

**6800 SOQUEL DR.**

**FOR SALE**

**Aptos, CA**

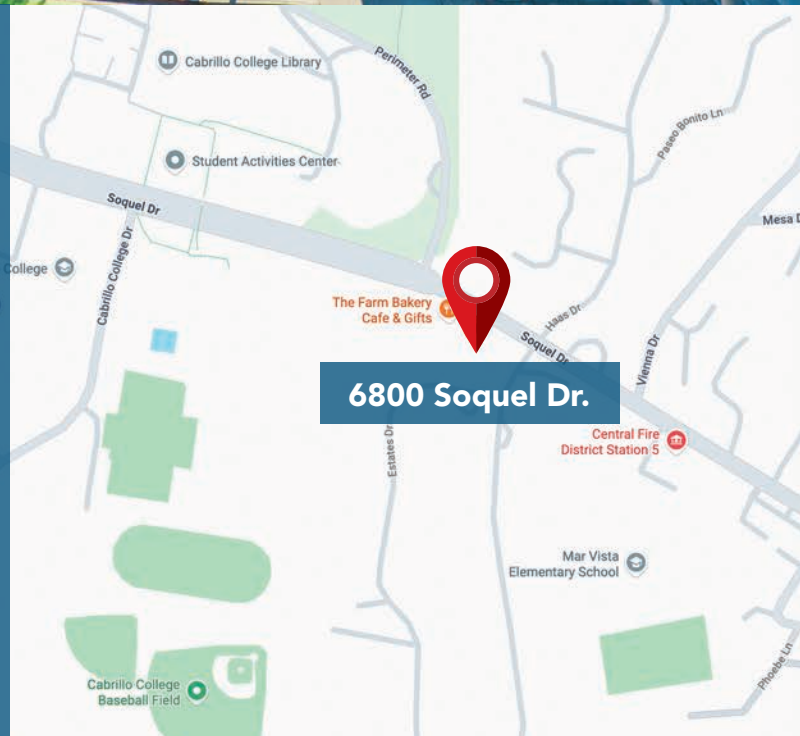
**\$2,500,000**



## Property Highlights

- Multi-Use Commercial Property on Soquel Dr. in Aptos
- Medical Tenant On-Site for 40+ Years
- Three Spacious Two-Bedroom/One Bath Apartments
- Fenced Front and Back Yard Spaces for Residential Tenants
- Plentiful Parking

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



**SHOEMAKER**  
COMMERCIAL  
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# PROPERTY OVERVIEW

## 6800 Soquel Drive, Aptos, Ca

### GENERAL OVERVIEW

6800 Soquel Drive is a 5,945 sq. ft. mixed use building that contains a medical office/urgent care facility leased to Doctors on Duty and three 2-bedroom, 1-bathroom residential units.

The medical tenant has been at the site for over 40 years.

The medical facility has 18 dedicated parking spaces and contains multiple exam rooms, a procedure room, a lab room, multiple restrooms, a waiting area, and multiple employee spaces.

The residential units are all over 1,150 sq. ft., they all have fenced front and rear private areas, and two have fireplaces. Each unit has two parking spaces, one covered and one uncovered. Each unit also has a dedicated, locked storage space attached to the carport.

A new roof was installed within the last year, new fencing was installed, and the improvements were recently painted.

The 26,528 sq. ft. parcel has plenty of open space and provides separation between the commercial use and the residential tenants.

Doctors on Duty has operated at the site since 1984. Doctors on Duty has a strong regional presence, operating nine clinics in the greater Monterey Bay area.

### LOCATION

The subject sits on the corner of Soquel Drive and Borregas Drive. It is adjacent to The Farm Bakery and Café and only one additional parcel from Cabrillo College, which serves approximately 9,000 students annually. The property is easily accessed from Highway 1 via the State Park Drive or Park Avenue exits.



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# PROPERTY DESCRIPTION

## 6800 Soquel Drive, Aptos, Ca

APN	039-511-02
ADDRESS	6800 Soquel Dr. Aptos, CA 95003
LOCATION	Soquel Drive adjacent to The Farm Bakery and Cafe. Near Cabrillo College and close proximity to Highway 1 via State Park Dr. and Park Ave.
CURRENT USE	Medical Office, Residential Apartments
ZONING	PA (Professional and Administrative Office)
IMPROVEMENT SIZE	Three Residential Units: 3,525 sq. ft. Commercial/Medical: <u>2,420 sq. ft.</u> 5,945 sq. ft.
PARCEL SIZE	26,528 sq. ft. / 0.61 acre
IMPROVEMENT DESCRIPTION	One medical office and three 2-bedroom/1 bath residential apartments
PARKING	Commercial: 18, including 1 ADA Residential: <u>6, including 3 covered</u> Total: 24
METERS	Electric: 5 Gas: 4 Water: 2
STORAGE	Three total, one unit for each residential tenant
LEASE	Residential Tenants are Month to Month. Doctors on Duty on a four year lease through October 31, 2029, with a two-year option to extend.



