



PERTRIA

COMMERCIAL REAL ESTATE

**2643.2655**

**Mar Vista Drive**

Aptos, CA 95003

Asking Price: **\$3,765,000**





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## Investor

### Aptos Investment Opportunity

This fully leased nine-unit multifamily property offers the fundamentals a thoughtful investor looks for: 100% occupancy, strong in-place income, and coastal location.

Generating more than **\$23,290 in monthly rental income**, the property features a proven unit mix of eight two-bedroom residences and one studio apartment, providing stable cash flow and immediate income.

Beyond current income, investors can evaluate opportunities through market rent positioning, operating expense review, and net operating income potential, all detailed in the Offering Memorandum.

The location is further strengthened by the new pedestrian and bicycle bridge over Highway 1, scheduled for completion in 2026 at the end of Mar Vista Drive, connecting Seacliff and Aptos while improving access to schools, beaches, and community amenities.

For the investor seeking stabilized income and long-term ownership in one of Santa Cruz County's coastal communities, this is an opportunity worth serious consideration.





# Executive Summary

## 2643.2655 Mar Vista Drive

Aptos, CA 95003

### Property Overview

2643.2655 Mar Vista Drive is a fully leased, 9-plex located in Aptos area of Santa Cruz. The offering consists of one APN and two addresses positioned along Mar Vista Drive. The property features eight two-bedroom one-bath residences and one studio apartment with garage.

The existing improvements include one- and two-story multifamily buildings, along with a residential cottage component, creating a unique residential compound in one of Aptos' established coastal neighborhoods. The location offers convenient access to beaches, dining, University of Santa Cruz, employment, shopping, recreation, and coastal amenities.

A new pedestrian and bicycle crossing over Highway 1 will be completed in 2026 at Mar Vista Drive in Aptos. The bridge is designed to connect the Seacliff and Aptos neighborhoods, schools and beaches and the project is part of the broader Highway 1 Corridor Investment Program to improve connectivity.



