

J.R. Parrish, Inc.

4604 & 4606 SCOTTS VALLEY DR
SCOTTS VALLEY, CA



FOR SALE
+/-10,000 SF OFFICE BUILDING
& 79 UNIT STORAGE FACILITY

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Disclaimer

EXCLUSIVELY LISTED BY

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JR Parrish, Inc.
Commerical Real Estate

DRE #02091969

J.R. Parrish, Inc.



EXECUTIVE SUMMARY

4604 & 4606
Scotts Valley Drive
Scotts Valley, CA

LISTING PRICE

\$3,900,000



BUILDING SIZE

SELF STORAGE +/- 10,000 SF
OFFICE +/- 10,000 SF



PARCEL SIZE

1.13 Acres



ZONING TYPE
COMMERCIAL SERVICE

PROPERTY DESCRIPTION

4604 and 4606 Scotts Valley Drive presents itself as a very unique investment opportunity in Scotts Valley California. The 49,179 SF (1.13 Acre) parcel supports a well maintained partially leased **commercial office building in the front** and a **self storage facility in the back of the property.**

4604 Scotts Valley Drive is about 10,000 square feet. The Ground floor is anchored by West Coast Community Bank. The second floor is vacant. The bank has historically enjoyed a long tenancy at the property. There are also 3 small independent offices occupied by professionals that enjoy the proximity to a Banking Institution in an image building all enveloped in a convenient and scenic Creekside setting.

4606 Scotts Valley Drive consists of the Creekside Mini Storage Facility. These two (2) block buildings feature 79 self storage units varying in size between 30 and 240 SF on 2 floors. A solid Gate and Fence on one side and Carbonera Creek on the other make for a very secure environment. Long term Tenants at Creekside Storage enjoy the convenience of a facility that is easily accessible as shown by some occupants who have been customers since last Century!

ADDITIONAL FEATURES

- Huge Identity Monument Sign on Scotts Valley Dr
- Mature Landscape & Well Maintained Grounds
- Generous Parking Easy & Access to Scotts Valley Dr
- An Outside Picnic area surrounded by Redwoods
- Adjacent to Carbonera Creek
- Back-Up Generator

PROPERTY DETAILS

APN	022-491-13
Address	4604 & 4606 Scotts Vallely Drive
County	Santa Cruz
Market	Bay Area
SubMarket	Santa Cruz County
Building Size	+/- 10,000 SF
Self Storage	+/- 10,000 SF
Parcel Size	1.13 Acres
Price Per Square Foot	\$195 PSF
Year Built	1985
Constrution Type	Wood/Metal/Frame/Stucco
Zoning	Commerical Service
Services & Jurisdiction	City of Scotts Valley Dr



