



PRIME COMMERCIAL BUILDING

4768 SOQUEL DRIVE, SOQUEL

\$1,395,000

PROPERTY SUMMARY

Prime Soquel Village commercial property on 2 legal parcels with long-term established tenant the US Postal Service offering stable income, making for an excellent investment. The facility includes 9 parking spaces on-site, with 2 handicapped spaces, an ADA access ramp, a rear loading dock, double pane windows, 3-phase power, and a brick exterior, and received \$50,000+/- in major plumbing updates completed in March 2022.

The building is listed in the County Records as 2952 SF on two APN's: Parcel 030-153-25 (the main parking lot parcel, which totals 4,922 SF.) and Parcel 030-153-26 (the primary building parcel, which totals 9,017 SF.) for combined total lot size of 13,939 SF. The current lease runs through August 31, 2025 at \$65,422 GSI (\$5,451.83 per month, or \$1.95/SF) plus two 5-year options, with rent going to \$71,964 in Sept 2025 (\$5,997.02 per month, or \$2.14/SF) and \$79,160 in Sept 2030 (\$6,596.72 per month, or \$2.35/SF). It is also worth noting that the current lease only lists the building as having 2803 SF and references the 9,017 SF main parcel but not the parking lot parcel and the property adjoins public parking.

The property occupies an ideal mid-county location with high foot and car traffic to the front alongside the popular local shops and restaurants of Soquel Village, while also enjoying direct access to the tranquil picnic areas and creek-side footpaths and walkways of the Heart of Soquel Park to the rear. This is the perfect opportunity to enjoy the dual benefits of reliable rental income and the continued prospect of long-range appreciation.



4768 SOQUEL DRIVE | SOQUEL CA

PROPERTY HIGHLIGHTS

Address: 4768 Soquel Drive, Soquel

Parcel Number: 030-153-26

Building Size: 2,950 SqFt

Parcel Size: 0.320 AC

Land Use: Office Building

Cap Rate: 3.290

GRM: 21

Year Built: 1958

Zoning: PF-GH

Parking Space: 9 (2 Handicap)

Loading Dock: With Mechanized Lift



Property Related Materials available to qualified buyers. Contact Agent for further information.

INVESTMENT ANALYSIS

Investment Analysis*						
4768 Soquel Dr			1 Tenant		Price: \$ 1,395,000	
Total Building Area:			2,952 SF		Age/Year Built: 1958	
Parcel Size:			13,939 SF		Uncovered Parking: 9	
Zoning:			PF-GH		Price/SF: \$472.56	
Type of Construction:			Concrete Block		Price/Unit: \$1,395,000	
Monthly and Annual Income Analysis:						
	Rent Thru August 2025	Rate per SF (Gross)	Rent Effective Sept 25-Aug 30	Rate per SF (Gross)	Rent Effective Sept 30-Aug 35	Rate per SF (Gross)
Gross Income/Mo:	\$ 5,452	\$ 1.85	\$ 5,997	\$ 2.03	\$ 6,597	\$ 2.23
Gross Income/Annual:	\$ 65,422	\$ 22.16	\$ 71,964	\$ 24.38	\$ 79,161	\$ 26.82
Expenses +3% Annual	\$ 21,062	32.2%	\$ 21,694	30.1%	\$ 25,149	31.8%
Estimated NOI:	\$ 44,360		\$ 50,270		\$ 54,012	
Estimated Cap Rate:	Year 1:	3.18%	Years 2-6:	3.60%	Years 7-11:	3.87%
Projected Monthly and Annual Costs:						
Proposed Financing:				Monthly Operating Expenses:		
Purchase Price:	\$ 1,395,000			Taxes:	\$ 1,373	
Down Payment/Percent:	\$ 837,000	60%		Insurance	\$ 383	
Loan/LTV:	\$ 558,000	40%		Water/Sewer/Garbage	\$ -	
Interest Rate (10 year fixed):	6.50%			Landscaping	\$ -	
Loan Term:	10	Years		Management	\$ -	
Amortization:	Interest Only			Utilities	\$ -	
Debt Service Coverage-Current	1.22			Trash	\$ -	
Monthly Debt Service	\$ (3,022.50)			Avg. Monthly Expenses:	\$ (1,755)	
Annual Debt Service	\$ (36,270.00)			Annual Op. Expenses:	\$ (21,062)	
Additional Financial Benefit Analysis:						
<i>Annual Depreciation @50%land value</i>	\$ 25,363.64	39 Yr.		<i>Annual Tax Savings @40%Bracket</i>	\$ 10,145.45	

*All information provided for estimate purposes only and should be verified.

