

805 FRONT STREET

FOR SALE

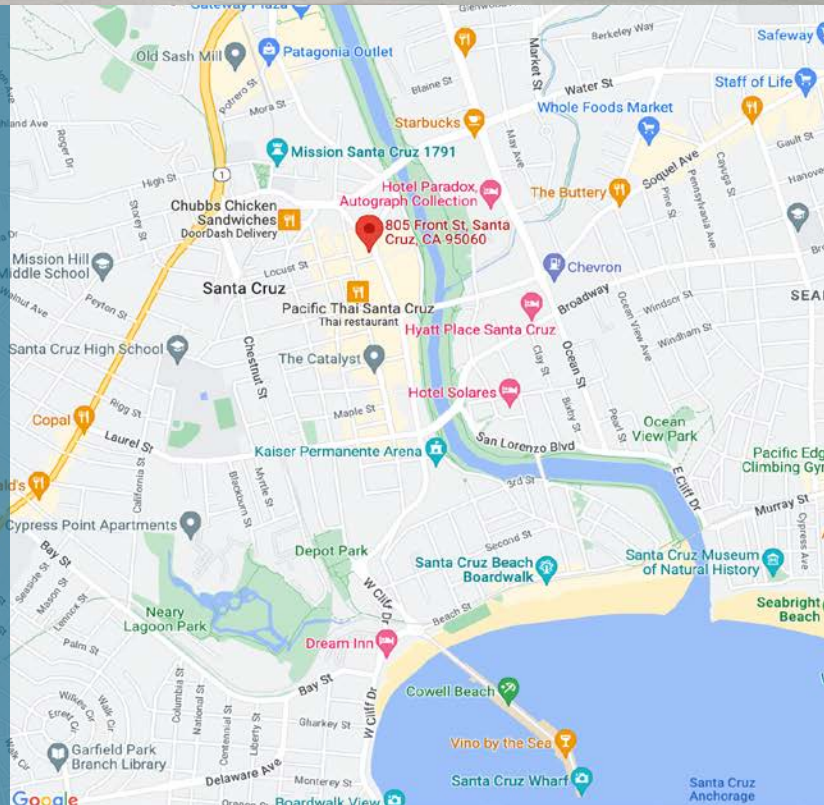
SANTA CRUZ, CA

\$2,995,000



Property Highlights

- Iconic Santa Cruz Building
- Mix of Office and Retail Tenants
- Elevator Served
- Investor or Owner/User
- Seller Financing



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
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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.

PROPERTY DESCRIPTION

APN	005-051-12
ADDRESS	805 Front St., Santa Cruz, CA 95060
LOCATION	At the corner of Front and Cooper streeets, one block from Pacific Ave.
CURRENT USE	Commercial office and retail
ZONING	CBD-Central Business District
PARCEL SIZE	4,247+/- SF = 0.0975 acre
IMPROVEMENT SIZE	4,264+/- SF First Floor 4,413+/- SF Second Floor 1,205+/- SF Mezzanine <u>4,264+/- SF Basement</u> 14,146+/- SF Total
IMPROVEMENT DESCRIPTION	Iconic Santa Cruz landmark, originally constructed in 1894 and rebuilt after the 1989 earthquake. Excellent curb appeal, natural light, and charm. The building is highly visible from Cooper St and Front St with easy access to public parking and Pacific Ave. The elevator served property has a large basement used for storage, a ground floor with office and retail space, a second level with office space, and a "mezzanine" level for additional storage.
ELEVATOR SERVED	Yes
FIRE SPRINKLER SYSTEM	Yes
PARKING	Metered street parking, near parking garage
YEAR BUILT	1894
SANTA CRUZ HISTORIC REGISTRY	Yes



FINANCIAL ANALYSIS

PROFORMA INCOME

TENANT	FLOOR	LEASE EXPIRATION	MONTHLY GROSS RENT	ANNUAL GROSS RENT
Loretto Sapino (Barber)	1st	3/1/25	\$1,450	
Spanner, Inc.	1st	6/30/25	\$5,626	
Pacific Wave	Basement	M2M	\$1,425	
Available**	2nd	TBD	\$7,500*	*Asking lease rate for 4,413 SF of office space and 1,205 SF of storage ** Currently occupied by tenant on month-to-month lease
TOTAL			\$16,001	\$192,021

PROFORMA EXPENSES

ITEM	AMOUNT
Bills and Utilities	\$5,761
Government Fees	\$1,019
Insurance	\$3,323
Maintenance and Repair	\$6,700
Property Taxes	\$33,675 (based on list price)
TOTAL	\$50,578

