

J.R. Parrish Inc.
COMMERCIAL REAL ESTATE

jrparrish.com

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LISTING AGENT

Randy Parker
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FOR SALE OFFICE BUILDING AND SELF STORAGE FACILITY



4604 & 4606 SCOTTS VALLEY DR • SCOTTS VALLEY, CA

EXCELLENT IMAGE BUILDING

- ± 10,000 SF of building
- 2 story office building
- ± 10,000 SF self storage
- \$4.3 Million
- Projected 5.1% Cap Rate
- Generous Common Area with professional appearance
- Excellent historical occupancy
- Convenient location
- Parking ample
- Secure environment

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This brochure has been prepared to provide a summary of information to prospective Buyers and to establish a preliminary level of interest in the property presented. It does not purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. J.R. Parrish Inc. has not made any investigation, and makes no warranty or representation with respect to the physical condition of the building, improvements, or financial information. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish Inc. 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 Property Owner or Broker regarding age or condition of improvements, size and square footage of parcel, building, or location of property lines may or 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. Buyer is encouraged to investigate the issues independently.



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HIGHLIGHTS

4604 and 4606 Scotts Valley Drive presents itself as a very unique investment opportunity in Scotts Valley California. This 49,179 SF (1.13 Acre) parcel supports a well maintained fully leased commercial office building in the front, and a self storage facility in the back of the property.

4604 Scotts Valley Drive is just under 10,000 square feet. The Ground floor is anchored by Santa Cruz County Bank. The second floor is primarily occupied by Creative Labs. Both the Bank and Creative Labs have enjoyed long histories of Tenancy at the property. There are also 3 small independent offices occupied by professionals that enjoy the proximity to a Banking Institution in an image building all enveloped in a convenient and scenic Creekside setting.

4606 Scotts Valley Drive consists of the Creekside Mini Storage Facility. These two (2) block buildings feature 79 self storage units varying in size between 30 and 240 SF on 2 floors. A steel Gate and Fence on one side and Carbonera Creek on the other make for a very secure environment. Long term Tenants at Creekside Storage enjoy the convenience of a facility that is easily accessible as shown by some occupants who have been customers since last Century!

Other features of the Property include:

- Huge Identity Monument Sign on Scotts Valley Drive
- An outside picnic area surrounded by Redwoods and Carbonera Creek
- Back up Generator (Front Building)
- Mature Landscape and well maintained grounds
- Easy access to Scotts Valley Drive and generous parking.



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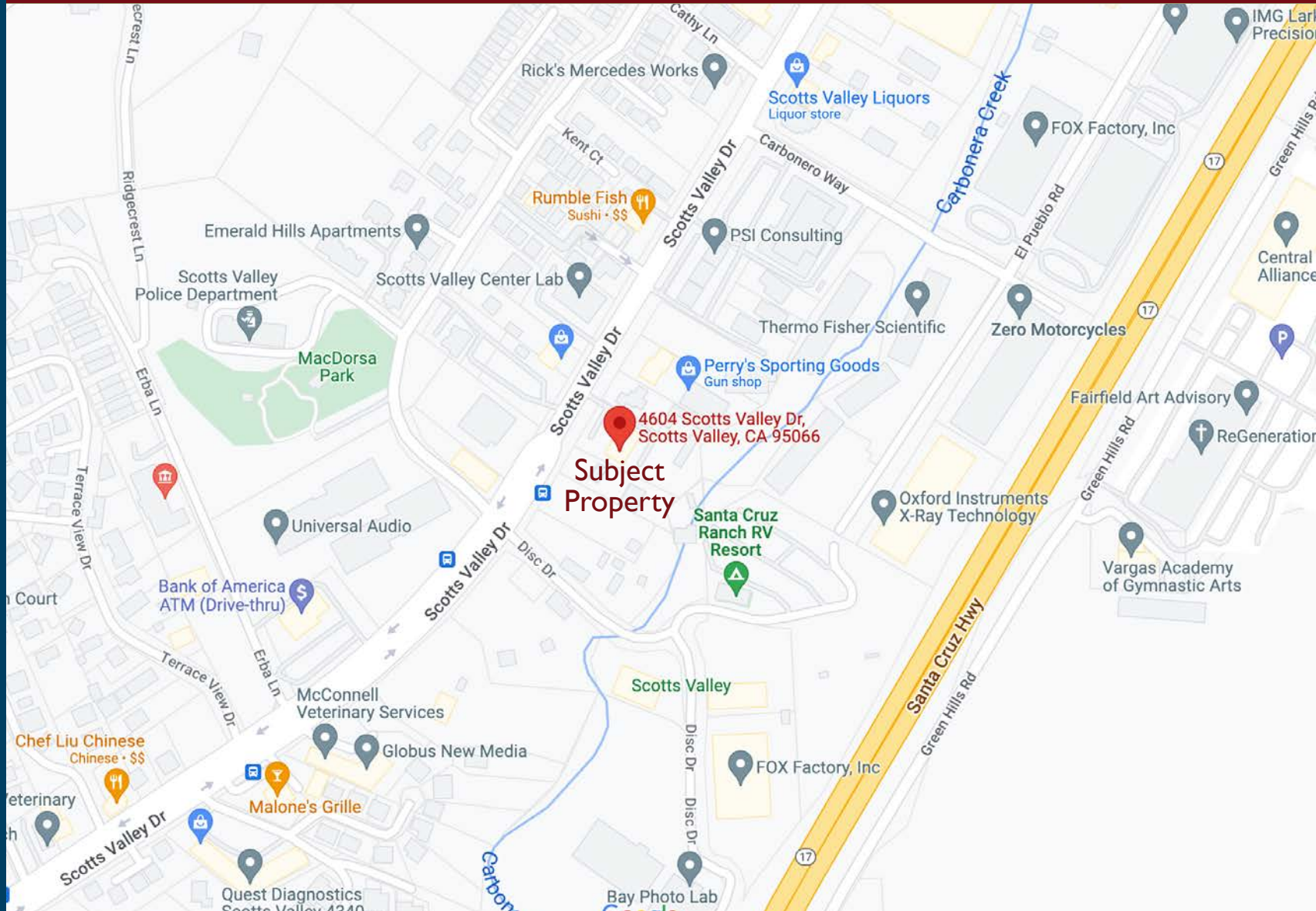
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AREA MAP