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# RENT ROLL

## 6800 Soquel Drive, Aptos, Ca

Unit #	Type	Monthly Rent
6800 Soquel (Doctors on Duty)	Medical/Commercial	\$8,328.95
6800 Soquel #1	2BR/1BA	\$2,950
6800 Soquel #1	2BR/1BA	\$2,400
6800 Soquel #1	2BR/1BA	\$2,375
MONTHLY TOTAL		\$16,053.95
ANNUAL RENT		\$192,647.40



# OWNER PAID EXPENSES

6800 Soquel Drive, Aptos, Ca

Item	Value
Property Taxes (1/2 based on a sale price of \$2,500,000. Per the Doctor's on Duty lease, the tenant pays 1/2 of property taxes)	\$16,286
Insurance	\$8,240
Management (Estimated at 7%)	\$13,500
Landscaping	\$3,268
Water	\$3,108
Trash	\$1,773
Pest	\$1,440
TOTAL	\$47,615



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# FINANCIAL ANALYSIS

## 6800 Soquel Drive, Aptos, Ca

Annual Gross Income	\$192,647.40
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(2.5% vacancy and reserves for Capital Improvements)	(\$4,816.19)
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Effective Gross Income	\$187,831.21
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(Estimated Expenses)	(\$47,615)
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<b>Net Operating Income</b>	<b>\$140,216.21</b>
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<b>CAP Rate</b>	<b>5.6%</b>
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<b>Price Per Sq. Ft.</b>	<b>\$420</b>
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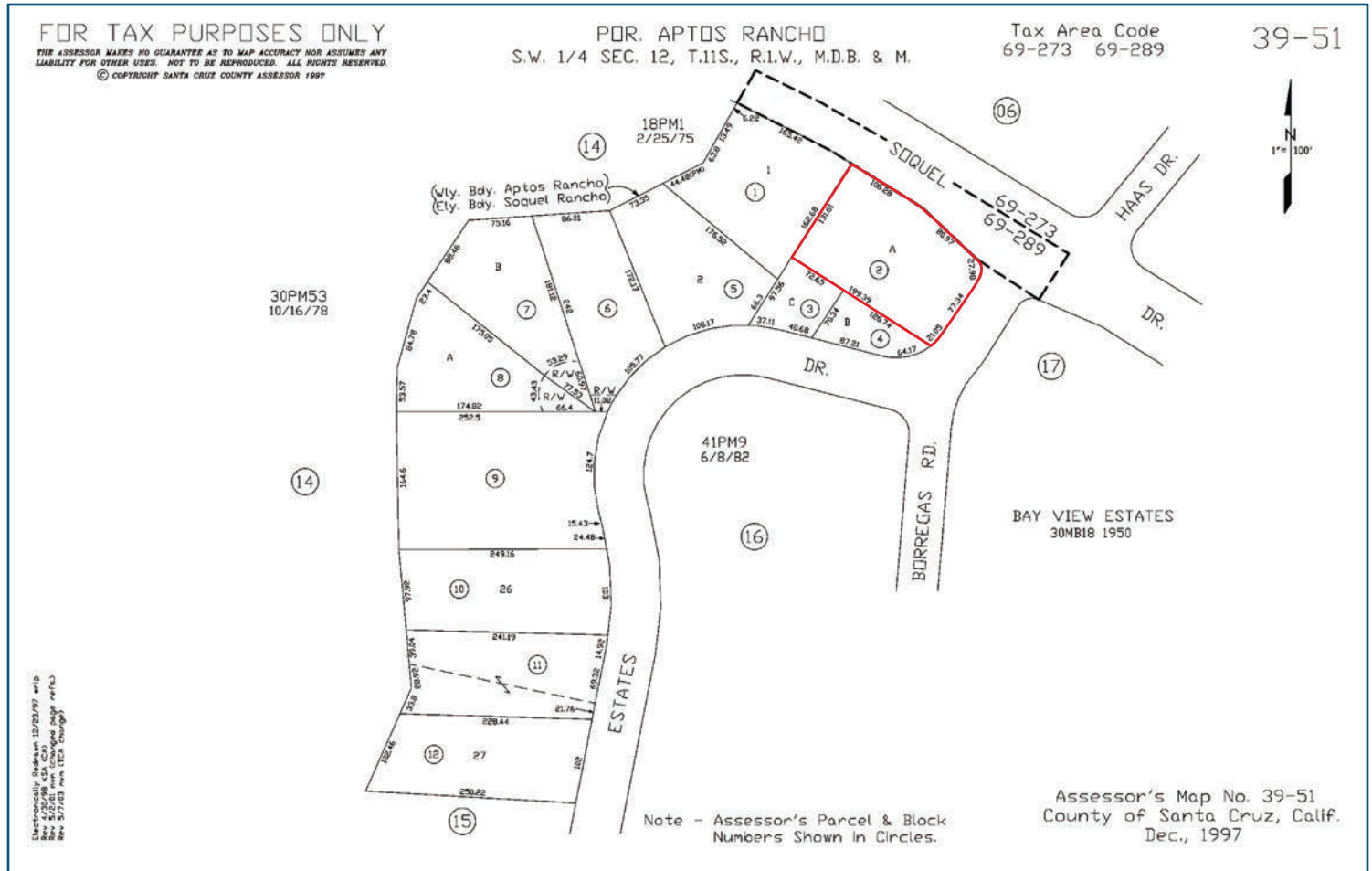


