

# 7945-7979 SOQUEL DRIVE

# FOR SALE

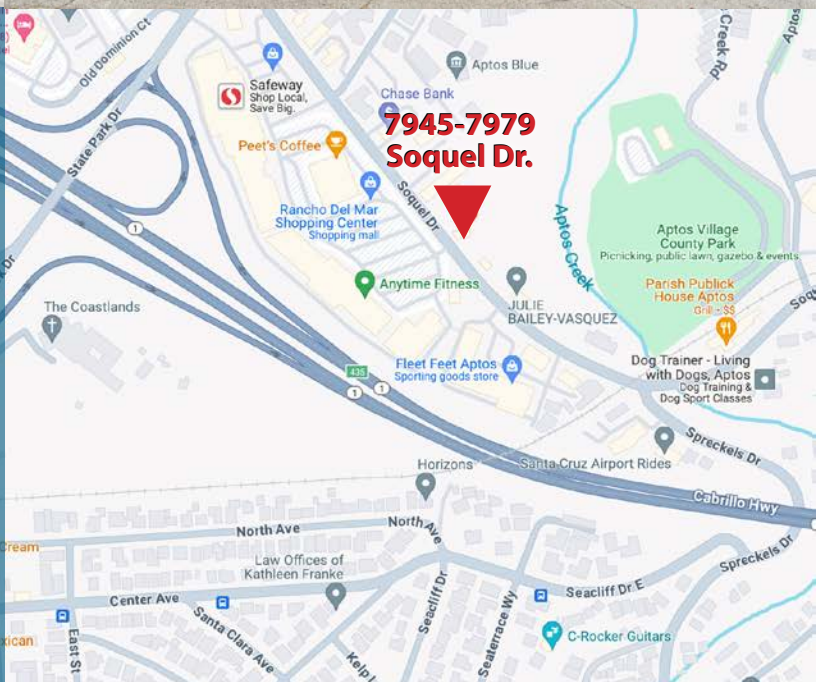
## APTOS, CA

## \$3,495,000



### Property Highlights

- Excellent Rental History with Seasoned Tenants
- Directly Across from Rancho del Mar Shopping Center
- In the Heart of Aptos Village
- 772 Feet of Soquel Drive Frontage
- Four Buildings on 3.26 acres



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.



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## 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.

# AREA



# PROPERTY DESCRIPTION

**APN** 039-471-10

**ADDRESS** 7945,7957,7963,7965,7969, and 7979 Soquel Dr, Aptos, 95003

**LOCATION** In the heart of Aptos. Across from Rancho Del Mar Center. Between State Park Drive and Aptos Village. Approximately 772 feet of Soquel Drive Frontage.

**CURRENT USE** Two Restaurants, Services, and Learning Center. Past uses include Retail and Office as well.

**ZONING** C-1

**PARCEL SIZE** Gross: 3.26 Acres or 142,006 sq. ft.  
Usable: 1.1 Acres of 47,916 sq. ft.

<b>IMPROVEMENT SIZE</b>	7945:	822
	7957:	512
	7963, 7965, 7969:	2,686
	7979:	4,880
	Total:	8,900 sq. ft.

<b>IMPROVEMENT DESCRIPTION</b>	7945:	Persephone Restaurant
	7957:	Soul Salad Restaurant
	7963, 7965, 7969	Salon/Aptos Computer Services
	7979:	Acton Academy

The 7963-7969 Building currently functions as a two-tenant space. It is set up to accommodate three tenants. 7979 has functioned as an office in the past. It can accommodate single or multiple tenants.