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RENT ROLL

	Tenant	Size (sf) Net Rentable	Modified Gross Rent/mo	Security Deposit	LED
4604 Scotts Valley Dr.					
Suite					
2	Owner	300	\$600	\$600	mo/mo
10, 12, 14	First Floor Anchor	4,390	\$6,986.03	\$7,290	12/31/29
26	Attorney	300	\$600	\$600	mo/mo
28	Consulting	300	\$550	\$550	mo/mo
20, 24	Second Floor Anchor	3,905	\$5,800	\$5,000	7/31/24
Subtotal		9,195	\$14,536.03		
4606 Scotts Valley Drive					
Storage	Several*	±10,000	\$11,525	\$4,000	mo/mo
Total			\$26,061.03		

* Detailed rent roll available
per request



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OPERATING STATEMENT

	Monthly	Annual
Modified Gross Rent Pro Forma	\$26,061.03	\$312,732.36
Operating Expenses Pro Forma		
Real Estate Taxes	\$4,300	\$51,600
Property Insurance	\$400	\$4,800
PG&E	\$3,000	\$36,000
Water/Trash	\$600	\$7,200
Janitorial	\$500	\$600
Repairs and Maintenance	\$1,000	\$1,200
Landscaping	\$300	\$3,600
Management Fee	\$500	\$6,000
General/Administration	\$350	\$4,200
Alarm/Security	\$350	\$4,200
Total Expense Estimate	\$11,300	\$135,600
OPEX Reimbursement Estimate	<\$3,500>	<42,000>
Owner Expenses after Reimbursement	\$7,800	\$93,600
Pro Forma NOI	\$18,261	\$219,132

Most expenses are projected estimates



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PROPERTY INFORMATION

APN	022-491-13
OFFICE BUILDING AREA	± 10,000 SF
STORAGE BUILDING AREA	± 10,000 SF
PARCEL SIZE	49,179 SF (1.13 Acres)
PRICE PER SQUARE FOOT BUILDING	\$215 PSF
YEAR BUILT	1985
CONSTRUCTION TYPE	Wood/Metal Frame/Stucco
ZONING	Commercial Service (CS)
SERVICES AND JURISDICTION	City of Scotts Valley



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ADDITIONAL NOTES

1. The lease for Santa Cruz County Bank is NNN.
2. The Bank reimburses ownership for 43.8% of the operating expenses. This is billed monthly and generally averages about \$3,500 per month.
3. The allocation of property taxes is estimated 67% to the office building and 33% to the self storage facility.
4. The back up generator is owned and maintained by the property owner.
5. The Rentable Square Feet of the office building may or may not account for all of the common areas.
6. There is a sewer lift station, (concrete vault) that connects to the city sewer system.
7. There are no restrooms, (or running water) for the self storage facility.
8. Current Ownership has not completed a "CASP" study for ADA.