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# TAX MAP

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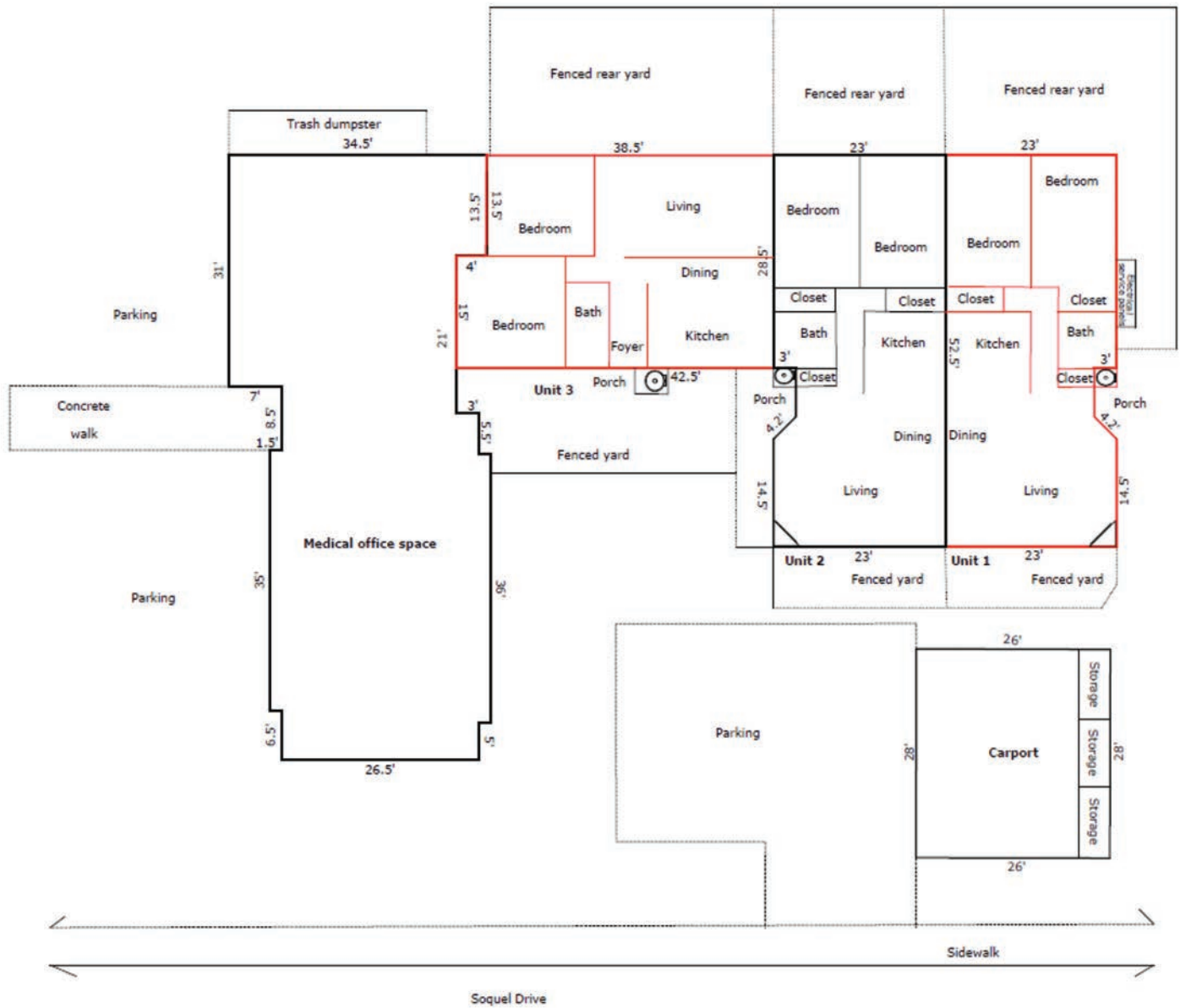


