

Shoemaker Commercial Real Estate

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CLOSED TRANSACTIONS



Property		Property Type	Sale Price	Represented
	225 Grove Acre, Pacific Grove	6 Unit Apartment Building	\$1,580,000	Seller
	140 Vernon St, Santa Cruz	28 Unit Apartment Building	\$6,000,000	Seller
	7945-7979 Soquel Dr, Aptos	Retail/Office	\$2,200,000	Seller
	230 Pine St, Watsonville	Industrial	\$1,245,000	Seller
	111 Oxford Way, Santa Cruz	Single Family Home	\$1,351,000	Seller
	8040-8042 Soquel Dr, Aptos	Retail/Office	\$1,050,000	Seller/Buyer
	8044-8046 Soquel Dr, Aptos	Retail/Residential	\$1,033,250	Seller

	5082 Wilder Dr, Soquel	Triplex	\$1,600,000	Seller/Buyer
	1317 Oakdale Rd, Modesto	Office Condo	\$1,200,000	Seller
	7994-7996 Soquel Dr, Aptos	Industrial/Residential	\$2,000,000	Seller
	1307/1309 & 1311/1313 7th Ave, Santa Cruz	Two Duplexes	\$2,000,000	Seller/Buyer
	911 Center St, Santa Cruz	Office Building	\$1,925,000	Buyer
	1706 W. Lacey Blvd Hanford, CA	Restaurant	\$1,550,000	Seller
	2305 Palmer Hwy, Texas City, Texas	Restaurant	\$1,422,000	Buyer
	2350 N. Main St, Libery, Texas	Restaurant	\$1,628,000	Buyer
	3100 N. Main, Soquel	Home on Developable Lot	\$2,000,000	Buyer
	331 Soquel Ave, Santa Cruz	Office Building	\$3,294,000	Seller

	7992 Soquel Dr, Aptos	Historic Home/Office	1,195,000	Seller/Buyer
	1777 Dominican Way, Santa Cruz	Medical Building	1,185,000	Seller
	311 Cliff St, Santa Cruz	Multi Residential	\$4,995,000	Seller/Buyer
	1537 Pacific Ave, Santa Cruz	Office Building	\$3,400,000	Seller/Buyer
	749 37th Ave, Santa Cruz	Office Building	\$1,700,000	Seller/Buyer
	151, 207, 209 & 217 Brennan Watsonville	Apartment Buildings	\$4,775,000	Seller/Buyer
	8063 Valencia, Aptos	Land	\$337,500	Seller
	1025 County Club, Moraga	Medical Building	\$1,160,000	Seller/Buyer
	501 Main St, Watsonville	Retail	\$1,950,000	Buyer
	490 Hwy 1, Davenport	Restaurant	\$2,100,000	Seller/Buyer

	7701 E. Zayante, Felton	Restaurant/Multi-family	\$2,500,000	Seller
	7830 W. Zayante, Felton	Single Family Home	\$900,000	Seller
	2628 2630 Soquel Dr, Santa Cruz	Retail Complex	\$1,500,000	Seller
	1317 Oakdale Rd, Modesto	Office Condo	\$1,200,000	Buyer
	2-1661 East Cliff, Santa Cruz	Apartment Building	\$7,300,000	Seller
	700 W. Sahuarita, Sahuarita, AZ	Restaurant	\$1,750,000	Buyer
	1003 N. Cleveland, Dayton TX	Medical Building	\$2,934,000	Buyer
	236 Santa Cruz Ave., Aptos	Commercial Building	\$1,900,000	Seller
	1130 Soquel Ave, Santa Cruz	Retail	\$1,625,000	Seller
	757 Freedom Blvd, Watsonville	Retail	\$320,000	Seller