### Property Facts

**Asking Price:** **\$3,765,000**
**Property Type:** Multifamily 9-Plex

**Building Area:** 7,295 SF

**Lot Size:** 21,475 SF

**Unit Mix:** 8 Two-Bedroom One-Bath Residences & 1 Studio

**SB721:** Complete

**Occupancy:** 100% Occupied

**Monthly Rent:** \$23,290  
**Annual Rent:** \$279,480

**Parking:** 5 carports, 7 open, 4 assigned & garage

**Utilities:** Separate gas and electric meters

**APN:** 039-191-10

**Cap Rate:** 4.18%

**GRM:** 13.69

**Appraised Value in 2025: \$3,915,000**

Itemized current tenancy as of 08/01/2026

**100%**

Occupied

**9**

Units

**\$23,290**

Monthly Rent

**\$279,480**

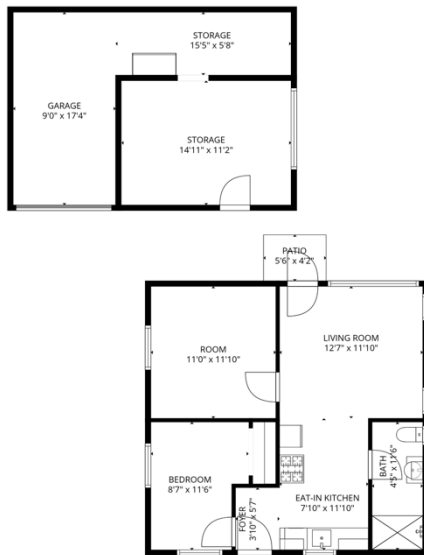
Annualized Rent

| PROPERTY / UNIT             | SF           | BD/BA          | STATUS               | RENT            | LEASE FROM | LEASE TO   | DEPOSIT         |
|-----------------------------|--------------|----------------|----------------------|-----------------|------------|------------|-----------------|
| <b>2655 Mar Vista Drive</b> |              |                |                      |                 |            |            |                 |
| Unit A                      | 650          | 2/1            | Current              | \$2,895         | 04/22/2022 | 04/21/2027 | \$2,675         |
| Unit B                      | 650          | 2/1            | Current              | \$2,610         | 09/01/2020 | 08/31/2027 | \$2,500         |
| Unit C                      | 650          | 2/1            | Current              | \$2,520         | 08/01/2020 | 08/31/2027 | \$1,860         |
| Unit D                      | 868          | 2/1            | Current              | \$2,495         | 08/01/2020 | 07/31/2027 | \$1,875         |
| Unit E                      | 868          | 2/1            | Current              | \$2,750         | 09/22/2025 | 09/21/2026 | \$2,750         |
| Unit F                      | 868          | 2/1            | Current              | \$2,595         | 02/14/2025 | 02/13/2027 | \$2,550         |
| Unit G                      | 868          | 2/1            | Current              | \$2,180         | 08/01/2015 | 09/15/2026 | \$2,000         |
| Unit H                      | 582          | 0/1            | Current              | \$2,150         | 07/15/2022 | 07/14/2027 | \$1,995         |
| Unit 2643                   | 700          | 2/1            | Current              | \$3,095         | 07/01/2025 | 06/30/2027 | \$3,095         |
| <b>TOTAL</b>                | <b>6,704</b> | <b>9 Units</b> | <b>100% Occupied</b> | <b>\$23,290</b> | —          | —          | <b>\$21,300</b> |

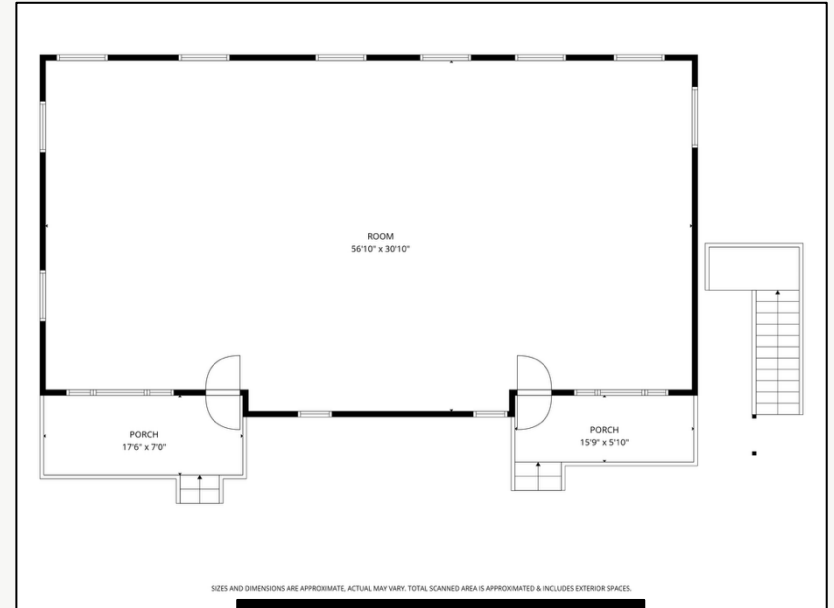
Note: SF figures are approximate; excludes balconies. Wall thickness and unlabeled circulation may cause variance from actual/gross SF. Buyer to confirm.

