

*J.R.Parrish Inc.*

# 300 SEVENTH AVE SANTA CRUZ CA



**FOR SALE**  
**UNIQUE COMMERCIAL BUILDING NEAR**  
**SANTA CRUZ HARBOR**

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### EXCLUSIVELY LISTED BY

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**JR Parrish, Inc.**  
**Commerical Real Estate**

*J.R. Parrish, Inc.*



## EXECUTIVE SUMMARY

300 Seventh Ave  
Santa Cruz, CA 95062

APN: 027-103-11

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## LISTING PRICE

\$1,100,000

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BUILDING  
+/- 1,500 SF



PARCEL SIZE  
+/- 3,000 Acres



ZONING  
C - 1 - L

## PROPERTY DESCRIPTION

300 Seventh Avenue is located in Santa Cruz, California...3 blocks away from the Pacific Ocean. First time on the market in a generation, this 1500 SF building enjoys an excellent track record of occupancy.

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Ideally located, this 3,000 SF parcel of land sits on the corner of Seventh Avenue at Carmel Street. The tenants benefit from strategic visibility, convenience, access and on site parking.

A rare find: a classic small commercial building near the beach and Harbor that is seamlessly woven into the fabric of this desirable Santa Cruz Neighborhood.

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Perfect for a buyer who needs to fill out part of their 1031 exchange, or for a portfolio investor who identifies with key properties, low maintenance and stable income, or for anyone who appreciates a well located investment and pride of ownership.

300 Seventh Ave

## PROPERTY DETAILS

APN	027-103-11
Address	300 Seventh Ave
County	Santa Cruz
Market	Bay Area
Jurisdiction	Santa Cruz County
Building Size	+/- 1,500 SF
Parcel Size	+/- 3,000 SF
Ownership Type	Fee Simple

## PROPERTY FEATURES

Number of Units	4 Multiple Spaces
Number of Parcels	1
Zoning Type	C - 1 - L
Number of Stories	1
Number of Buildings	1
Parking	8 Spaces

## FINANCIAL SUMMARY

Offering Price	\$1,100,000
Price PSF	\$687.00

*J.B. Parrish, Inc.*

300 Seventh Ave

## FINANCIAL ANALYSIS

Annual Gross Rent 2024	\$55,656
Operating Expense 2024	\$17,509
New Property Tax at List Price	+/- \$13,200
Current Property Tax	\$9144
Projected Operating Expenses	\$22,344
Projected Net Operating Income (NOI)	\$33,312
Cap Rate at List Price	3.0%
Price Per Sq Ft of Improvements	\$687

## TENTANT DESCRIPTION

### SUSHI MARKET SPROUTS

They occupy 2 suites: 300 7th Ave which is their main suite that faces 7th Avenue. Additionally they occupy 713 Carmel Street, which is used for storage, 250 sq ft. \$2,320/mo

### SANTA CRUZ HAIR DESIGN

They occupy 250 sq ft at 711 Carmel Street. They have been there for 9 years and this unit has been a hair salon for over 30 years! \$1,016/mo

### WHO'S YOUR GROOMER

450 sq ft 715 Carmel street is rented to a pet groomer who has occupied the unit since September of 2021. Prior use has been a pet groom for 30 years! \$1,301/mo

A handwritten signature in black ink that reads "J.R. Parrish, Inc." The signature is fluid and cursive, with "J.R." on top and "Parrish, Inc." on the line below it, all enclosed within a single, continuous, sweeping line.

## EXTERIOR PHOTOS



300 Seventh Ave

# SANTA CRUZ HARBOR AREA



300 Seventh Ave

# LOCATION MAP



*J.B. Parrish, Inc.*

300 Seventh Ave

# DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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A handwritten signature in black ink that reads "JR Parrish, Inc." The signature is fluid and cursive, with "JR" and "Parrish" being the most prominent parts.