	2650 Soquel Dr., Santa Cruz	Restaurant	\$1,040,000	Seller
	1482 Freedom Blvd, Watsonville	Land	\$2,350,000	Seller/Buyer
	801 E. Tyler, Athens, TX	Restaurant	\$1,417,000	Buyer
	69 Mt. Hermom, Scotts Valley	Residential/Commercial	\$1,225,000	Seller
	12861 Encinitas, Sylmar	Restaurant	\$3,100,000	Buyer
	1136 Imola, Napa	Retail	\$2,500,000	Buyer
	65 Aspen, Watsonville	Office Building	\$815,000	Seller
	217 Potrero, Santa Cruz	Residential	\$600,000	Seller
	17 Aspen Way, Watsonville	Office Building	\$950,000	Seller
	9047 Soquel Dr., Aptos	Office Building	\$1,250,000	Buyer

	2301 Fremont, Monterey	Retail	\$2,430,888	Buyer
	545 Ohlone, Watsonville	Industrial	\$3,000,000	Buyer
	216-220 Capitola Ave., Capitola	Retail/Residential	\$1,250,000	Seller
	7545 Soquel Dr. B, Aptos	Office Condo	\$500,000	Seller
	4430-4432 Soquel Dr., Soquel	Duplex	\$799,000	Seller
	1303-07 Laurel, Santa Cruz	Multi-Residential	\$1,200,000	Seller
	203 Hubbard Santa Cruz, CA	Multi-Residential	\$700,000	Seller/Buyer
	4300 Capitola Rd. Capitola, CA	Pool Hall/Bar	\$1,400,000	Seller/Buyer
	174 Aptos Village Rd. Aptos, CA	Restaurant	\$1,500,000	Buyer
	2068 Main Salinas, CA	Retail	\$2,160,000	Buyer

	410 May Capitola, CA	Office Building	\$670,000	Seller/Buyer
	114 Glenwood Santa Cruz, CA	Residential	\$575,000	Seller/Buyer
	214 Capitola Ave. Capitola, CA	Mixed Use Retail & Residential	\$895,000	Seller
	920 Ocean Santa Cruz, CA	Retail/Industrial	\$1,895,000	Buyer
	2006 Mission St. Santa Cruz, CA	Medical Office	\$550,000	Seller
	9041 Soquel Dr. Aptos, CA	Land	\$425,000	Buyer
	O'Reilly Auto Federal Heights, CO	Net Leased Autoparts	\$1,832,217	Buyer
	309 Capitola Ave. Capitola, CA	Retail	\$750,000	Seller
	1966 Main St, CVS Watsonville, CA	Net Leased CVS	\$7,250,000	Buyer
	10237 Newell Creek Ben Lomond, CA	Residential/Office/Retreat	\$1,850,000	Buyer

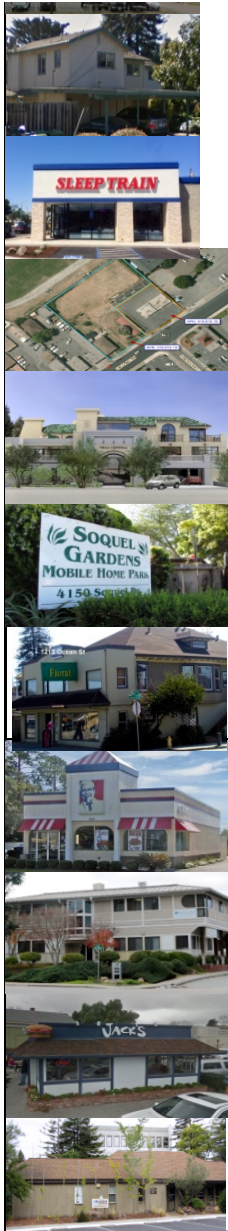
	4990 Scotts Valley Dr. Scotts Valley, CA	Home on Large Lot (redevelopment)	\$950,000	Seller
	1820 Mission St. Santa Cruz, CA	Net Leased Restaurant	\$1,565,000	Buyer
	Fresenius Springfield, MA	Net Leased Medical	\$3,300,000	Buyer
	Camp Evers 50 Mt Hermon Rd. Scotts Valley, CA	Retail Center	\$5,800,000	Seller
	143 Market St. Santa Cruz, CA	Residential	\$910,000	Seller
	2215 Soquel Dr. Soquel, CA	Industrial/Residential	\$1,695,000	Seller
	1005, 1047, 1053 17th Ave. Santa Cruz, CA	Industrial	\$10,050,000	Buyer
	Davita Clermont, FL	Net Leased Medical	\$3,200,000	Buyer
	Red Robin Killeen, TX	Net Leased Restaurant	\$3,200,000	Buyer
	3071 Prather Lane Santa Cruz, CA	Duplex	\$700,000	Seller

