

4300 CAPITOLA ROAD

FOR SALE

Capitola, CA

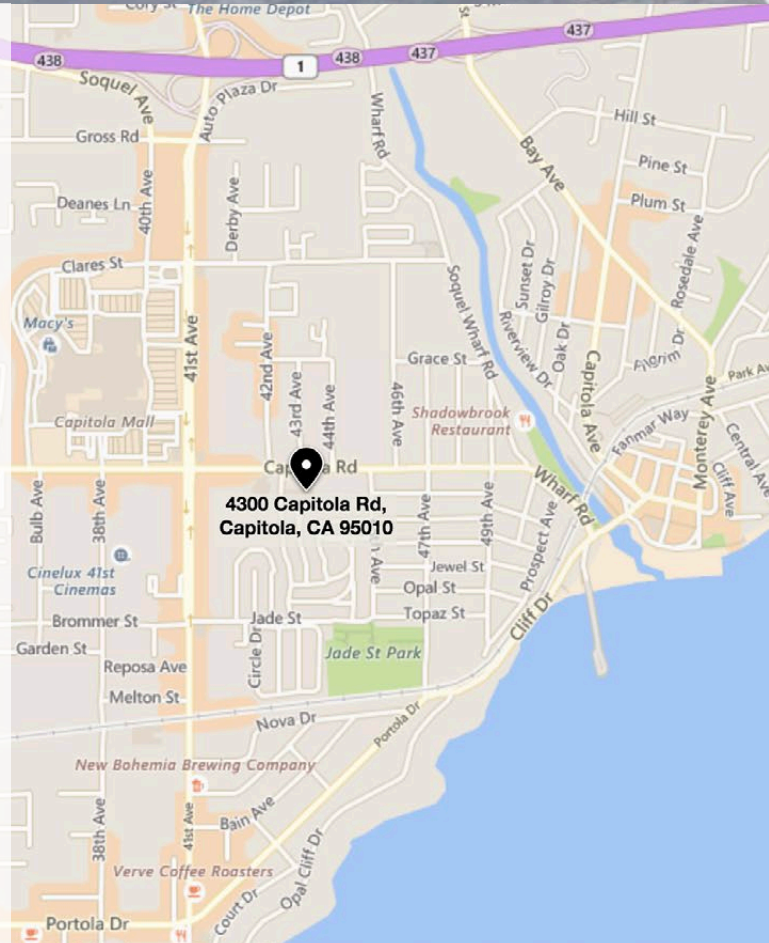
\$1,725,000



PROPERTY HIGHLIGHTS

- Retail/Restaurant building
- 7,000 sq. ft building for sale in the Heart of Capitola
- Perfect for Investor or Owner/User
- Situated between 41st Ave and Capitola Village
- Many Potential Uses

For more information, contact exclusive Broker



SHOEMAKER
COMMERCIAL
REAL ESTATE

Chris Shoemaker

Broker/Owner

831.247.2647

chris@ShoemakerCommercial.com

CalBRE# 01760812



This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Shoemaker Commercial has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Shoemaker Commercial has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES

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.

PROPERTY DESCRIPTION

APN	034-111-34
ADDRESS	4300 Capitola Rd, Capitola, CA
LOCATION	Capitola Rd. Frontage in community serving center. Two blocks from 41st Ave, Santa Cruz County's premiere retail corridor. Close proximity to Capitola village and area beaches
CURRENT USE	Pool Hall with food and alcohol service.
ZONING/ASSESSOR USE CODE	CC-Community Commercial/ 200-Restaurant
PARCEL SIZE	14,331 sq. ft. +/-
IMPROVEMENT SIZE	7,000 sq. ft. +/-
IMPROVEMENT DESCRIPTION	5,000 sq. ft. +/- ground floor and 2,000 sq. ft. +/- mezzanine
PARKING	14 spaces on subject parcel
YEAR BUILT	1967
TRAFFIC COUNTS	13,000 per day
3-MILE POPULATION	68,949
3-MILE MEDIAN HOUSEHOLD INCOME	\$73,135
AREA RETAILERS	Area retailers include Target, Macy's Kohl's, Whole Foods, Bank of America, Wells Fargo, Big 5, Citi Bank, Chase Bank, Mattress Firm.
TENANT	Long Term Tenant on Month to Month Lease. Contact Listing Broker additional terms.



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LOCATION OVERVIEW

CAPITOLA, CALIFORNIA

The City of Capitola sits on the shores of the Pacific Ocean along Monterey Bay. Located just 35 miles southwest of San Jose and less than two hours' drive from San Francisco, "Camp Capitola" began as a popular beachfront tourist destination. Today the City maintains those roots and has added a vibrant commercial district and several distinct residential neighborhoods. Nearly 10,000 people call Capitola home, and countless more visit to enjoy both its natural beauty and other attractions.

Named one of Sunset Magazine's Best Beach Towns, Capitola has fishing and boating services and a popular surf break. Capitola has an array of restaurants, shops, and entertainment.

