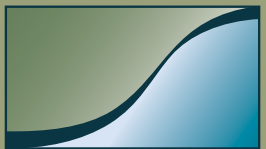


# FOR SALE Leased Investment Opportunity in Prime Watsonville Location

180 Westridge Drive • Watsonville CA



*J.R. Parrish*  
COMMERCIAL REAL ESTATE

For More Information Contact Exclusive Agent:

**Gregg Walsh, SIOR**

831.476.2222 Ext. 102

831.252.2585 Cell

gsw200@aol.com

DRE# 01013102

9000 SOQUEL AVE SUITE 200 SANTA CRUZ CA 95062 FAX 831.316.7988

- ± 13,776 S.F.
- Fully Improved, High Quality, Single Story Office Building
- Located in Prominent and Established Office Park

- 100% Leased
- Strong Upside Potential

**Sale Price: \$4,300,000 (\$312/S.F.)**

[www.jrparrish.com](http://www.jrparrish.com)

# CONFIDENTIALITY & DISCLAIMER 180 Westridge Drive • Watsonville CA

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**PROPERTY WALK-THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.  
CONTACT GREGG WALSH FOR ADDITIONAL INFORMATION.**



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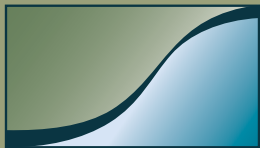
# EXECUTIVE SUMMARY 180 Westridge Drive • Watsonville CA

## THE OFFERING

*One eighty Westridge Drive is a high quality, single story, professional office building measuring approximately 13,776 square feet. The building is part of a five unit development ideally located at the entrance to Westridge Business Park—Santa Cruz County's premiere business park. The business park is home to some of the area's more notable companies including West Marine, Driscoll's Inc., Schmid Systems, Inc., California Strawberry Commission, Gold's Gym, Applied Motion and News Media Corporation. Access to Highway 1, 129 and 152 are near immediate.*

*Many of Watsonville's best amenities, goods and services are also nearby. The building itself has a significant glass line on all sides and is very attractive with subtle tan-colored exposed aggregate finish. Rich, mature landscaping surrounds the building helping to create a serene and pleasant working environment.*

*This offering allows a discerning buyer an increasingly rare opportunity to invest in one of Santa Cruz County's most sought after office markets. This is a prime investment opportunity with great upside potential.*



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# PROPERTY SUMMARY 180 Westridge Drive • Watsonville CA



## PROPERTY HIGHLIGHTS

**SALE PRICE:** \$4,300,000

**SQUARE FOOTAGE:** ±13,776 S.F. Free Standing Single Story Office Building

**CONSTRUCTION DATE:** 2004

**ZONING:** IP—City of Watsonville

**PARKING:** ± 3.5/1000 S.F.

**LAND AREA:** .3162 Acres—Building Pad, Situated on its Own Individual Parcel

**APN:** Volume 64, Page 3, Parcel 5

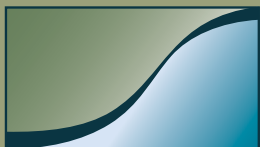
**OCCUPANCY:** 100%

**HEATING/COOLING:** HVAC Package Units

**FIRE PROTECTION:** Sprinkler

**ROOF:** Low Slope Pitch Built-Up System

*The building is part of a five-unit PUD Development featuring individual parcels for each of the buildings and one large common area parcel serving the entire project. The building includes a pro-rata share ownership interest in a common area parking lot, landscaping, and reciprocal access and drive areas with all common areas managed by the Owners Association.*



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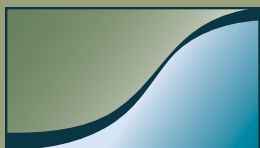
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# AERIAL/5 UNIT P.U.D. 180 Westridge Drive • Watsonville CA



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# RENT ROLL 180 Westridge Drive • Watsonville CA

SUITE	TENANT	SQ. FEET	MONTHLY RENT	ANNUAL RENT	EXPIRES
100	Procurant	3,787	\$6,331.00	\$75,792.00	5/31/25*
101	California Strawberry Commission	6,576	\$10,092.00	\$121,104.00	5/31/25
102	Sierra Therm	3,413	\$5,085.37	\$61,024.44	mo. to mo.
<b>TOTALS</b>		<b>13,776</b>	<b>\$21,501.66</b>	<b>\$258,100.44</b>	

**CURRENT ANNUAL REVENUE**      **\$258,100.44**

**CURRENT CAP RATE**              **6.00%**



\*Based upon 4/1/20 occupancy.