	9335 Mill St. Ben Lomon, CA	Retail	\$650,000	Seller
	Advance Auto Longmont, CO	Net Leased Retail	\$2,050,000	Buyer
	111 Belvedere Santa Cruz, CA	Residential	\$660,000	Seller
	176-182 Palm Marina, CA	23-Unit Apartment Complex	\$5,000,000	Buyer
	Walgreens Boise, ID	Net Leased Drugstore	\$6,304,761	Buyer
	1615 17th Ave. Santa Cruz, CA	Mixed Use/Development	\$1,270,000	Seller
	1424-1428 12th St. Santa Monica, CA	21-Unit Apartment Building	\$8,800,000	Seller
	111 Madrone Santa Cruz, CA	Net Leased Medical Office	\$6,960,000	Buyer
	860-880 W. Beach Santa Cruz, CA	Industrial	\$2,900,000	Buyer/Owner
	1314-1400 Ocean St. Santa Cruz, CA	New Retail Center	\$6,775,000	Buyer

	300 Fremont St. Monterey, CA	Net Leased Restaurant (Denny's)	\$3,575,000	Buyer
	204 Kiwanis Ave. Sioux Falls, SD	Net Leased Restaurant (Dairy Queen)	\$1,218,000	Buyer
	Ocean & May Ave Corridor Santa Cruz, CA	Mixed Use / Development	\$6,800,000	Seller / Buyer
	27 Mt Hermon Scotts Valley, CA	Land with Carrier	\$1,500,000	Seller
	411 East Lake Watsonville, CA	Medical Office	\$710,000	Seller
	1717 Seabright Santa Cruz, CA	Office	\$1,250,000	Seller
	2321 Mission St. Santa Cruz, CA	Car Wash	\$1,415,000	Seller
	2222-2234 Mission St. Santa Cruz, CA	Development	\$1,350,000	Seller / Buyer
	2238-2250 Mission St. Santa Cruz, CA	Hotel and Restaurant	\$8,750,000	Seller / Buyer
	846-850 Freedom Watsonville, CA	Medical Office	\$1,500,000	Seller

	15 & 17 Florido La Selva Beach, CA	Mixed Use	\$1,335,000	Seller
	3921 Soquel Dr. & 2851 41st. Santa Cruz, CA	Retail and Car Wash	\$2,950,000	Seller / Buyer
	823-833 Water St. Santa Cruz, CA	Retail Center	\$4,125,000	Seller
	350 Encinal St. Santa Cruz, CA	Industrial	\$5,625,000	Seller
	1505-1515 Commercial Way Santa Cruz, CA	Retail / Development	\$2,075,000	Seller
	2002 Mission St. Santa Cruz, CA	Office Building	\$520,000	Seller
	3909 National Parks Hwy Carlsbad, NM	New Net Leased Urgent Care Facility	\$1,840,000	Buyer
	2302 N. Reynolds Road Bryant, AZ	Net Leased Aspen Dental	\$1,789,000	Buyer
	307-309 Raymond Street Santa Cruz, CA	Multi Residential / House + 12 Units	\$1,675,000	Seller/Buyer
	1203 41st Avenue Santa Cruz, CA	Retail	\$1,500,000	Seller