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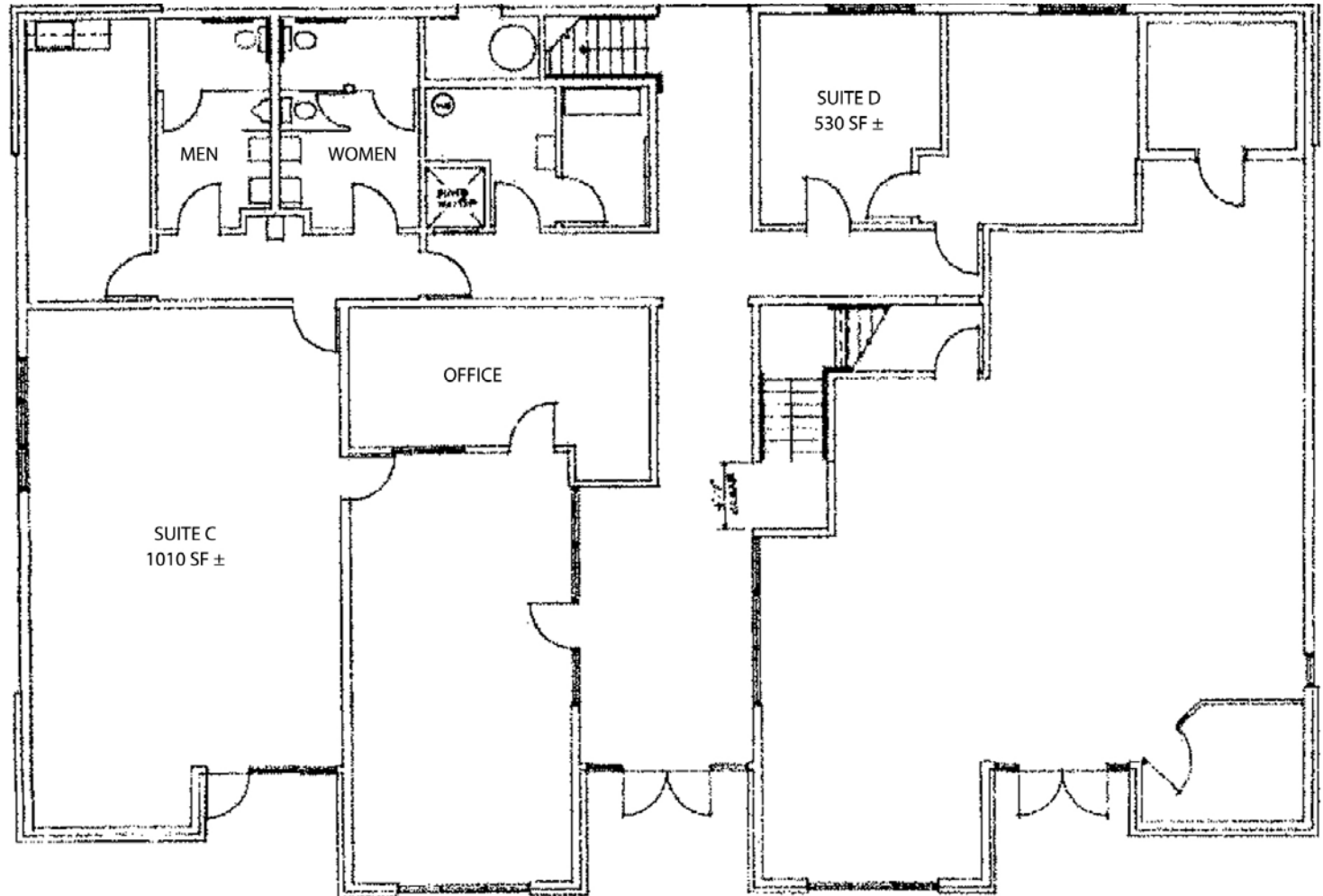
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First Floor Plan



