



# 5346 Scotts Valley Drive And 2 Victor Square

**Presented by Anderson Christie, inc.**

115 Knight Street, Santa Cruz, CA 95060 | [www.andersonchristie.com](http://www.andersonchristie.com) | 831-515-8421

## 5346 SCOTTS VALLEY DR & 2 VICTOR SQUARE



A fantastic opportunity to purchase a landmark commercial property on a busy corner on Scotts Valleys main artery. Comprising of two parcels totaling 1.31 acres with 2 buildings and a total 19,242 square feet of net leasable space. 7 units with a versatile mix of industrial, warehouse and potential retail space are a rare find and in high-demand. The property has an excellent tenant mix with established history of low tenant turnover and consistent rental income making this a great opportunity for an investor looking for a prize asset or an owner user with potential to expand over time. Great signage and visibility with high traffic counts. Easy access to commute routes, Santa Cruz, Silicon Valley and close proximity to restaurants shops and businesses.

# 5346 SCOTTS VALLEY DR & 2 VICTOR SQUARE



## Rent Roll Scotts Valley Auto Center (8/1/2024)

Address	Unit	SQ FT	Base Rent	Per Sq ft	CAOE	Per Sq ft	Total	Total Per Sq ft
5364 Scotts Valley Drive	A&B	3100	\$5,937.00	\$1.92	\$1,273.00	\$0.41	\$7,210.00	\$2.33
	C	1500	\$2,091.00	\$1.39	\$639.00	\$0.43	\$2,730.00	\$1.82
	D	4000	\$7,139.00	\$1.79	\$1,361.00	\$0.34	\$8,500.00	\$2.13
	E	1180	\$1,708.00	\$1.44	\$492.00	\$0.42	\$2,200.00	\$1.86
	F	2500	\$4,550.00	\$1.82	\$1,050.00	\$0.42	\$5,600.00	\$2.24
	G	4000	\$6,405.00	\$1.60	\$1,675.00	\$0.42	\$8,080.00	\$2.02
	-	2900	\$3,940.00	\$1.36	\$1,260.00	\$0.43	\$5,200.00	\$1.79
2 Victor Square	-	2900	\$3,940.00	\$1.36	\$1,260.00	\$0.43	\$5,200.00	\$1.79
		19,180	\$31,770.00		\$7,750.00		\$39,520.00	

Information presented in this pro-forma was provided by the Seller. Some non-recurring expenses have been removed. Anderson Christie, Inc. makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase by relying on his or her own professional advisors.

# 5346 SCOTTS VALLEY DR & 2 VICTOR SQUARE



## Rent Roll Scotts Valley Auto Center (8/1/2024)

Address	Unit	Tenant Since	Lease Expires	Options	Option Terms
5364 Scotts Valley Drive	A&B	7/1/2019	6/30/2025	1	3 years to 6/30/2028
	C	4/1/2021	3/31/2026	0	NA
	D	9/1/2020	6/30/2025	1	3 years to 6/30/2028 & 2 Ops at 3 yrs Then 2 Ops at 2 yrs
	E	4/6/2012	6/30/2029	0	NA
	F	10/19/2022	6/30/2027	1	3 years to 6/30/30 & 2 Ops at 2 years
	G	7/1/2014	6/30/2028	1	2 years to 6/30/30
2 Victor Square	-	6/30/2021	6/30/2026	1	5 years to 6/30/2031

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# PHOTOGRAPHY



# PHOTOGRAPHY



# FINANCIALS

## 5346 Scotts Valley Drive & 2 Victor Square

**Purchase Price** **\$5,149,000.00**

Gross Rent	\$474,240.00
Property Tax	\$62,590.00
Insurance	\$20,000.00
Maintenance	\$2,169.00
Landscape	\$2,620.00
Utilities	\$5,621.00
Total Expenses	\$93,000.00

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**Net Income** **\$381,240.00**

Cap Rate	7.4%
Gross Rent Multiplier	11

# LOCATION

## 5346 Scotts Valley Drive

Scotts Valley, California, 95066



Somewhat Walkable  
Some errands can be accomplished on foot.

