

**1570/1574 SOQUEL DRIVE &
1521/1523 COMMERCIAL WAY**

FOR SALE

Santa Cruz, CA

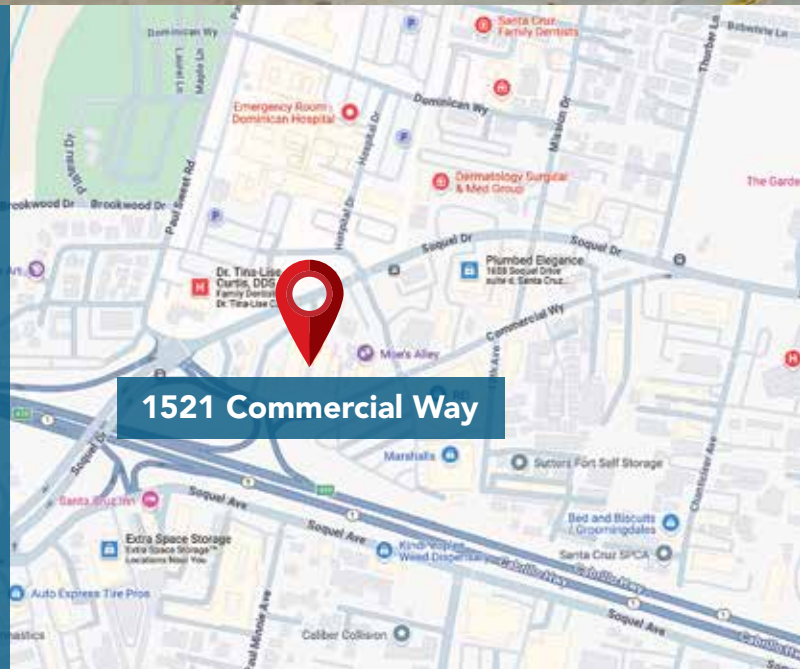
\$3,499,990



Property Highlights

- Large Commercial Property Across from Dominican Hospital
- Close to Hwy 1 On-Ramp from Soquel Dr.
- 31,799 sq. ft. , C-2 Zoned Parcel
- 16,338 Combined Building Square Footage

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
REAL ESTATE

Chris Shoemaker, CCIM

Broker/Owner

Cell: 831.247.2647

chris@shoemakercommercial.com

shoemakercommercial.com

CalBRE# 01760812



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Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.



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PROPERTY DESCRIPTION

1570/1574 Soquel Dr & 1521/1523 Commercial Way Santa Cruz, Ca

APN	025-071-04
ADDRESS	1521-1523 Commercial Way & 1570-1574 Soquel Dr Santa Cruz, CA 95065
PARCEL SIZE	31,799 sq. ft. / .73 acre
ROAD FRONTAGE	103.21 linear feet on Soquel Dr, 86.8 linear feet on Commercial Way
COMBINED BUILDINGS SIZE	16,338 sq. ft.
ZONING	C-2, Community Commercial
YEARS BUILT	1952 & 1981
PARKING	34 Spaces



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RENT ROLL

1570/1574 Soquel Dr & 1521/1523 Commercial Way Santa Cruz, Ca

Tenant	Address	Lease Expiration	Current Monthly Rent
Mid County Honda	1521 Commercial Way	M2M	\$1,842
Redo Furniture	1523 Commercial Way	M2M	\$4,734
Staging	1523 Commercial Way	M2M	\$2,083.62
Martial Arts	1570 Soquel	M2M	\$1,554
Vacant	1574 A Soquel	Currently Vacant	\$450*
Massage	1574 B Soquel	M2M	\$450
Vacant	1574 C Soquel	Currently Vacant	\$450*
Staging	1574 F Soquel	M2M	\$2,000
Union Grove Music	1574 G Soquel	M2M	\$1,531.82
Pregnancy Resource Center	1570 Soquel #3 and #4	2/28/26	\$3,357.11
Vacant	1570 #1 Soquel	Currently Vacant	\$500*
Tattoo	1570 #2 Soquel	1/1/26	\$500
Current Monthly Rent			\$18,052.55
Projected Monthly Rent With Vacancies Filled at Current Rates			\$19,452.55



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OPERATING EXPENSES

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Item	Value
Property Taxes (Based on List Price)	\$43,406
Insurance	\$11,257
PG&E	\$8,400
Water	\$3,689
Maintenance and Repair Estimate	\$15,000
Management	\$20,000
<hr/>	
TOTAL	\$101,752