PROPERTY FEATURES

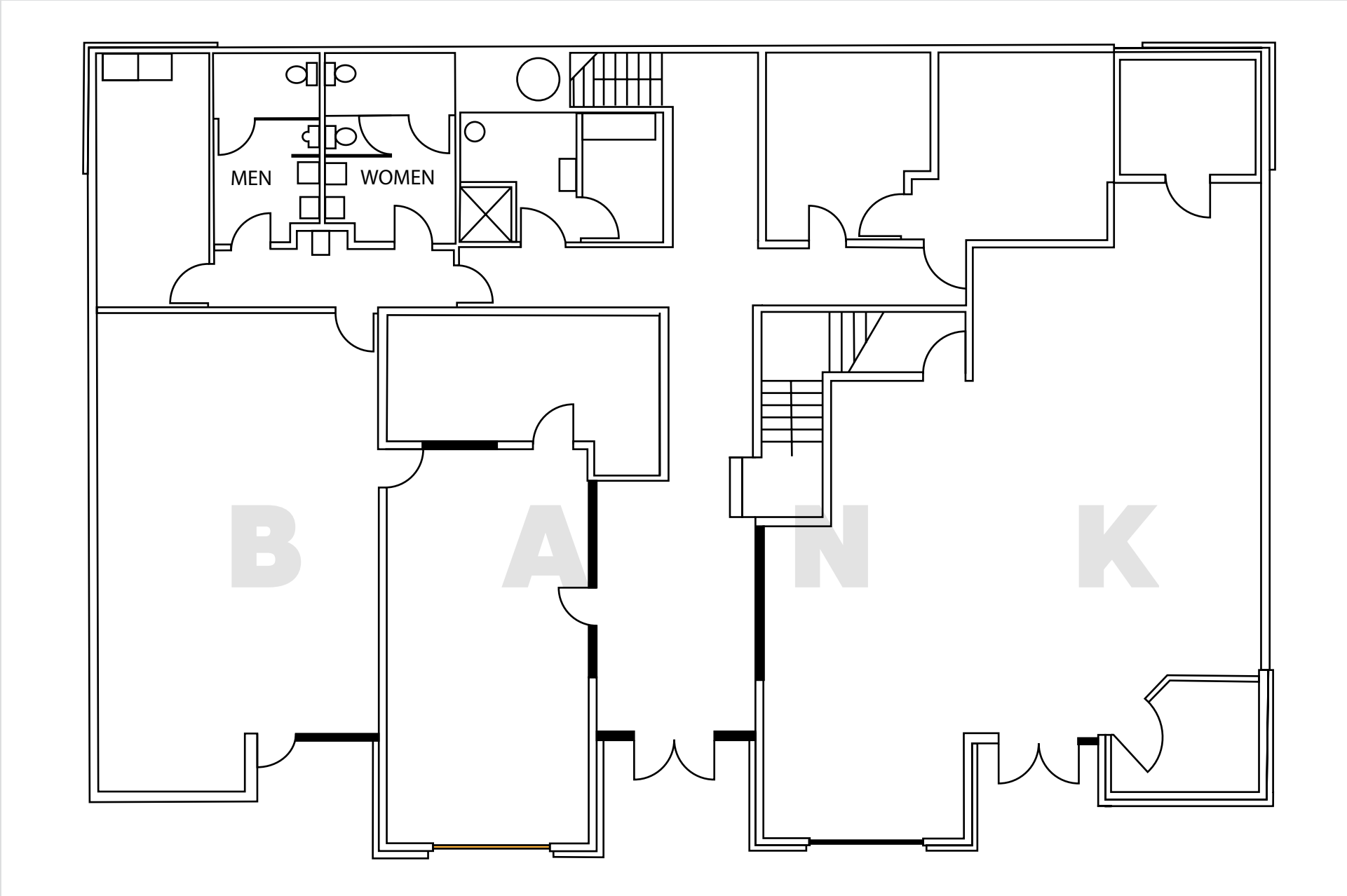
Number of Units	2 Spaces
Number of Parcels	1
Zoning Type	CS - Commerical Service
Number of Stories	2
Excellent Historical Occupancy	YES
Convenient Location	4:1000

