

J.B. Parrish Inc.

**300 SEVENTH AVE
SANTA CRUZ CA**



FOR SALE

**UNIQUE COMMERCIAL BUILDING
NEAR SANTA CRUZ HARBOR**

TABLE OF CONTENTS

03	300 Seventh Ave Summary
04	Property Photos
09	Aerial Map
10	Location Map
11	Area Overview
12	JR Parrish
13	Disclaimer

EXCLUSIVELY LISTED BY

Randy Parker | DRE #00975223
831-234-0702

Carol Lezin | DRE #00878937
831-247-2610

JR Parrish, Inc.
Commerical Real Estate

J.R. Parrish, Inc.



EXECUTIVE SUMMARY

300 Seventh Ave
Santa Cruz, CA 95062

APN: 027-103-11

LISTING PRICE

\$1,100,000



BUILDING
+/- 1,500 SF



PARCEL SIZE
+/- 3,000 Acres



ZONING
C - 1 - L

PROPERTY DESCRIPTION

300 Seventh Avenue is located in Santa Cruz, California...3 blocks away from the Pacific Ocean. First time on the market in a generation, this 1500 SF building enjoys an excellent track record of occupancy.

Ideally located, this 3,000 SF parcel of land sits on the corner of Seventh Avenue at Carmel Street. The tenants benefit from strategic visibility, convenience, access and on site parking.

A rare find: a classic small commercial building near the beach and Harbor that is seamlessly woven into the fabric of this desirable Santa Cruz Neighborhood.

Perfect for a buyer who needs to fill out part of their 1031 exchange, or for a portfolio investor who identifies with key properties, low maintenance and stable income, or for anyone who appreciates a well located investment and pride of ownership.

300 Seventh Ave

PROPERTY DETAILS

APN	027-103-11
Address	300 Seventh Ave
County	Santa Cruz
Market	Bay Area
Jurisdiction	Santa Cruz County
Building Size	+/- 1,500 SF
Parcel Size	+/- 3,000 SF
Ownership Type	Fee Simple



PROPERTY FEATURES

Number of Units	4 Multiple Spaces
Number of Parcels	1
Zoning Type	C - 1 - L
Number of Stories	1
Number of Buildings	1
Parking	8 Spaces

FINANCIAL SUMMARY

Offering Price	\$1,100,000
Price PSF	\$687.00

300 Seventh Ave

FINANCIAL ANALYSIS

Annual Gross Rent 2024	\$55,656
Operating Expense 2024	\$17,509
New Property Tax at List Price	+/- \$13,200
Current Property Tax	\$9144
Projected Operating Expenses	\$22,344
Projected Net Operating Income (NOI)	\$33,312
Cap Rate at List Price	3.0%
Price Per Sq Ft of Improvements	\$687

TENANT DESCRIPTION

SUSHI MARKET SPROUTS

They occupy 2 suites: 300 7th Ave which is their main suite that faces 7th Avenue. \$1,304/mo

SANTA CRUZ HAIR DESIGN

They occupy 250 sq ft at 711 Carmel Street. They have been there for 9 years and this unit has been a hair salon for over 30 years! \$1,016/mo

WHO'S YOUR GROOMER

450 sq ft 715 Carmel street is rented to a pet groomer who has occupied the unit since September of 2021. Prior use has been a pet groom for 30 years! \$1,301/mo

HAIR SALON 713 I MICHELLE

This sweet is approximately 250 SF and has the address of 713 Carmel Street. \$1,016/mo

J.B. Parrish, Inc.

EXTERIOR PHOTOS



300 Seventh Ave

SANTA CRUZ HARBOR AREA



300 Seventh Ave

LOCATION MAP



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.

EXCLUSIVELY LISTED BY

Randy Parker | DRE #00975223
831-234-0702

Carol Lezin | DRE #00878937
831-247-2610

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.