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IMPROVEMENT SIZES

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GROSS BUILDING AREA	16,842 sq. ft.
NET LEASE-ABLE AREA	16,338 sq. ft. (Net)
1570 Soquel Drive #1	740 sq. ft.
1570 Soquel Drive #2	740 sq. ft.
1570 Soquel Drive #3 and #4	1,552 sq. ft.
Common Area	288 sq. ft.
Open to Below	216 sq. ft.
SUBTOTAL	3,032 sq. ft. (Net)
1570/1574 Soquel Drive	
1570 Soquel Drive (Martial Arts)	1,886 sq. ft.
1574-F Soquel Drive (Ground Floor)	2,278 sq. ft.
1574-G Soquel Drive (U.G. Music)	1,260 sq. ft.
1574 A-B-C Soquel Drive	1,260 sq. ft.
1521 Commercial Way (Mid County Honda)	1,430 sq. ft.
1523 Commercial Way (Redo Consignment)	3,608 sq. ft.
1523 Commercial Way (Staging)	1,584 sq. ft.
SUBTOTAL	13,306 sq. ft. (Net)
TOTAL GBA (NET)	16,338 sq. ft.

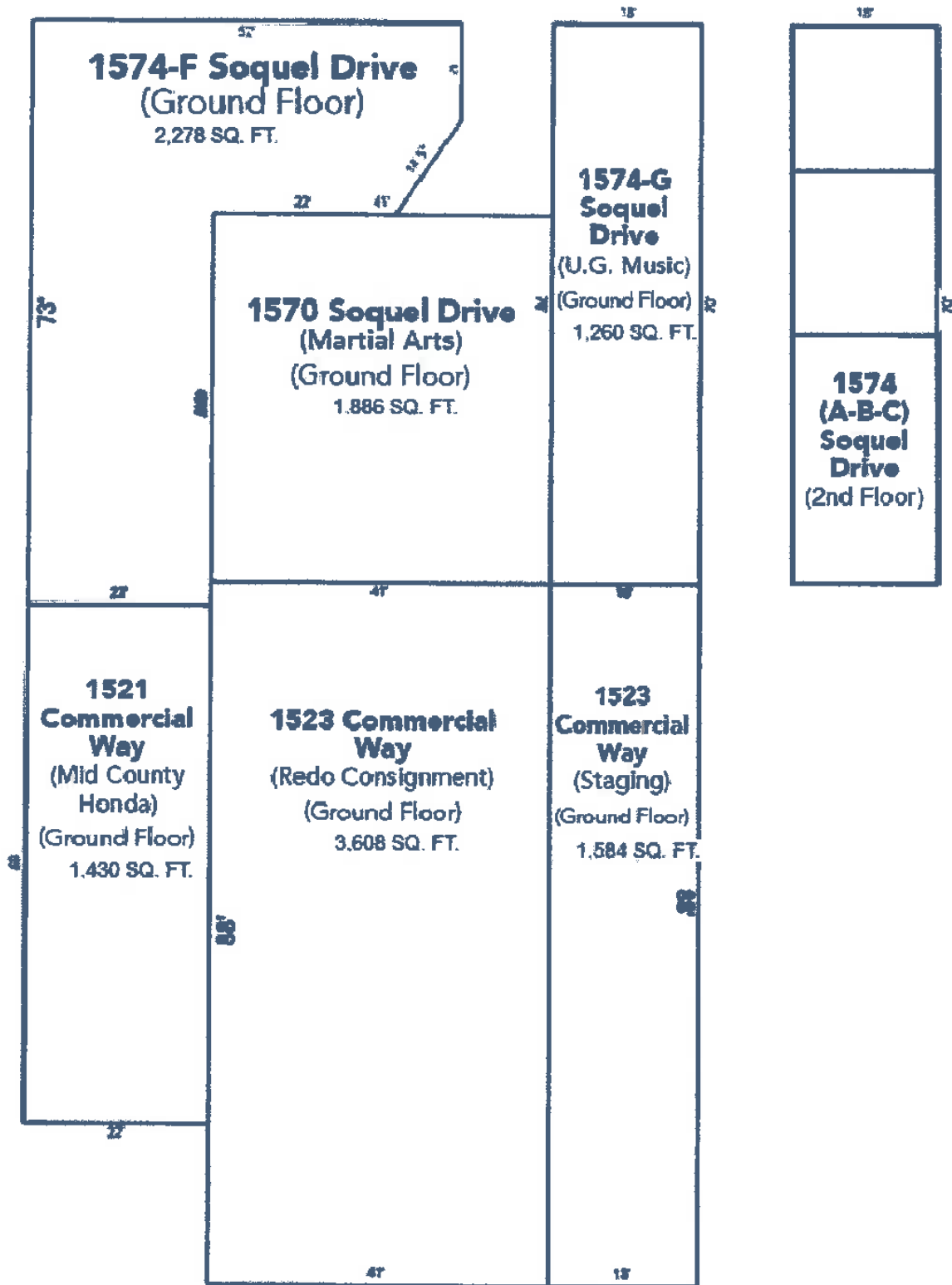


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FLOOR PLANS

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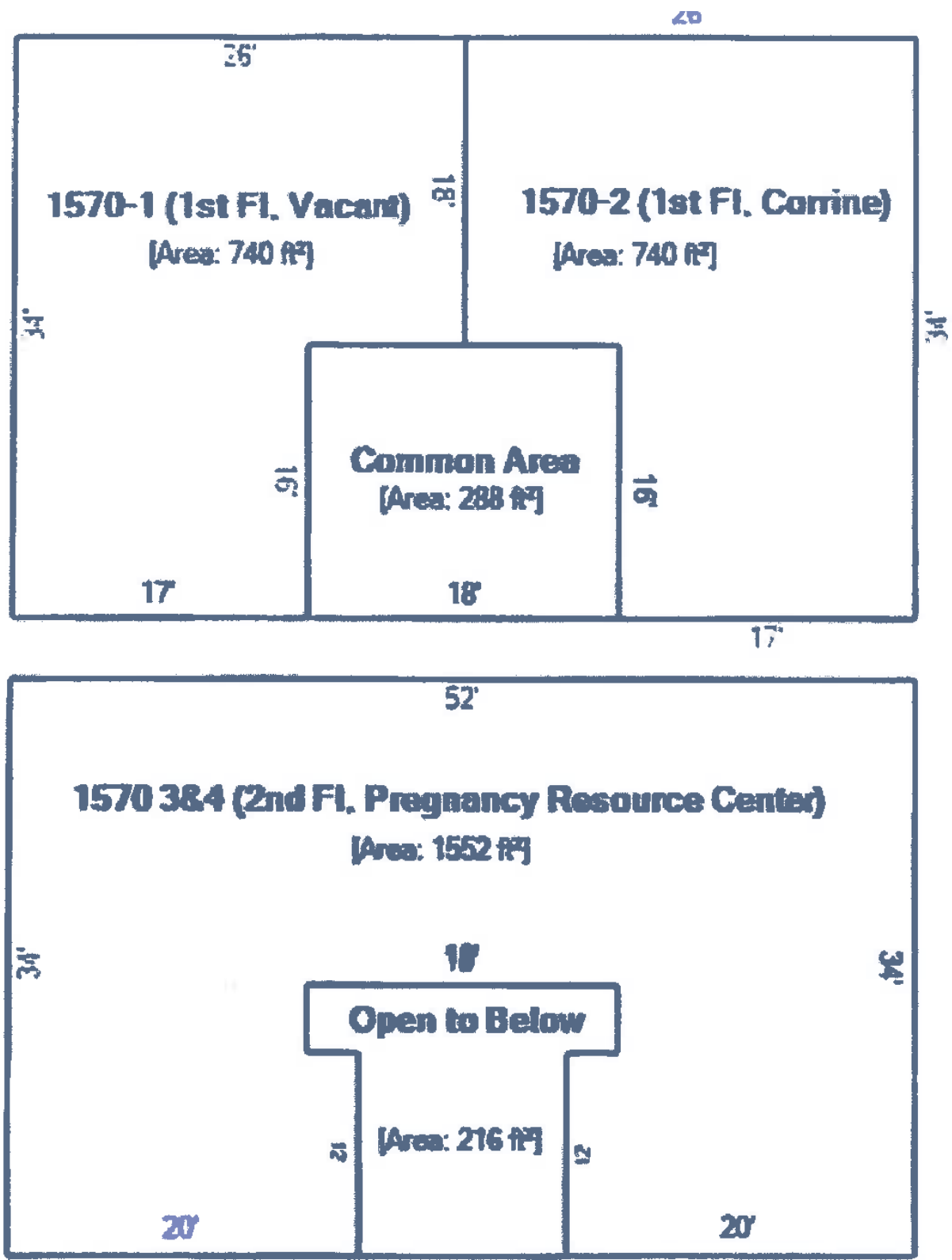


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AERIAL PHOTOS

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