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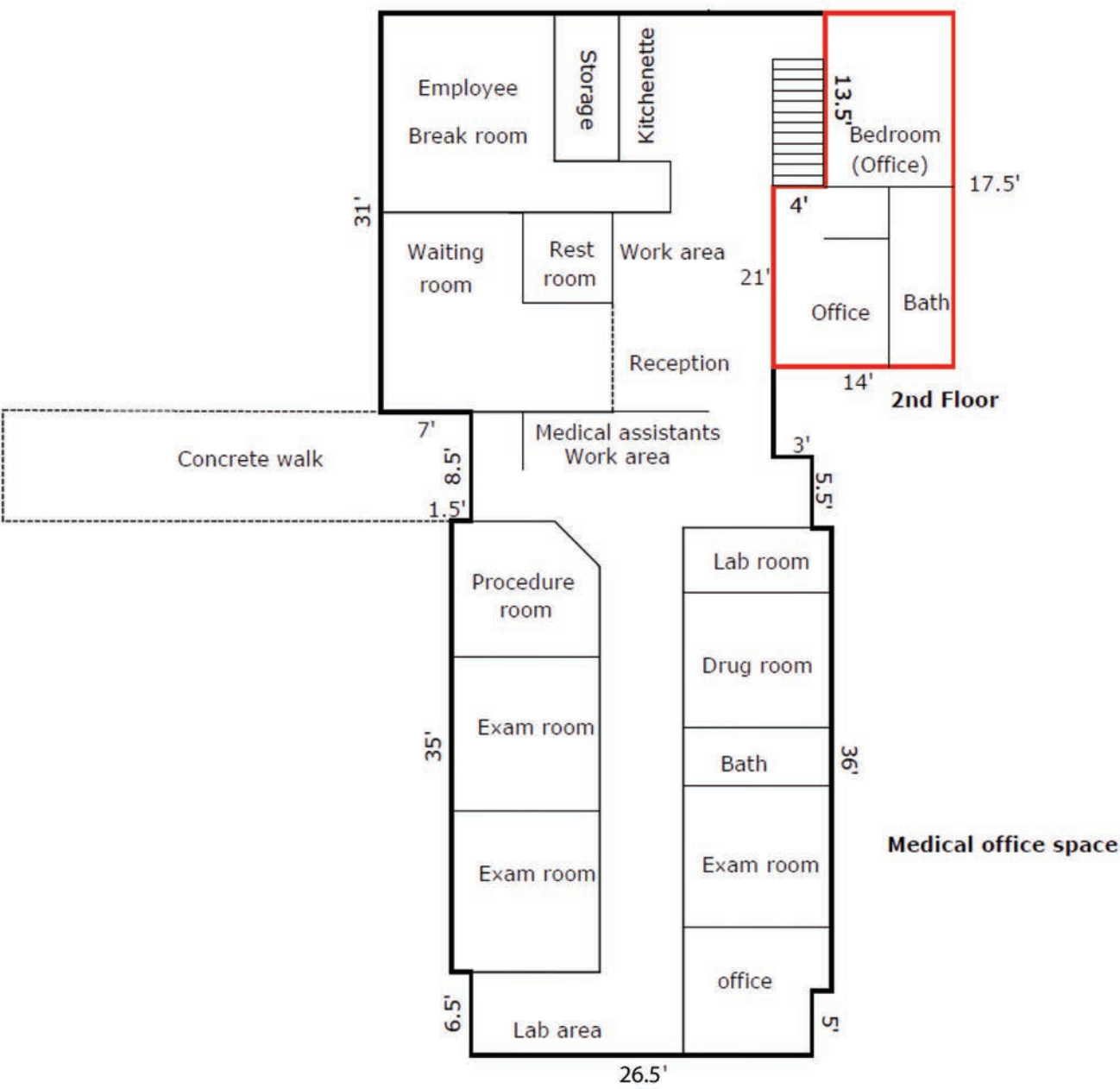


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# FLOOR PLAN

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# PHOTOS

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