FINANCIAL SUMMARY

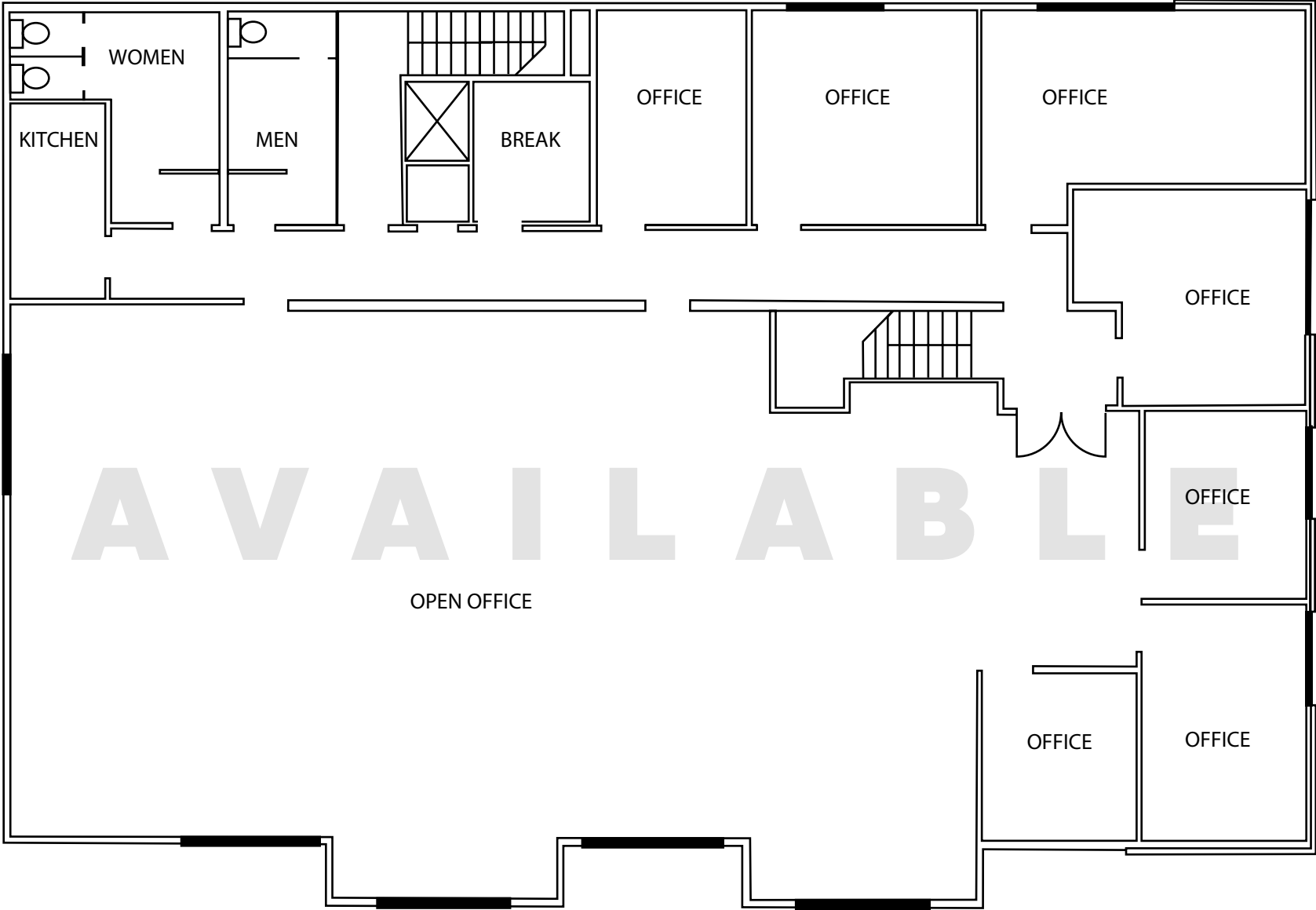
Offering Price	\$3,900,000
Projected Cap Rate	5.1%