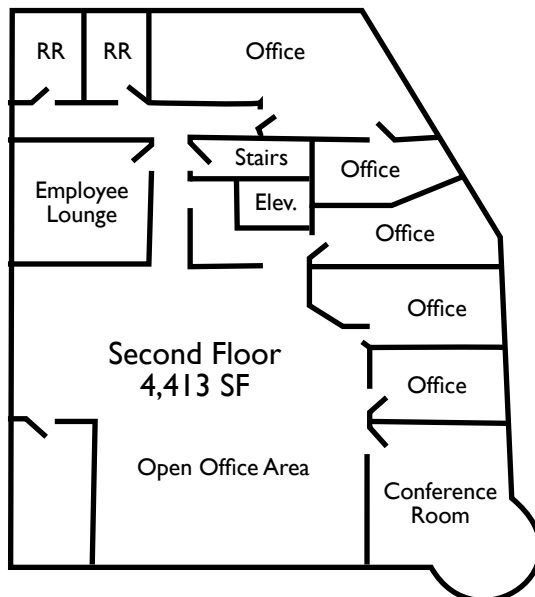
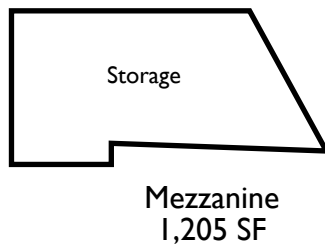
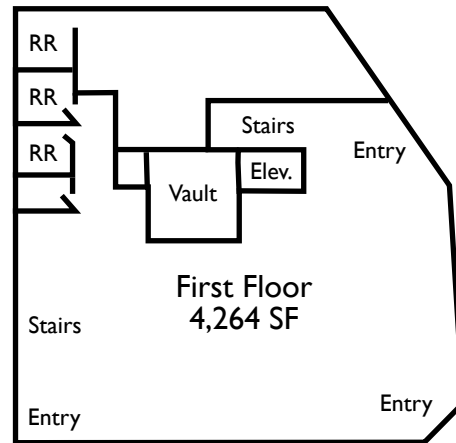
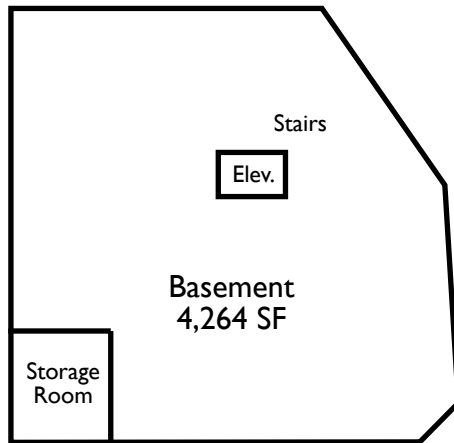
PROFORMA FINANCIAL ANALYSIS

Annual Income	\$192,021
(Annual Expenses)	(\$50,478)
Net Operating Income	\$141,543
Cap Rate	4.73%



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FLOORPLANS



AREA MAP



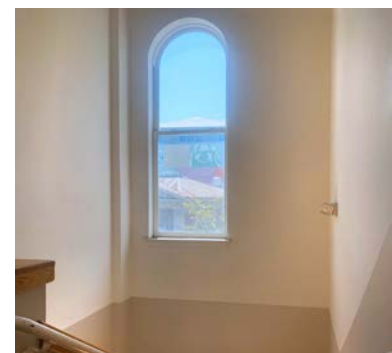
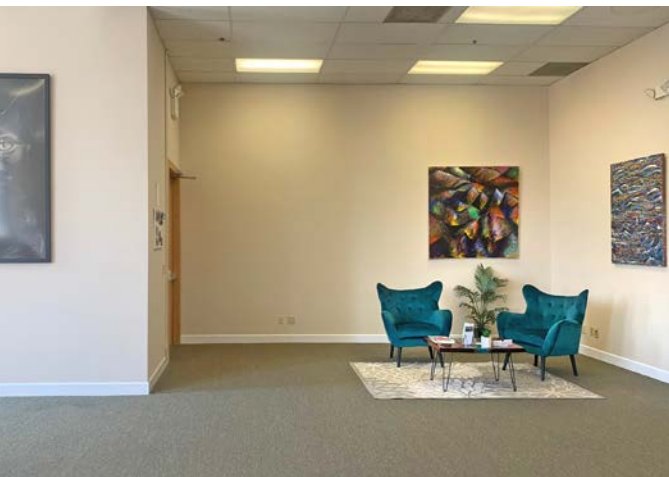
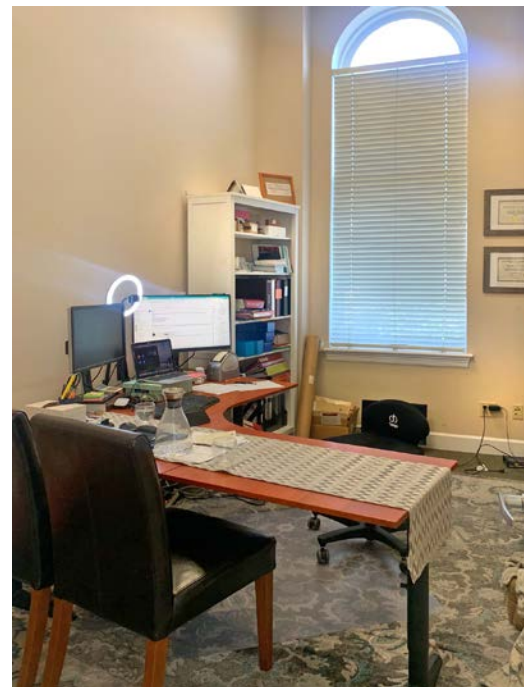
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PHOTOS



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