	103-113 Grant 214 Plymouth Streets Santa Cruz, CA	Multi Residential / House + 5 Units on 2 Parcels	\$1,845,000	Seller
	Sherwin Williams Champaign, IL	Net Leased Retail Building	\$1,250,000	Buyer
	2541 Soquel Avenue Santa Cruz, CA	Office Building	\$740,000	Buyer
	25 Aspen Way Watsonville, CA	Net Leased Fitness Facility	\$4,800,000	Buyer
	127 Pearl Street Santa Cruz, CA	Triplex	\$960,000	Seller/Buyer
	1575 38th Avenue Capitola, CA	Entitled Residential Development	\$2,000,000	Seller
	317 & 319 Cayuga Street Santa Cruz, CA	Duplex	\$895,000	Seller
	26 & 36 Porter Drive Royal Oaks, CA	Commercial Buildings	\$775,000	Seller
	17 Aspen Way Watsonville, CA	Medical / Office Building	\$860,000	Buyer
	3817 S. 31st Street Temple, TX	Net Leased - Advance Auto Parts	\$1,376,000	Buyer



5082 Wilder Drive Soquel, CA	Multi Residential / Tri-Plex	\$1,193,000	Buyer
1414 R Street Merced, CA	Net Leased Corporate Sleep Train	\$1,885,000	Buyer
369 & 401 E. Lake Ave. Wastonville, CA	Retail / Development	\$850,000	Seller
1575 38th Avenue Capitola, CA	Development Opportunity	\$1,150,000	Seller
4150 Soquel Drive Soquel, CA	Mobile Home Park	\$1,800,000	Seller
1213 Ocean Street Santa Cruz, CA	Prime Mixed Use Building	\$1,140,000	Seller
8322 U.S. Highway 51 N Millington, TN	Net Leased KFC	\$1,600,000	Buyer
243 Green Valley Rd. Freedom, CA	Leased Medical Building	\$1,735,000	Seller
202 Lincoln Street Santa Cruz, CA	Free Standing Retail	\$795,000	Seller
1661 Soquel Drive Santa Cruz, CA	Medical Office Building	\$2,190,000	Seller / Buyer





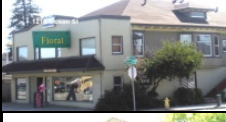



	4615 Scotts Valley Dr. Scotts Valley, CA	Multi Tenant Office & Medical Bldg	\$1,435,000	Seller
	3946 Bemiss Road Valdosta, CA	Net Leased Taco Bell	\$1,685,000	Buyer
	145 & 201 San Benito St. Hollister, CA	Fully Leased Industrial Building	\$1,540,000	Seller / Buyer
	1951 N. Wilmot Road Tucson, AZ	Net Leased Medical Building	\$1,565,000	Buyer
	232 W Yellowstone Ave Cody, WY	Net Leased Tractor Supply	\$4,615,000	Buyer
	200-310 SW 53rd Street Corvallis, OR	Mobile Home Park	\$5,050,000	Seller
	6892 Soquel Avenue Santa Cruz, CA	Retail	\$1,210,000	Seller
	2851 41 st Avenue Soquel, CA	Retail	\$1,350,000	Buyer
	3534 Northgate Blvd. Sacramento, CA	Retail	\$4,450,000	Seller
	3921 Soquel Drive Soquel, CA	Commercial	\$2,050,000	Buyer

	902 Soquel Avenue Santa Cruz, CA	Retail	\$1,247,000	Buyer
	317 Ocean Street Santa Cruz, CA	Development Opportunity	\$2,975,000	Seller
	2222 Mission Street Santa Cruz, CA	Commercially Zoned Residential	\$499,000	Buyer
	602 604 610 Second St. Santa Cruz, CA	9 Units on 3 Parcels	\$1,910,000	Seller
	1005 Cayuga Santa Cruz, CA	Fourplex	\$950,000	Seller
	3601 Caldwell Soquel, CA	Office Building	\$1,465,000	Seller
	1706 W. Lacey Blvd Hanford, CA	Net Leased, Quick Serve Restaurant	\$1,095,286	Buyer
	349 Sea Ridge Road Aptos, CA	Multi-Residential	\$1,350,000	Seller
	4119 Lebanon Pike Hermitage, TN	Restaurant	\$2,101,884	Buyer
	724-738 Water Street Santa Cruz, CA	Retail	\$1,490,000	Buyer