4604 & 4606 Scotts Valley Drive

FLOOR PLAN | 1ST FLOOR | BANK



FLOOR PLAN | 2ND FLOOR | AVAILABLE



INTERIOR PHOTOS

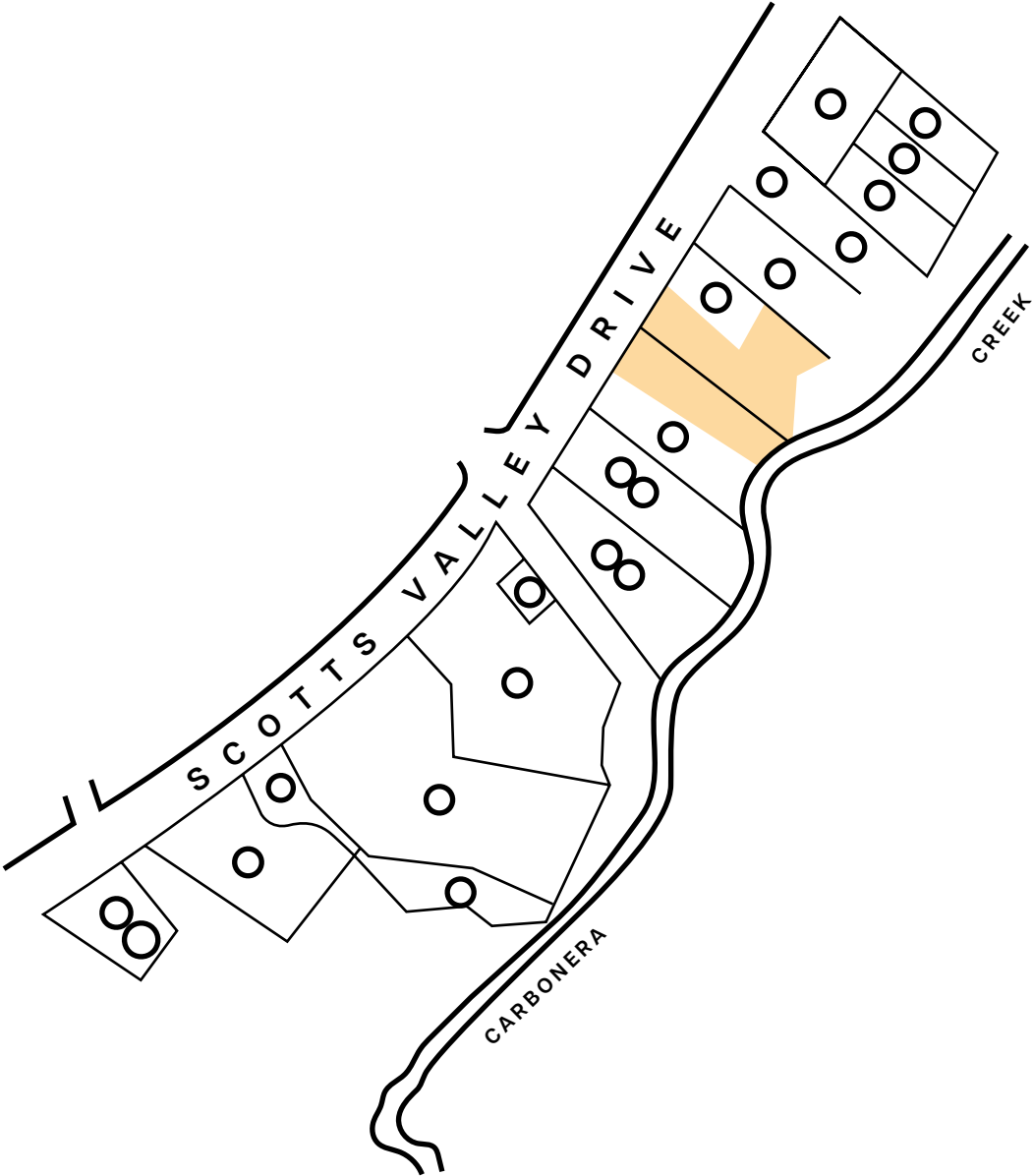


EXTERIOR PHOTOS



PARCEL MAP

APN 022-491-13



LOCATION MAP



SITE

ADDITIONAL NOTES

The Bank reimburses ownership for 43.8% of the operating expenses. This is billed monthly and generally averages about \$4,100 per month.

The allocation of property taxes is estimated to be 67% of the office building and 33% of the self-storage facility.

The back-up generator is owned and maintained by the property owner.

The Rentable Square Feet of the office building may or may not account for all the common areas.

There is a Sewer Lift Station, (concrete vault) that connects to the city sewer system; newly installed in 2025.

There are no restrooms, (or running water) for the self-storage facility.

Current ownership has not completed a "CASP" study for ADA.

J.R. Parrish, Inc.



DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from JRP and its directors, officers, agents, advisors, affiliates and or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither JRP and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. JRP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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The logo for J.R. Parrish, Inc. is written in a stylized, cursive script. The letters are black and have a fluid, handwritten appearance. The 'J' and 'R' are particularly large and prominent, with the 'Parrish, Inc.' following in a smaller, similar script.