Commute to Downtown Scotts Valley



3 min



7 min



5 min

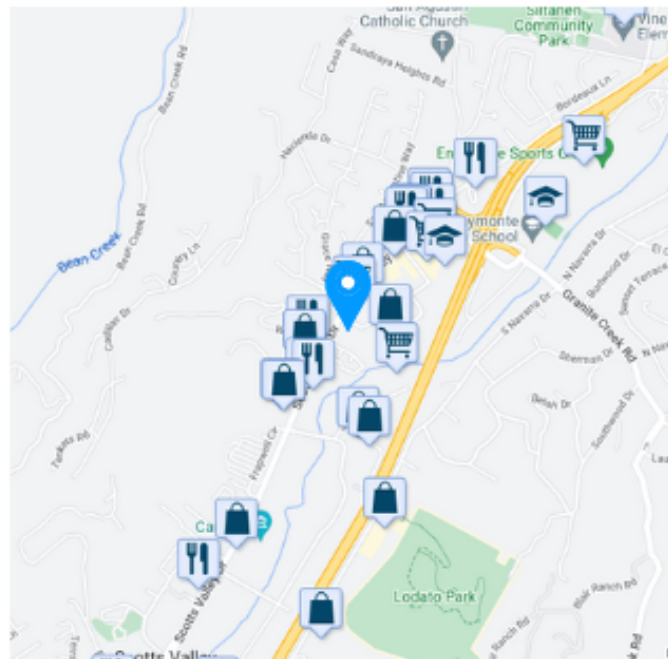


17 min



Bikeable  
Some bike infrastructure.

- Restaurants:  
Santa Cruz Pasta Factory .07 mi
- Coffee:  
Starbucks .3 mi
- Bars:  
Steel Bonnet Brewing Co .04 mi
- Groceries:  
Quik Stop Markets .04 mi
- Parks:  
Lodato Open Space .04 mi
- Schools:  
Silicon Valley High School .6 mi
- Shopping:  
Scotts Valley Feed .03 mi
- Entertainment:  
DVD To Go .07 mi
- Errands:  
JC Nails .2 mi
- .04 mi







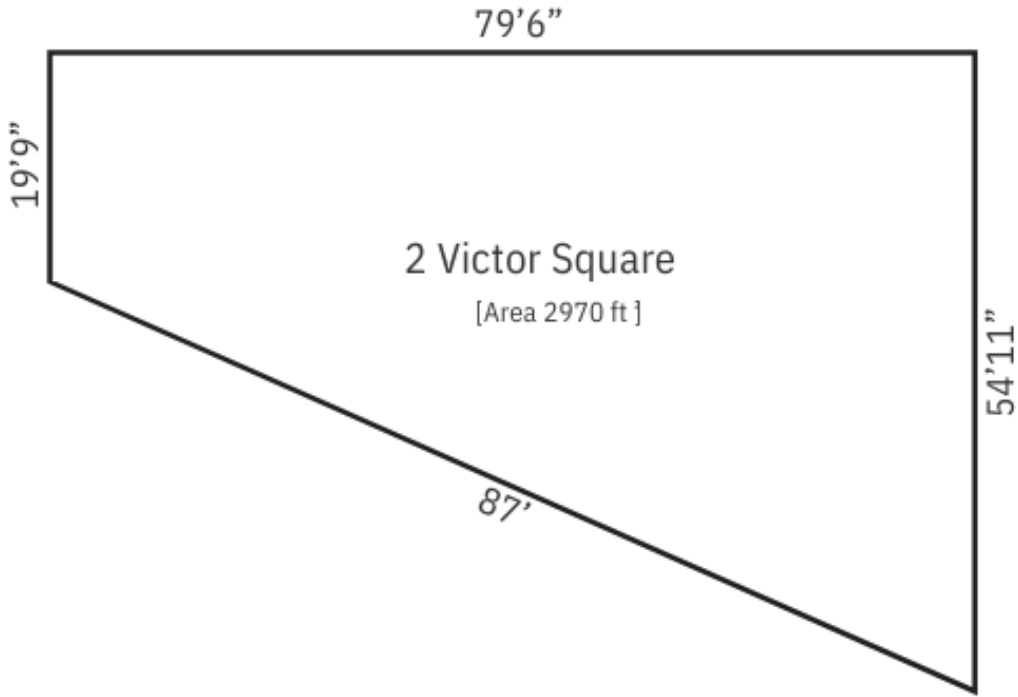
## **Disclaimer**

This packet has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Anderson Christie, Inc. has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

Information presented in this pro-forma was provided by the Seller. Some recurring and non-recurring expenses have been removed. Brokers make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase by relying on his or her own professional advisors.