	879 41 st Avenue Santa Cruz, CA	Retail	\$988,625	Seller
	934 Freedom Blvd Watsonville, CA	Multi Res	\$631,750	Seller
	930 Freedom Blvd Watsonville, CA	Residential / Office	\$663,000	Seller
	913 Willow Street San Jose, CA	Office Building	\$1,580,000	Seller
	125-129 Hubbard Santa Cruz, CA	Multi-Res	\$1,400,000	Seller
	111 Madrone Santa Cruz, CA	Warehouse	\$1,600,000	Seller
	227 Younglove Santa Cruz, CA	Multi-Residential	\$590,000	Seller
	1026 Capitola Road Capitola, CA	Land / Development	\$1,500,000	Seller
	1702 Illinois Avenue Perris, CA	Medical Building	\$2,212,805	Buyer
	4901 Soquel Drive Soquel, CA	Retail Building	\$415,000	Buyer

	9010 Soquel Drive Aptos, CA	Office Building	\$840,000	Buyer
	615 Mission Street Santa Cruz, CA	Office Building	\$595,000	Seller
	2601 41 st Avenue Soquel, CA	Office Building	\$1,555,500	Seller
	308 Salinas Road Watsonville, CA	Light Industrial	\$725,000	Seller
	5819 Soquel Drive Soquel, CA	Dental/Medical Office	\$650,000	Seller
	1018 Water Street Santa Cruz, CA	4 Units, Office / Retail	\$574,000	Seller
	1200 Paluxy Medical Circle Granbury, TX	Medical/Dental	\$1,850,000	Buyer
	955 Davis Street Manteca, CA	DMV	\$1,300,000	Seller
	1005,1047,1053 17 th Ave. Santa Cruz, CA	Ledyard Building	\$9,800,000	Buyer
	3071 Gold Canal Drive Rancho Cordova, CA	DaVita Medical Building	\$3,915,000	Seller

	20 Hamilton Court Hollister, CA	Bureau of Land Management	\$735,000	Seller
	116 McPherson Santa Cruz, CA	Light Industrial	\$830,000	Buyer
	4900 Telegraph Oakland, CA	Bank of the West Building	\$2,907,500	Seller
	1663 Dominican Way #210 Santa Cruz, CA	Medical Office	\$575,000	Seller
	2202-2280 Soquel Santa Cruz, CA	Three Buildings on 1.48 Acres	\$2,438,000	Seller
	Davita Dialysis Lemoore, CA	Single Tenant Net Leased Property	\$2,150,000	Buyer
	11 Windemere Lane Aptos, CA	Mobile Home Park	\$1,725,000	Seller / Buyer
	201 Pacifica Watsonville, CA	Multi Residential Land	\$920,000	Seller
	Cambridge Apts. Philomath, OR	Apartment Building	\$940,000	Seller
	Pep Boys Sacramento, CA	Single Tenant Net Leased Property	\$3,200,000	Buyer

	Walgreens Everett, WA	Single Tenant Net Leased Property	\$3,735,000	Buyer
	7851 Soquel Drive Aptos, CA	Ground Lease, National Tenant	\$230,000	Seller / Buyer
	7887 Soquel Drive Aptos, CA	Retail Strip Center	\$2,500,000	Seller / Buyer
	4831-4845 Soquel Soquel, CA	Strip Center	\$1,150,000	Buyer
	1213 Ocean Street Santa Cruz, CA	Mixed: Multi-Residential and Retail	\$820,000	Seller / Buyer
	1668 Dominican Santa Cruz, CA	Medical Office	\$1,320,000	Seller
	1700 43 rd Avenue Capitola, CA	Multi Residential	\$510,000	Seller
	4140 Jade Street Capitola, CA	Medical Office	\$1,700,000	Seller
TOTAL			\$365,842,966	5/23/25