## Floor Plans - Exterior

### 2643 Mar Vista Drive

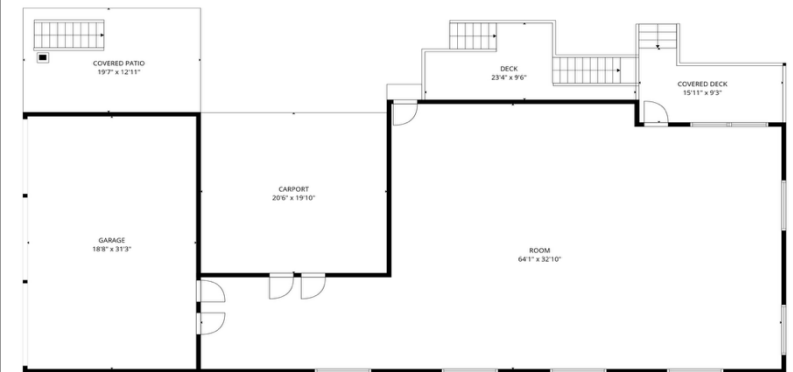


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.



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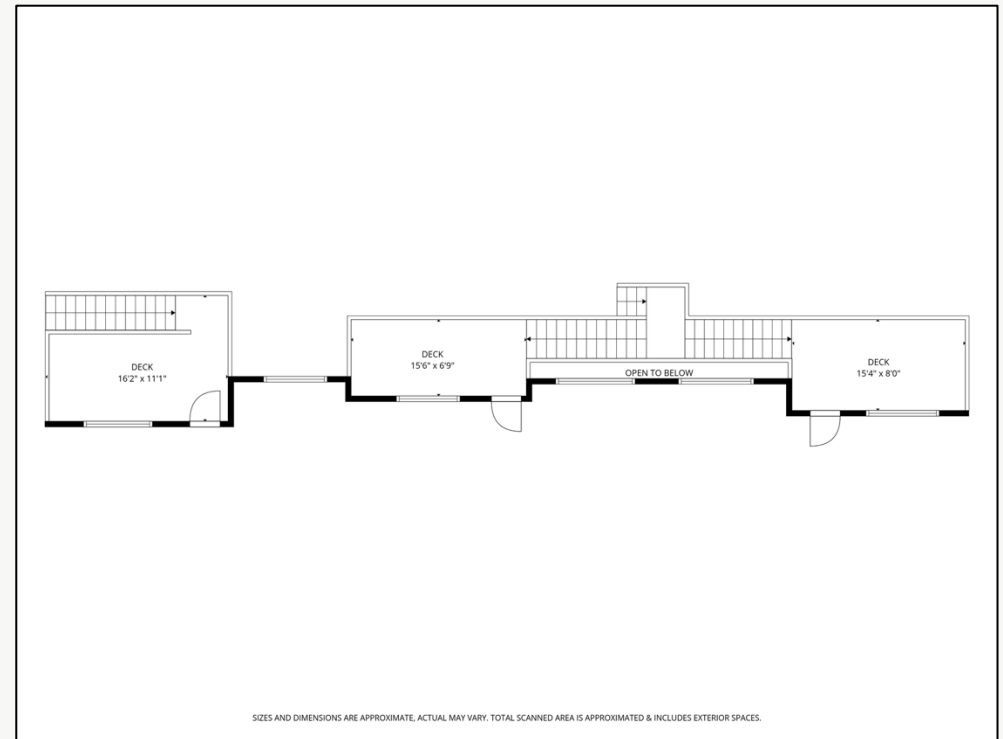
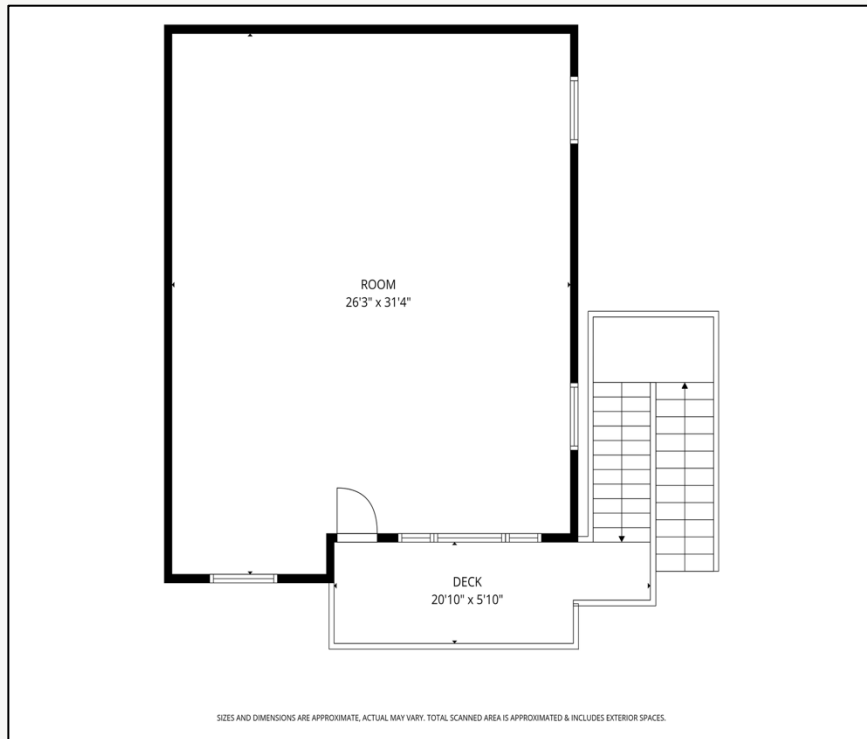
### 2655 Mar Vista Drive