Actual improvement plan may vary

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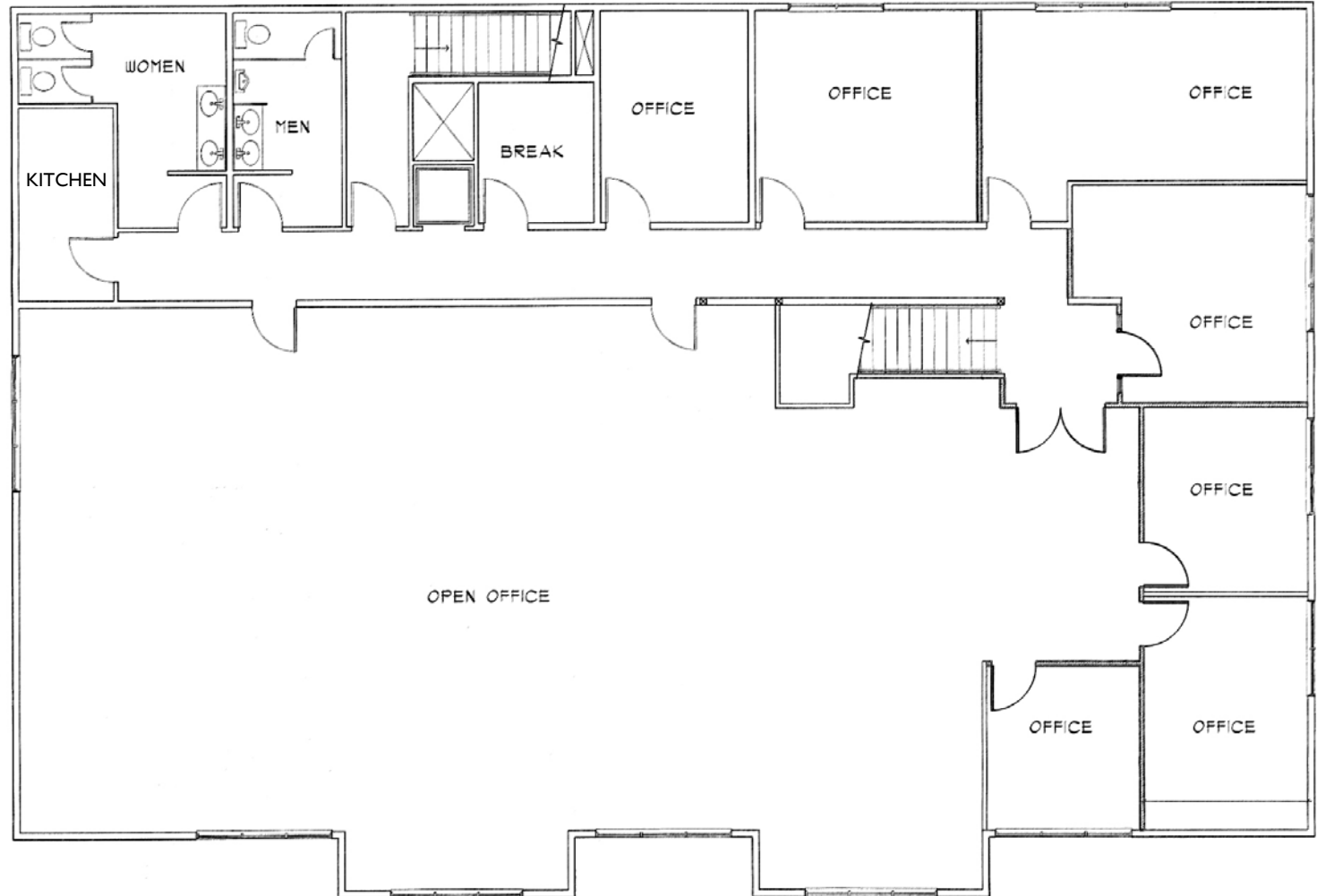
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Second Floor Plan