COMPARABLE PROPERTIES

Address	Date Sold	Sales Price	Building Size	# Stories	Price/SF	Lot Size	# parcels	Price/LSF	NOI	Est CAP
124 River St, Santa Cruz	6/26/23	\$ 1,318,000	3,260	1	\$ 404.29	4443	1	\$ 296.65		
749 37th Ave, Santa Cruz	6/20/22	\$ 1,700,000	2,640	1	\$ 643.94	10,759	1	\$ 158.01		
720 Soquel Ave, Santa Cruz	5/24/23	\$ 1,720,000	3,624	1	\$ 474.61	10,585	2	\$ 162.49	\$ 56,550	3.3%
1111 Water St, Santa Cruz	11/16/22	\$ 1,195,000	3,312	2	\$ 360.81	12,851	2	\$ 92.99		
931 Mission St, Santa Cruz	3/24/22	\$ 810,000	2,171	2	\$ 373.10	5227	2	\$ 154.96	\$ 27,780	3.4%
4746 Soquel Dr, Soquel	5/28/21	\$ 1,350,000	3,000	1	\$ 450.00	5489	1	\$ 245.95	\$ 38,220	2.8%
2601 Porter St, Soquel	7/29/21	\$ 2,100,000	3,980	2	\$ 527.64	3980	2	\$ 527.64	\$ 82,413	3.9%
8054 Valencia, Aptos	6/30/22	\$ 1,420,000	1,872	2	\$ 758.55	4443	1	\$ 319.60		
2745 Porter St, Soquel	Pending	\$ 650,000	1,369	1	\$ 474.80	4182	1	\$ 155.43	\$ 25,737	4.0%
SUBJECT		Estimated Value	Building Size	# Stories	Price/SF	Lot Size	# parcels	Price/LSF	NOI	Est CAP
4768 Soquel Dr, Soquel		\$ 1,395,000	2,952	1	\$ 472.56	13939	2	\$ 100.08	\$ 45,795	3.3%



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**POR. RANCHO ARROYO DEL RODEO & SOQUEL RANCHO
SEC. 10, T.11S., R.1W., M.D.B. & M.**