SUBJECT LAYOUT - 2 VICTOR SQUARE



SUBJECT LAYOUT - 5346 SCOTTS VALLEY DRIVE





22-04

Tax Area Code  
4-050

CITY OF SCOTTS VALLEY

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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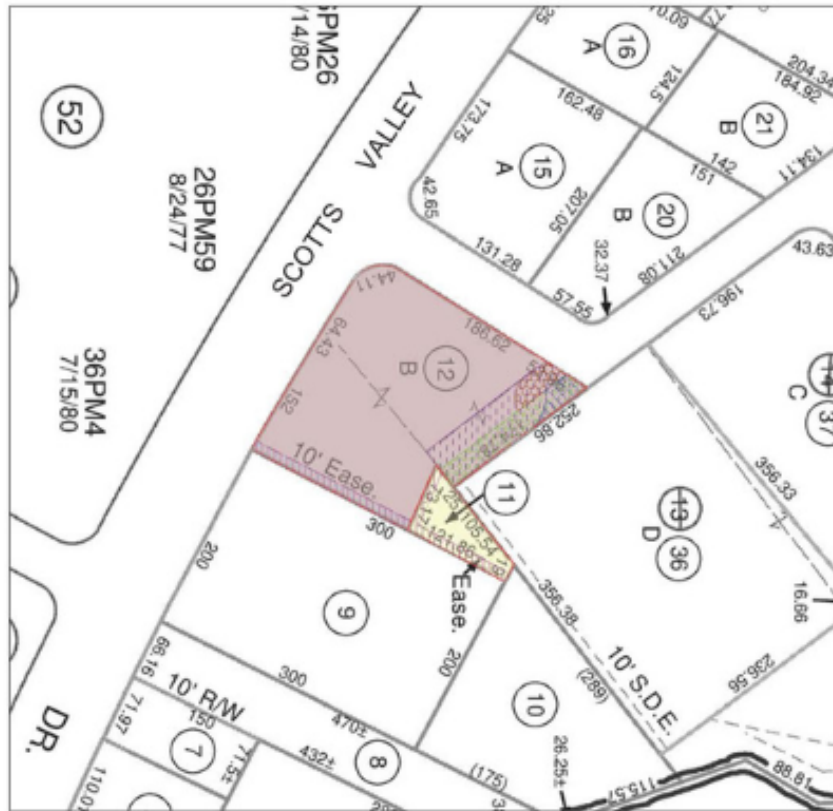
Assessor's Map No. 22-04  
City of Scotts Valley

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

Map Accuracy: 0.1119' ±  
Map 1:2500 (Scale: 1" = 250.00')

Scale 1 inch = 100 Feet  
 0 100 200

SHEET 1 OF 3



LEGEND

- Parcel 1 (Fee, Property in Question)
- Parcel 2 (Easement)
- Parcel 3 (Easement)
- Parcel 4 (Easement)
- Parcel 5 (Easement)
- Parcel 6 (Easement)
- Parcel 7 (Easement)
- Parcel 8 (Fee, Property in Question)
- Easement for poles  
01/22/1947, Book 585, Page 276, of Official Records  
Said Easement is not specifically delineated and is un-locatable
- Easement for public utilities  
06/23/1948, Book 669, Page 354, of Official Records  
Said Easement is not specifically delineated and is un-locatable
- Easement for public utilities  
06/23/1948, Book 669, Page 354, of Official Records  
Affects as described therein
- Easement for road and utilities purposes  
11/16/1955, Book 1947, Page 26, of Official Records  
Affects as described therein
- Easement for purposes stated herein and incidental purposes  
12/04/1961, Book 1583, Page 163, of Official Records  
Affects as described therein
- Easement for utility purposes  
Book 26, Page 69,  
Affects as shown on said map
- Easement for right of way  
Book 26, Page 69,  
Affects as shown on said map

92024  
**Stewart Title Company**  
 1777 Soledad Dr., Ste 108  
 Walnut Creek, CA 94596

Title Order No. 2249196, Preliminary Report Dated as of January 29, 2024

Drawing Date: 02/09/2024

Reference:

Assessor's Parcel Nos.: 022-042-11, 12

Property: 2 Victor Square, Scotts Valley, State Of California

Date:

Any discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose and are not shown by the public records. This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any error of omission thereon.

Plat Showing:  
 Parcel 1: Being all of Parcel A, as said Parcel is shown on that certain Map Recorded July 15, 1966 in Volume 26 of Parcel Maps, Page 4, Santa Cruz County Records.  
 Parcel 8: Parcel B as shown upon that certain Parcel Map showing divisions and boundary adjustments of lands of Del Masco, Doon, Cramer and Butler Recorded August 24, 1977 in Book 26 of Parcel Maps, Page 69, Santa Cruz County Records.