Capitola Village faces a wide beach, with a breathtaking view of Monterey Bay adjacent to the mouth of Soquel Creek. The Village has welcomed visitors for nearly 150 years and is home to numerous boutiques, galleries, and restaurants. Concerts fill Esplanade Park and the beach with music throughout the summer. Each Labor Day weekend, the Begonia Festival brings flower-draped floats to the creek and a sand castle contest to the beach, along with other family-friendly activities. Each fall the Village also hosts the Capitola Art & Wine Festival, which features more than 200 artists and nearly two dozen area wineries. The wharf and Capitola Historical Museum offer year-round diversions.

On the opposite side of the creek from the Village, the City has a public library, several well-used parks and established neighborhoods. Further west, the commercial district along 41st Avenue is home to the only indoor mall in Santa Cruz County and more shopping, hotels, and dining.



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FIVE MILE DEMOGRAPHICS

KEY FACTS

18,262

Population

40.9

Median Age

\$60,596

Median Household Income



2.3

Average Household Size

BUSINESS



1,339

Total Businesses



11,567

Total Employees

INCOME



\$60,596

Median Household Income



\$39,194

Per Capita Income



\$71,659

Median Net Worth

EDUCATION

9%

No High School Diploma



16%

High School Graduate



37%

Some College



38%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

65%



Blue Collar

14%



Services

22%



1.8%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$150,000 - \$199,999 (5.7%)

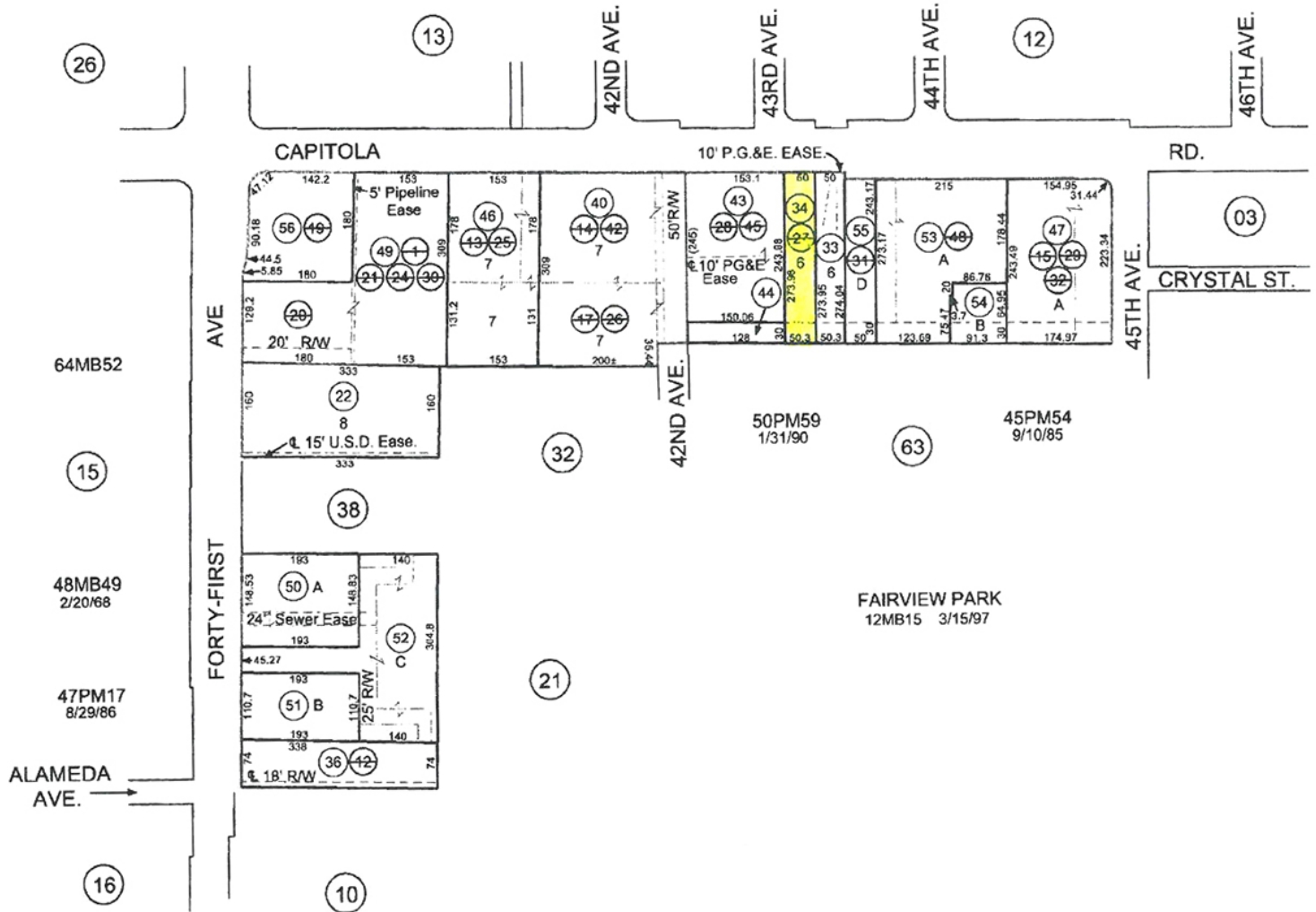
Indicator	Value	Difference	
<\$15,000	10.1%	+1.0%	
\$15,000 - \$24,999	8.2%	+1.0%	
\$25,000 - \$34,999	9.4%	+2.3%	
\$35,000 - \$49,999	13.5%	+3.1%	
\$50,000 - \$74,999	17.1%	+2.2%	
\$75,000 - \$99,999	12.4%	+0.2%	
\$100,000 - \$149,999	14.1%	-2.4%	
\$150,000 - \$199,999	5.7%	-3.5%	
\$200,000+	9.5%	-4.0%	