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Parcel Map APN 022-491-13



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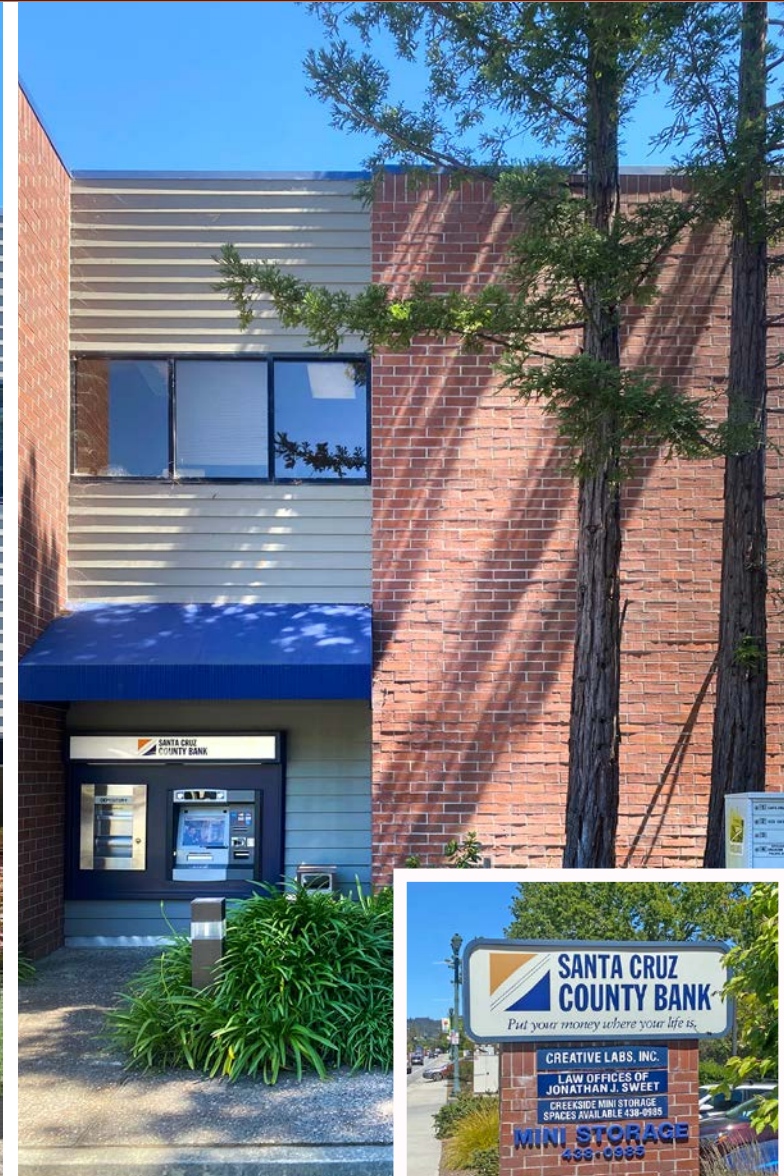
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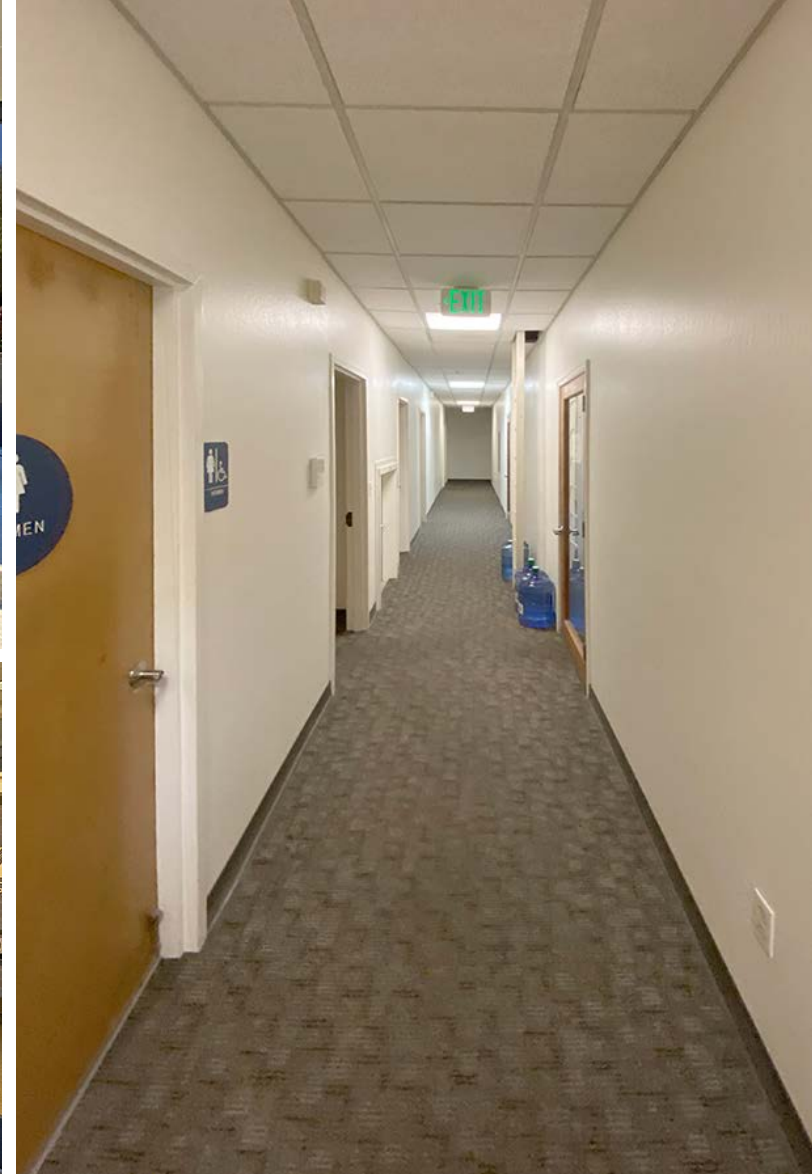
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