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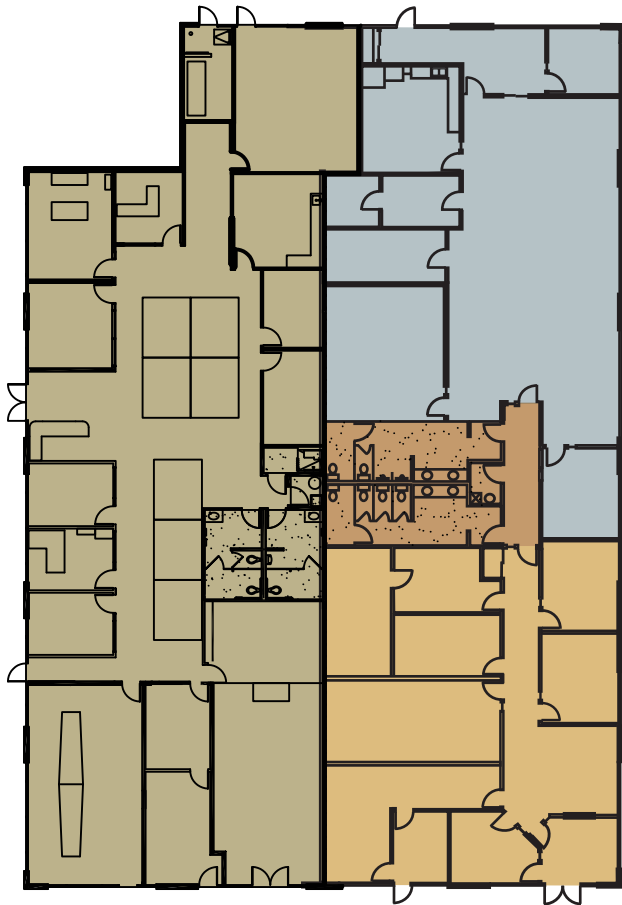
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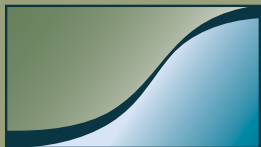
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# FLOOR PLAN 180 Westridge Drive • Watsonville CA



-  Procurant
-  California Strawberry Commission
-  Sierra Therm
-  Common Corridor



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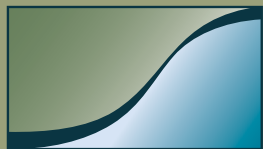
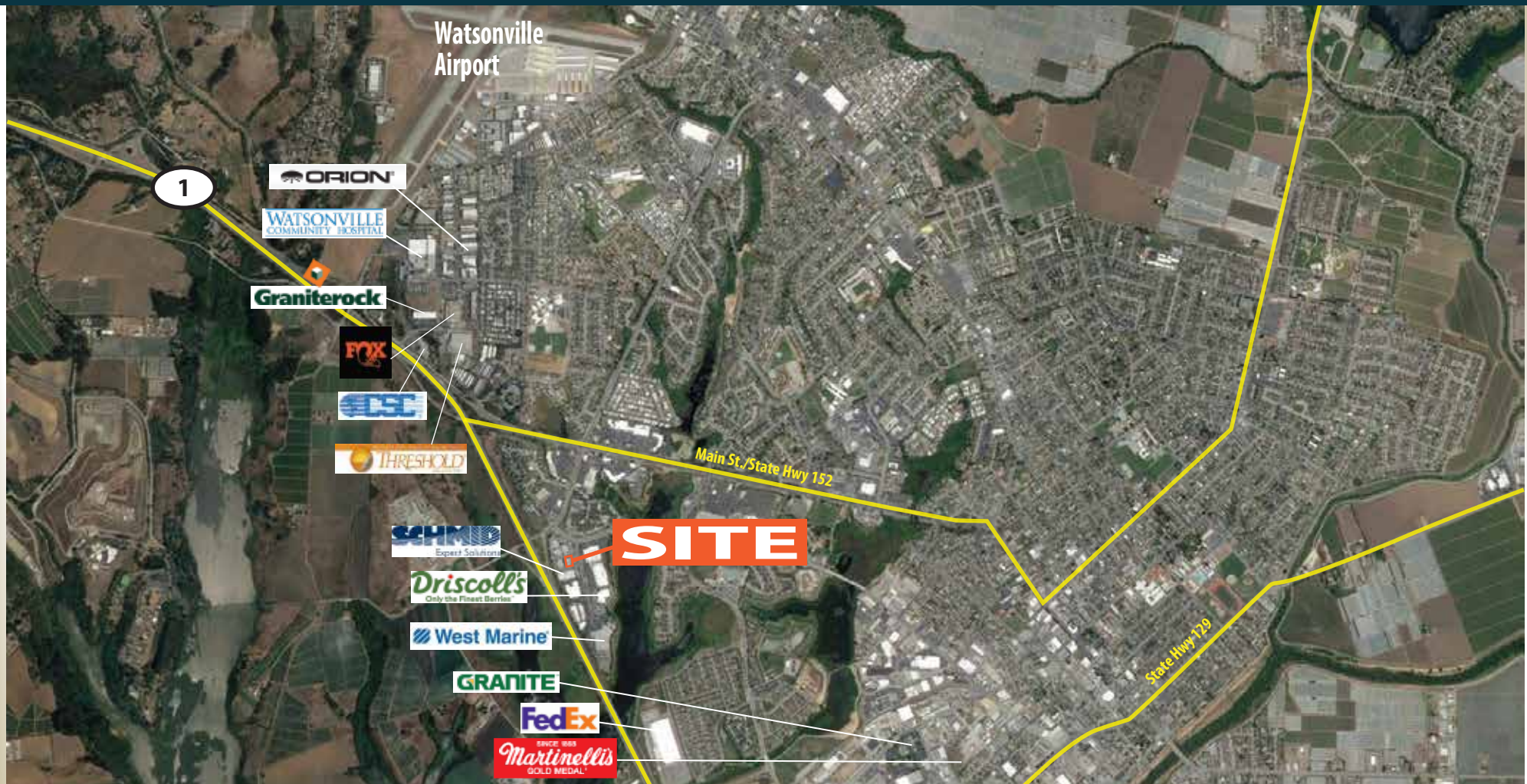
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# AERIAL MAP 180 Westridge Drive • Watsonville CA



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