**UTILITIES** PG&E: separate meters.  
Water: separate meters for 7945 and 7957.  
7963-7979 share a water meter.

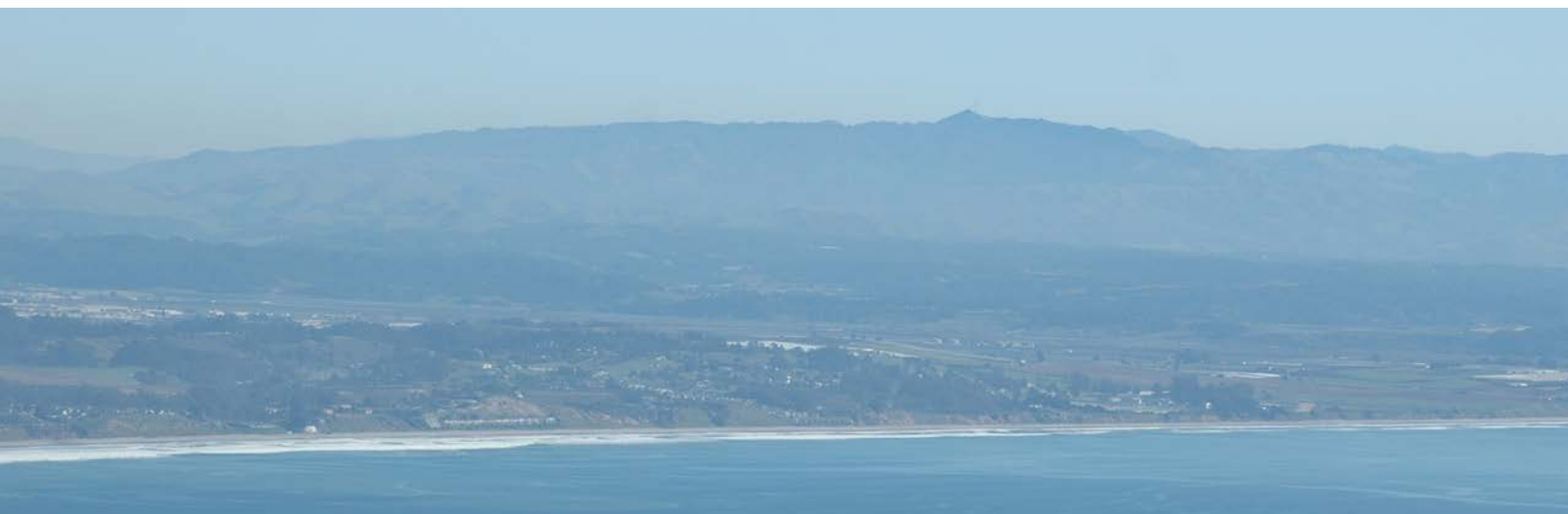
**YEAR BUILT** Between 1964 and 1970

**PARKING** Approximately 60 spaces available.



# RENT ROLL

ADDRESS	TENANT	SIZE SF	MONTHLY RENT	LEASE EXPIRATION	TENANT OPTIONS TO EXTEND
7945	Persephone	822	\$3,300	3/31/26	One 5-year
7957	Soul Salad	512	\$1,980	10/31/28	One 5-year
7963-7965	Radiance Salon	1,603	\$3,198.42	M2M	None
7969	Aptos Computer Repair	1,083	\$2,650	M2M	None
7979	Acton Academy	4,880	\$7,416	6/30/26	None
<b>TOTALS</b>		<b>8,900</b>	<b>\$18,544.42</b>		



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# EXPENSES AND FINANCIAL SUMMARY

## EXPENSE SUMMARY

<b>ACCOUNTING AND MANAGEMENT</b>	<b>\$10,560</b>
<b>INSURANCE</b>	\$21,674
<b>WATER PAID BY OWNER</b>	\$3,094
<b>REPAIRS AND MAINTENANCE</b>	\$12,000
<b>PROPERTY TAX</b>	Reimbursed by Tenants
<b>TOTAL ANNUAL EXPENSES FOR LANDLORD</b>	<b>\$47,328</b>

## FINANCIAL SUMMARY

<b>MONTHLY INCOME</b>	<b>\$18,544.42</b>
<b>ANNUAL INCOME</b>	\$222,533.04
<b>(ANNUAL EXPENSES)</b>	(\$47,328)
<b>NET OPERATING INCOME</b>	<b>\$175,205.04</b>

CAP Rate 5.01%





# PHOTOS