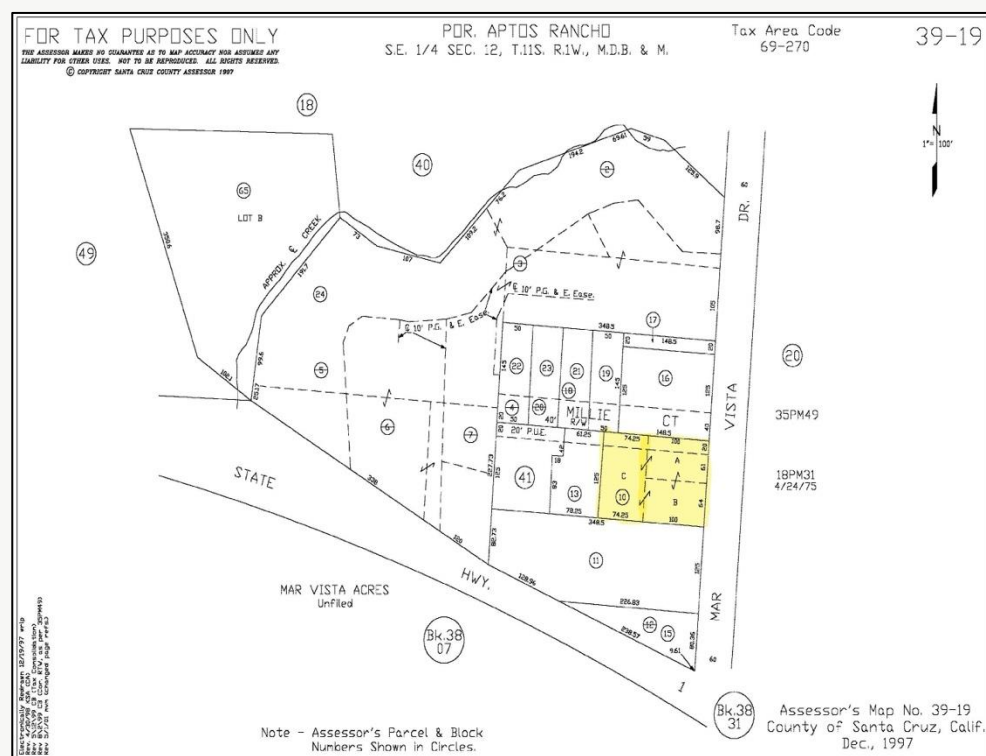
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## Floor Plans - Exterior

### 2655 Mar Vista Drive



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