

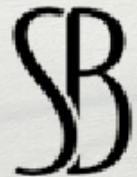
1105 WATER ST

Santa Cruz, CA

FOR SALE

NEW PRICE

\$1,999,999



Sherman & Boone
REAL ESTATE

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The purpose of this brochure is to provide information for those who may have interest in the property presented for sale. The information here comes from sources deemed reliable. Neither the seller nor Sherman & Boone can guarantee it and it is not a substitute for due diligence investigation. All information should be verified prior to purchase. Property to be shown by appointment only.

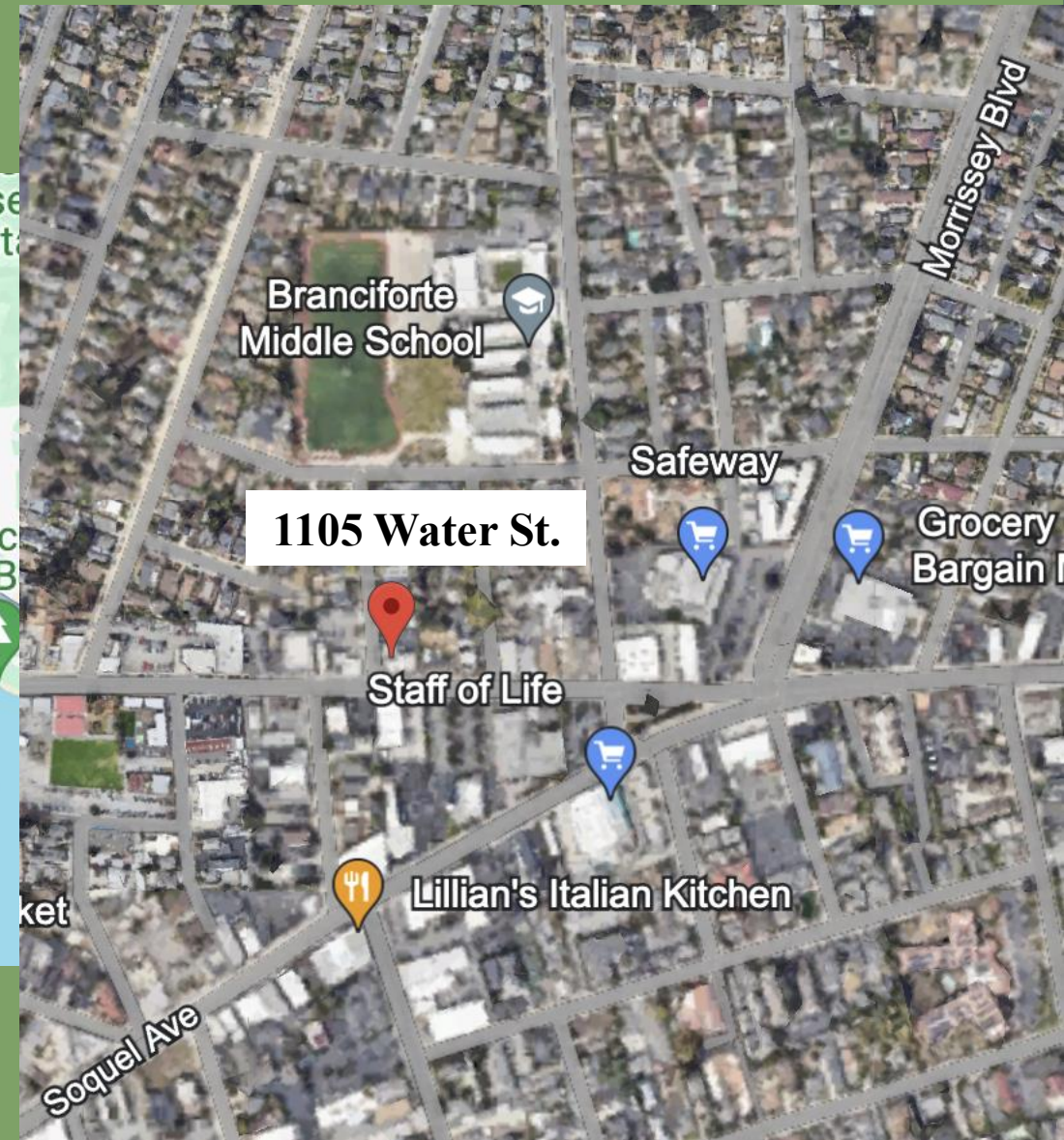
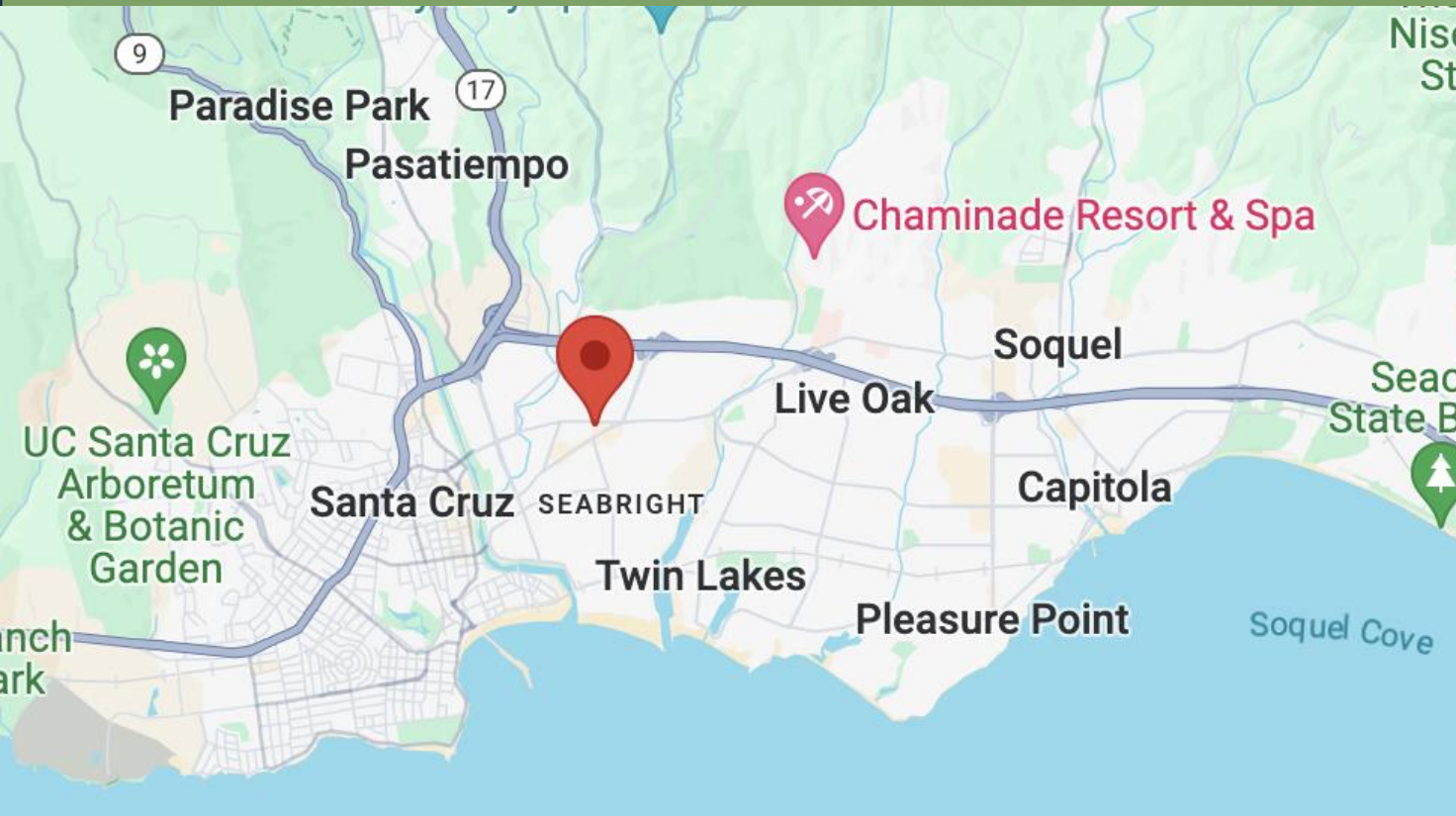
ABOUT