23 Tax Area Code
96-101

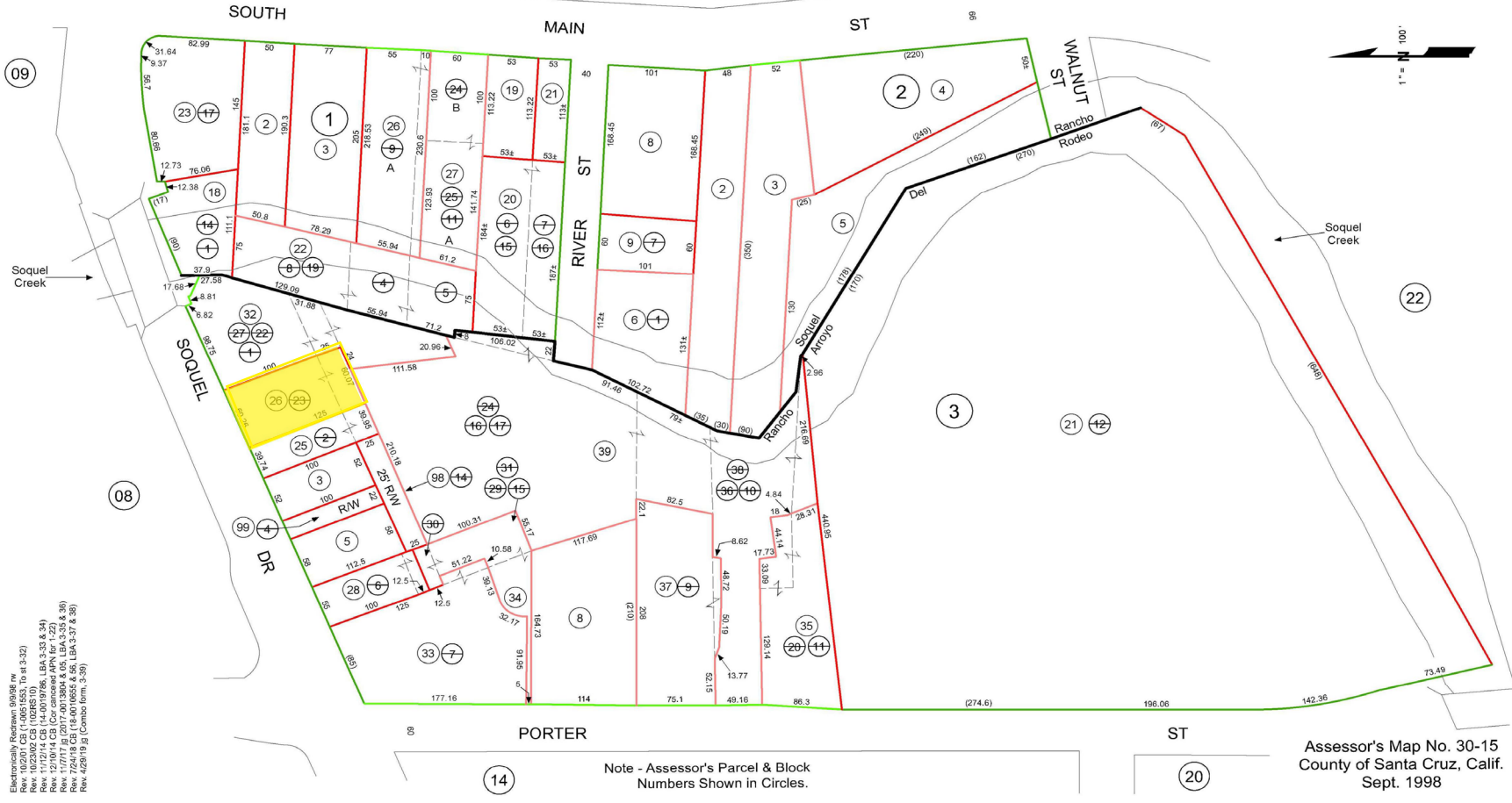
30-15

102RS10
7/24/2002

21PM43
6/10/1976

16

92RS14
2/11/1997



Electronic Database 03/05/05 for
 Rev. 10/20/01 CS (1-0051553, TP at 3,32)
 Rev. 10/23/02 CB (1-02FRS 10)
 Rev. 11/27/14 CB (14-0019786, LBA 3,33 & 34)
 Rev. 11/27/14 CB (14-0019786, LBA 3,35 & 36)
 Rev. 11/27/14 CB (14-0019786, LBA 3,37 & 38)
 Rev. 11/27/14 CB (14-0019786, LBA 3,39 & 40)
 Rev. 11/27/14 CB (14-0019786, LBA 3,41 & 42)
 Rev. 11/27/14 CB (14-0019786, LBA 3,43 & 44)
 Rev. 11/27/14 CB (14-0019786, LBA 3,45 & 46)
 Rev. 11/27/14 CB (14-0019786, LBA 3,47 & 48)
 Rev. 11/27/14 CB (14-0019786, LBA 3,49 & 50)
 Rev. 11/27/14 CB (14-0019786, LBA 3,51 & 52)
 Rev. 11/27/14 CB (14-0019786, LBA 3,53 & 54)
 Rev. 11/27/14 CB (14-0019786, LBA 3,55 & 56)
 Rev. 11/27/14 CB (14-0019786, LBA 3,57 & 58)
 Rev. 11/27/14 CB (14-0019786, LBA 3,59 & 60)
 Rev. 11/27/14 CB (14-0019786, LBA 3,61 & 62)
 Rev. 11/27/14 CB (14-0019786, LBA 3,63 & 64)
 Rev. 11/27/14 CB (14-0019786, LBA 3,65 & 66)
 Rev. 11/27/14 CB (14-0019786, LBA 3,67 & 68)
 Rev. 11/27/14 CB (14-0019786, LBA 3,69 & 70)
 Rev. 11/27/14 CB (14-0019786, LBA 3,71 & 72)
 Rev. 11/27/14 CB (14-0019786, LBA 3,73 & 74)
 Rev. 11/27/14 CB (14-0019786, LBA 3,75 & 76)
 Rev. 11/27/14 CB (14-0019786, LBA 3,77 & 78)
 Rev. 11/27/14 CB (14-0019786, LBA 3,79 & 80)
 Rev. 11/27/14 CB (14-0019786, LBA 3,81 & 82)
 Rev. 11/27/14 CB (14-0019786, LBA 3,83 & 84)
 Rev. 11/27/14 CB (14-0019786, LBA 3,85 & 86)
 Rev. 11/27/14 CB (14-0019786, LBA 3,87 & 88)
 Rev. 11/27/14 CB (14-0019786, LBA 3,89 & 90)
 Rev. 11/27/14 CB (14-0019786, LBA 3,91 & 92)
 Rev. 11/27/14 CB (14-0019786, LBA 3,93 & 94)
 Rev. 11/27/14 CB (14-0019786, LBA 3,95 & 96)
 Rev. 11/27/14 CB (14-0019786, LBA 3,97 & 98)
 Rev. 11/27/14 CB (14-0019786, LBA 3,99 & 100)

Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 30-15
County of Santa Cruz, Calif.
Sept. 1998

**PARCEL
MAP**



AERIAL MAP







- | | |
|----------------------------------|----------------------------------|
| 1. PREMISES | 14. Chevron |
| 2. Ugly Mug Coffee | 15. Post Office Capitola |
| 3. Play It Again Sports | 16. Nob Hill |
| 4. Soquel Landing | 17. CVS |
| 5. The Bagelry | 18. Peet's Coffee |
| 6. Home | 19. First American Title Company |
| 7. Sawasdee Thai Cuisine | 20. Soquel High School |
| 8. Soquel Elementary | 21. Santa Cruz Hope Church |
| 9. Little Tampico | 22. Safeway |
| 10. Main Street Realtors | 23. Hwy 1 |
| 11. Valero Gas Station | |
| 12. Sunnyside Produce | |
| 13. Beer Thirty Bottle & Carpo's | |

PROXIMITY MAP

LOCATION OVERVIEW

Santa Cruz County has 276,603 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.



The County's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz. Santa Cruz also hosts the Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Watsonville Municipal Airport. Rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction.

<https://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

CONTACT INFORMATION

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