Sheet  
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 of  
 3  
 Active #

Scale 1 inch = 100 Feet  
 0 100 200

SHEET 2 OF 3



LEGEND

- Parcel 1 (Fee, Property in Question)
- Parcel 2 (Easement)
- Parcel 3 (Easement)
- Parcel 4 (Easement)
- Parcel 5 (Easement)
- Parcel 6 (Easement)
- Parcel 7 (Easement)
- Parcel 8 (Fee, Property in Question)
- Easement for utility purposes, together with any incidental purposes  
Book 25, Page 59.  
Affects as shown on said map
- Easement for gas and electric facilities  
01/25/1978, Book 2865, Page 274, of Official Records  
Affects as described therein
- Easement for ingress and egress  
01/25/1978, Book 2865, Page 274, of Official Records  
Affects as described therein
- Easement for cables and facilities  
01/25/1978, Book 2865, Page 274, of Official Records  
Affects as described therein
- Easement for cables and facilities  
01/25/1978, Book 2865, Page 532, of Official Records  
Affects as described therein
- Easement for gas and electric facilities  
01/25/1978, Book 2865, Page 534, of Official Records  
Affects as described therein
- Easement for ingress and egress, sanitary and storm water  
04/16/1978, Book 2899, Page 472, of Official Records  
Affects as described therein
- Easement for ingress and egress  
05/26/1983, Book 3574, Page 518, of Official Records  
Affects as described therein
- Easement for water mains  
05/26/1983, Book 3574, Page 518, of Official Records  
Affects as described therein

02024  
**Stewart Title Company**  
 1777 Boreho Dr. Ste 108  
 Walnut Creek, CA 94596

Title Order No. 2240196, Preliminary Report Dated as of January 29, 2024

Drawing Date: 02/09/2024

Reference:

Assessor's Parcel Nos.: 022-042-11, 12

Property: 2 Victor Square, Scotts Valley, State Of California

Date:

Any discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a competent survey would disclose and are not shown by the public records. This plat is for your use in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any reason of reliance thereon.

Plat Showing:  
 Parcel 1: Being all of Parcel A, as said Parcel is shown on that certain Map Recorded July 15, 1980 in Volume 36 of Parcel Maps, Page 4, Santa Cruz County Records.  
 Parcel 8: Parcel B as shown upon that certain Parcel Map showing divisions and boundary adjustments of lands of Del Masso, Dixon, Granger and Butler Recorded August 24, 1977 in Book 25 of Parcel Maps, Page 59, Santa Cruz County Records.

Sheet  
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 of  
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 Archive #

Scale 1 inch = 100 Feet  
 0 100 200

SHEET 3 OF 3



LEGEND

- Parcel 1 (Fee, Property in Question)
- Parcel 2 (Easement)
- Parcel 3 (Easement)
- Parcel 4 (Easement)
- Parcel 5 (Easement)
- Parcel 6 (Easement)
- Parcel 7 (Easement)
- Parcel 8 (Fee, Property in Question)
- Easement for parking purposes and incidental purposes  
05/25/1983, Book 3574, Page 516, of Official Records  
Affects as described therein
- Easement for sanitary sewer lines purposes  
05/25/1983, Book 3574, Page 516, of Official Records  
Affects as described therein
- Easement for underground conduits, pipes  
09/30/1983, Book 3620, Page 159, of Official Records  
Affects as described therein

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**Stewart Title Company**  
 1777 Botelho Dr. Ste 108  
 Walnut Creek, CA 94596

Title Order No. 2240196, Preliminary Report Dated as of January 20, 2024

Drawing Date: 02/09/2024

Reference:

Assessor's Parcel Nos.: 022-042-11, 12

Property: 2 Victor Square, Scotts Valley, State Of California

Date:

Any discrepancies, conflicts in boundary lines, storage in area, encroachments, or any other facts which a prudent surveyor would disclose and are not shown by the public records. This plan is for your aid in locating your land with reference to streets and other persons. While this plan is believed to be correct, the Company assumes no liability for any reason of reliance thereon.

Plat Showing:  
 Parcel 1: Being all of Parcel A, as said Parcel is shown on that certain Map Recorded July 15, 1980 in Volume 36 of Parcel Maps, Page 4, Santa Cruz County Records.  
 Parcel 2: Parcel B as shown upon that certain Parcel Map showing divisions and boundary adjustments of lands of Del Masco, Dixon, Cramer and Butler Recorded August 24, 1977 in Book 26 of Parcel Maps, Page 59, Santa Cruz County Records.

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