Sherman & Boone Real Estate is pleased to present a fully leased commercial property located at 1105 Water Street in Santa Cruz, CA. This offering includes two buildings on a single parcel, featuring a private parking lot with 12 on-site spaces plus street parking and a security system in place. Positioned in the heart of Midtown—near Seabright Avenue and Downtown Santa Cruz—the property encompasses 5,290 square feet with excellent visibility and strong traffic counts.

Over 335 new housing units are approved along Water Street, with an additional 500 units planned in surrounding neighborhoods over the next five years. These projects will transform outdated commercial sites into vibrant residential communities—bringing an influx of new residents and energy to the neighborhood.

This property has benefited from long-term tenancy, minimal turnover, and a dedicated roof reserve fund, reflecting responsible ownership and ongoing maintenance. With its prime Midtown location, strong tenant history, and upcoming owner-user potential, 1105 Water Street represents an outstanding investment opportunity in the thriving Santa Cruz market.

MAP



PROPERTY DESCRIPTION

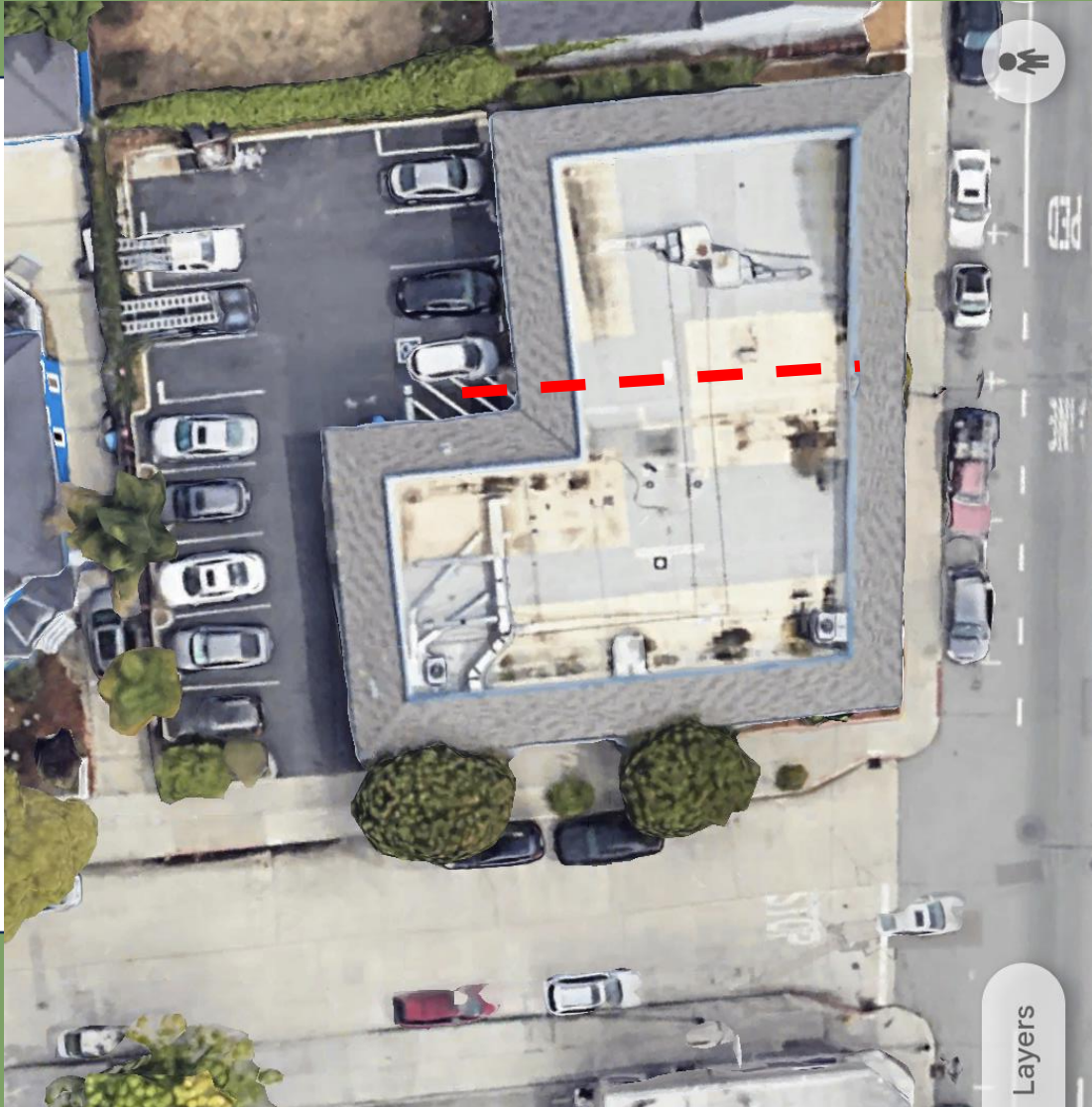
APN	009-243-26-000
ADDRESS	1105 Water St. Santa Cruz, CA 95062
CURRENT USE	Office Building
ZONING	C-4 (Commercial)
BUILDING SIZE	5,260 SF
LOT SIZE	11,674 SF
PAKING	12 spaces plus street parking
UTILITES	Tenants units have separate electrical meters. Owner bills for pro rated water usage.
YEAR BUILT	1965 + an addition in 1985

INCOME & EXPENSES

INCOME SUMMARY	
Annual Rental Income 2024	\$116,820.00
Property Tax Reimbursement	\$8,676.00
Insurance Reimbursement	\$2,959.79
Management Fee	\$3,247.42
CAM Reimbursement	\$14,014.33
Effective Gross Income	\$145,717.54

EXPENSES (2024)	
Property Taxes	\$ 8,676.00
Property Insurance	\$ 2,959.79
Property Management Fees	\$ 3,247.42
Lanscaping	\$ 3,000.00
Pest Control	\$ 900.00
Water/Sewer, Garbage, Exterior Electric	\$ 7,714.33
Roof Reserve	\$ 2,400.00
Total Expenses	\$ 28,897.54
Net Operating Income	\$116,820.00

MAP



PHOTOS

