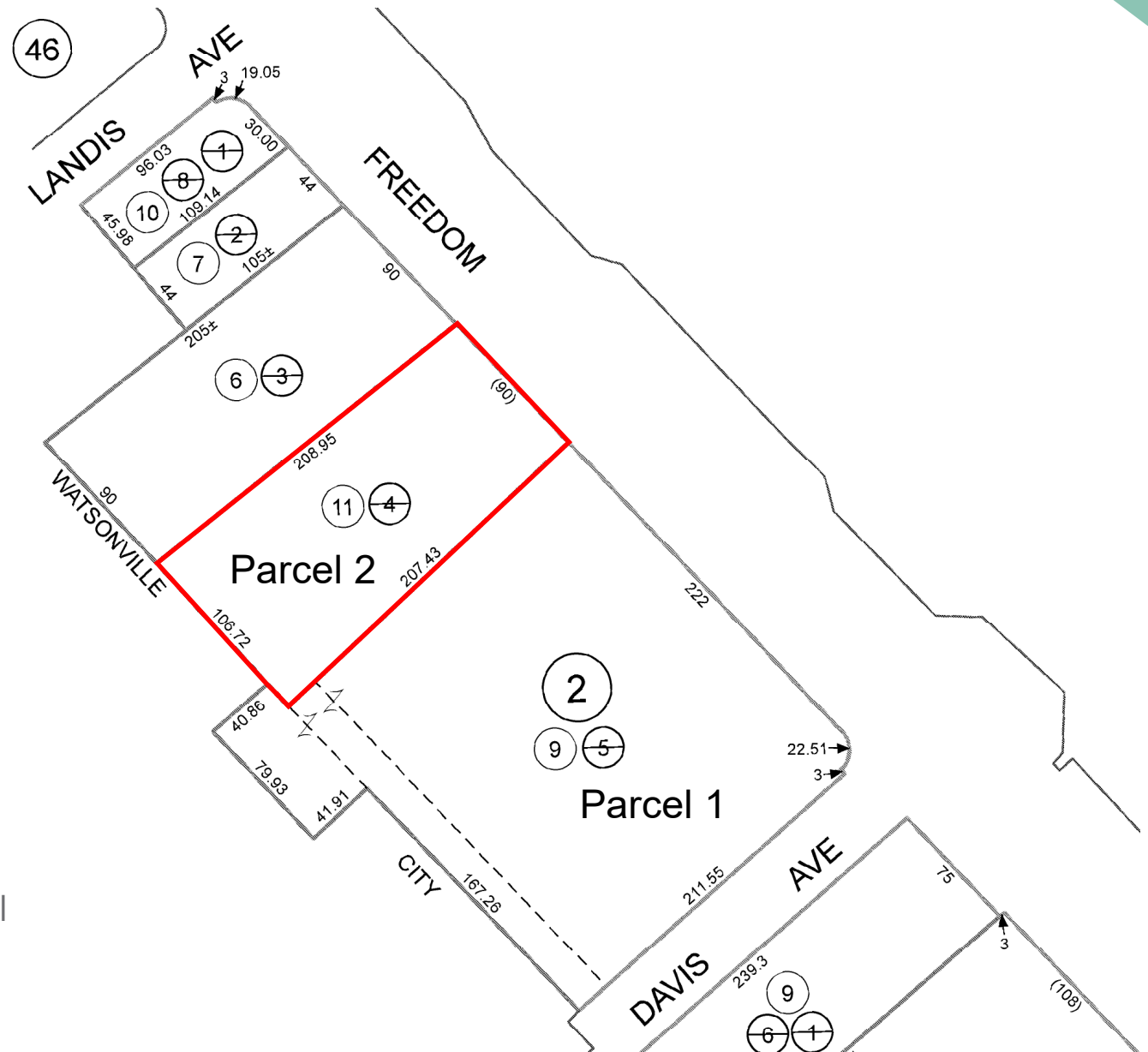
### RENT ROLL

ADDRESS	TENANT	SQ FT	RENT PSF/MO	MODIFIED GROSS RENT	% TOTAL	SECURITY DEP	LEASE EXP.	UTILITY REIMBURSE	RENT ESCALATOR	OPTION	USE
1715-A	Reyes dba Cut Loose Hair & Nail	1,260	\$1.75	\$2,205.00	14%	\$2,205.00	MTM	\$250.00	N/A	None	Hair salon - tenant pays and additional \$250 per mo utility stipend
1715-A C (BACK)	Vacant (pro forma rent)	2,144	\$1.28	\$2,750.00	25%	--	--	--	N/A	N/A	Formerly packaging, shipping & consulting business w/office
1715-B	Daniel Sosa dba First Automotive	2,105	\$1.21	\$2,549.00	24%	\$3,673.00	MTM	--	N/A	None	Automotive repair shop/office
1715-C	M Mohrmann	1,680	\$1.25	\$2,100.00	19%	\$2,100.00	MTM	\$77.11	N/A	None	Auto repair and storage
1715-D	Vacant (pro format rent)	1,508	\$1.66	\$2,500.00	17%	--	--	--	N/A	N/A	Formerly auto repair shop w/office
TOTAL:		8,697	\$1.39	\$12,104.00	100%	\$7,978.00		\$327.11			

Annual Gross Rent:	\$145,248.00	
Vacancy/Collection Loss Factor:	\$(7,262.40)	-5%
Estimated OPEX:	\$(41,395.68)	-30%
Estimated NOI:	\$96,589.92	
Price:	\$1,525,000.00	
Capitalization Rate:	6.33%	

# 1715 FREEDOM BLVD

Watsonville, CA



## 1715 FREEDOM BLVD:

±8,697 SF Building

0.475 AC (±20,691 SF) Parcel





1715 FREEDOM BLVD

Freedom Blvd

Carey Ave

**FOR MORE INFORMATION, CONTACT:**

**REUBEN HELICK**  
Managing Director  
+1 831 647 2109  
[reuben.helick@cushwake.com](mailto:reuben.helick@cushwake.com)  
Lic #01171272

**BEN RUMSEY**  
Associate  
+1 831 232 6922  
[ben.rumsey@cushwake.com](mailto:ben.rumsey@cushwake.com)  
Lic #02317972

Doud Arcade Building, Suite #202 | South Ocean Avenue | Carmel-By-The-Sea, CA 93921



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.