Bars show deviation from Santa Cruz County

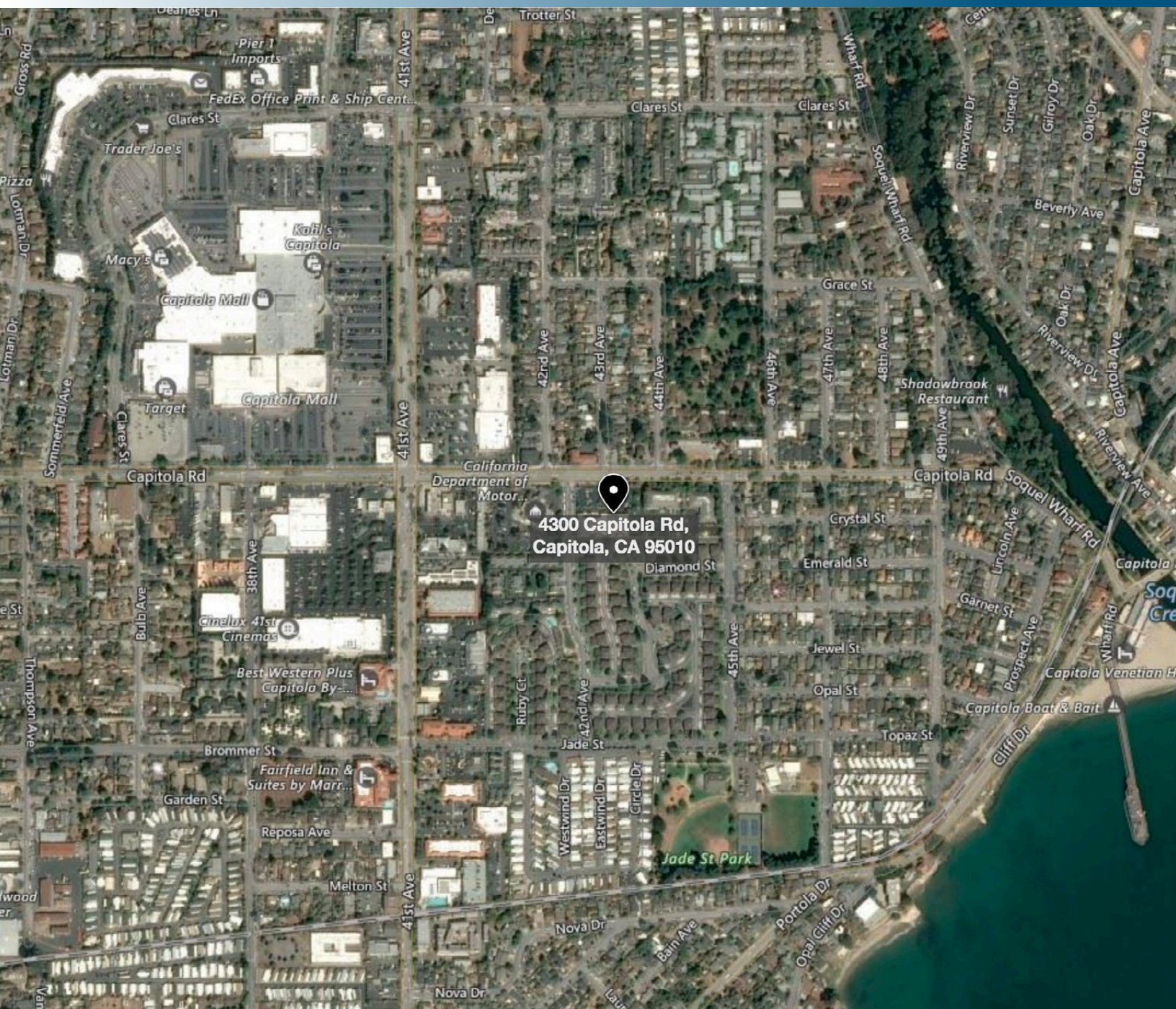


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PARCEL MAP



AERIAL



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