

FOR SALE

Leased Investment Opportunity in Prime Location

325/345 Westridge Drive • Watsonville CA

Please Do Not
Disturb Tenant



Shown By Appointment Only



Sherman & Boone

COMMERCIAL REAL ESTATE

For More Information Contact:

Gregg Walsh, SIOR

831.464.5011

831.252.2585 Cell

gsw200@aol.com

DRE# 01013102

- ± 36,635 S.F.
- Fully Improved, High Quality, Single Story Office Building
- Located in Prominent and Established Office Park
- Strong Upside Potential

- 100% Leased to Driscoll's
- Driscoll's Corporate HQ Since 1994
- 71 Months Remaining Lease Term
- Annual NOI: \$698,914

SALE PRICE: \$10,130,000 (\$276/SF)
(Cap Rate: 6.90%)

shermanandboone.com 1260 41st AVE SUITE 0 CAPITOLA CA 95010

CONFIDENTIALITY & DISCLAIMER 325/345 Westridge Drive • Watsonville CA

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**PROPERTY WALK-THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.
CONTACT GREGG WALSH FOR ADDITIONAL INFORMATION.**



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EXECUTIVE SUMMARY 325/345 Westridge Drive • Watsonville CA



THE OFFERING

Three forty five Westridge Drive is a high quality, single story, professional office building measuring approximately 36,635 square feet. The property is ideally located in Westridge Business Park—Santa Cruz County's premiere business park. The business park is home to some of the area's more notable companies including Driscoll's Inc., DHL, Sierra Thermal Systems, Inc., California Strawberry Commission, California Giant, Gold's Gym, and the County of Santa Cruz. Access to Highway 1, 129 and 152 are near immediate.

Many of Watsonville's best amenities, goods and services are also nearby. The building itself has a significant glass line on all sides and is very attractive with subtle tan-colored exposed aggregate finish. Rich, mature landscaping surrounds the building helping to create a serene and pleasant working environment.

This offering allows a discerning buyer an increasingly rare opportunity to invest in one of Santa Cruz County's most sought after office markets. This is a prime investment opportunity with great upside potential.



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RENT ROLL 325/345 Westridge Drive • Watsonville CA



TENANT	SQ. FEET	MONTHLY RENT	ANNUAL RENT	EXPIRES
DRISCOLL'S	36,635	\$58,242.00	\$698,914.00	5/31/2030
ANNUAL ADJUSTMENT		3.00%		
CURRENT ANNUAL INCOME		\$698,914.00*		
CURRENT CAP RATE		6.90%		

*Includes amortized improvement payments of \$1,458.61/mo.



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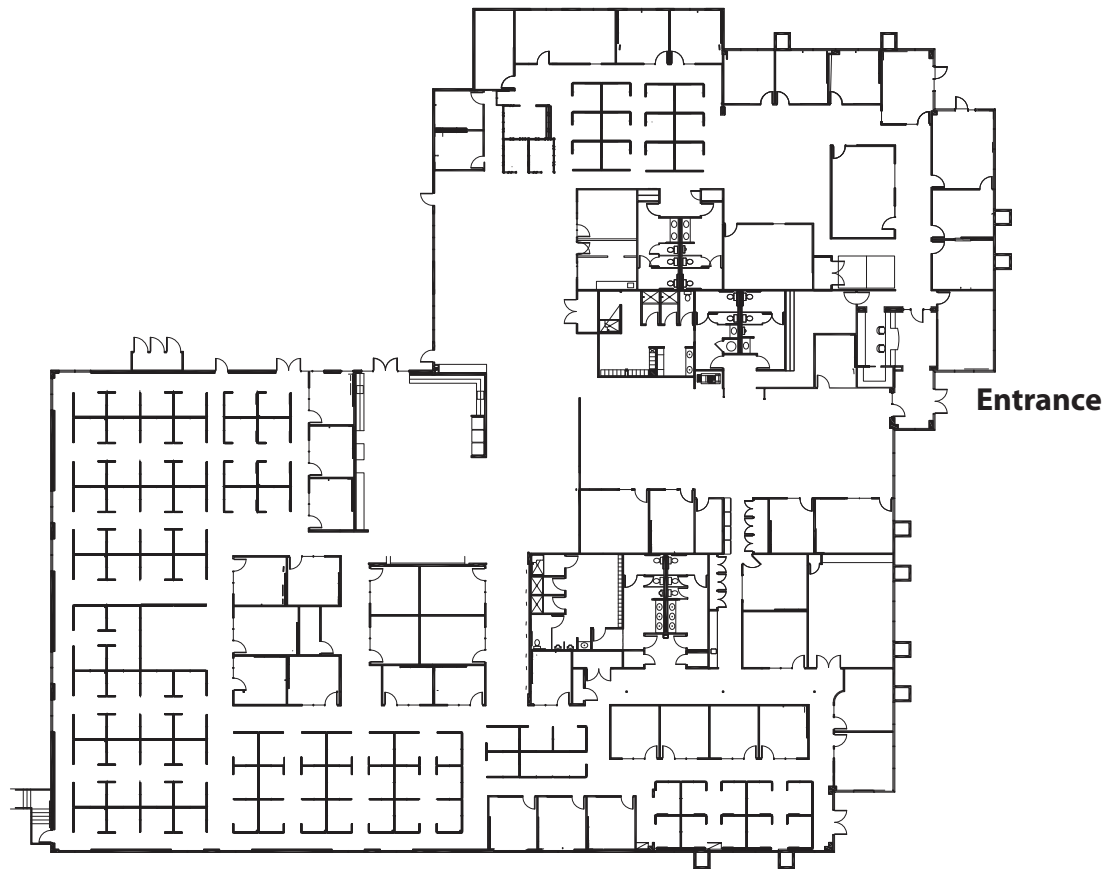
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FLOOR PLAN 325/345 Westridge Drive • Watsonville CA



WESTRIDGE DRIVE



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AERIAL MAP

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