



PERTRIA

COMMERCIAL REAL ESTATE

2643.2655

Mar Vista Drive

Aptos, CA 95003

Asking Price: **\$3,765,000**



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Investor

Aptos Investment Opportunity

This fully leased nine-unit multifamily property offers the fundamentals a thoughtful investor looks for: 100% occupancy, strong in-place income, and coastal location.

Generating more than **\$22,995 in monthly rental income**, the property features a proven unit mix of eight two-bedroom residences and one studio apartment, providing stable cash flow and immediate income.

Beyond current income, investors can evaluate opportunities through market rent positioning, operating expense review, and net operating income potential, all detailed in the Offering Memorandum.

The location is further strengthened by the new pedestrian and bicycle bridge over Highway 1, scheduled for completion in 2026 at the end of Mar Vista Drive, connecting Seacliff and Aptos while improving access to schools, beaches, and community amenities.

For the investor seeking stabilized income and long-term ownership in one of Santa Cruz County's coastal communities, this is an opportunity worth serious consideration.



Executive Summary

2643.2655 Mar Vista Drive

Aptos, CA 95003

Property Overview

2643.2655 Mar Vista Drive is a fully leased, 9-plex located in Aptos area of Santa Cruz. The offering consists of one APN and two addresses positioned along Mar Vista Drive. The property features eight two-bedroom one-bath residences and one studio apartment with garage.

The existing improvements include one- and two-story multifamily buildings, along with a residential cottage component, creating a unique residential compound in one of Aptos' established coastal neighborhoods. The location offers convenient access to beaches, dining, University of Santa Cruz, employment, shopping, recreation, and coastal amenities.

A new pedestrian and bicycle crossing over Highway 1 will be completed in 2026 at Mar Vista Drive in Aptos. The bridge is designed to connect the Seacliff and Aptos neighborhoods, schools and beaches and the project is part of the broader Highway 1 Corridor Investment Program to improve connectivity.



Property Facts

Asking Price: **\$3,765,000**
Property Type: Multifamily 9-Plex

Building Area: 7,295 SF

Lot Size: 21,475 SF

Unit Mix: 8 Two-Bedroom One-Bath Residences & 1 Studio

SB721: Complete

Occupancy: 100% Occupied

Monthly Rent: \$23,160
Annual Rent: \$277,920

Parking: 5 carports, 7 open, 4 assigned & garage

Utilities: Separate gas and electric meters

APN: 039-191-10

Cap Rate: 4.18%

GRM: 13.69

Appraised Value in 2025: \$3,915,000

Itemized current tenancy as of 08/01/2026

100%

Occupied

9

Units

\$23,160

Monthly Rent

\$277,920

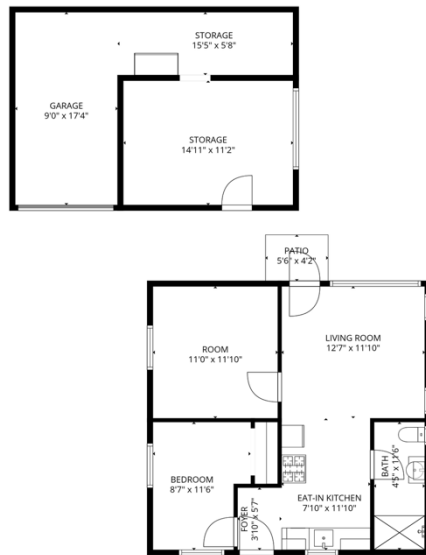
Annualized Rent

PROPERTY / UNIT	SF	BD/BA	STATUS	RENT	LEASE FROM	LEASE TO	DEPOSIT
2655 Mar Vista Drive							
Unit A	650	2/1	Current	\$2,895	04/22/2022	04/21/2027	\$2,675
Unit B	650	2/1	Current	\$2,545	09/01/2020	08/31/2026	\$2,500
Unit C	650	2/1	Current	\$2,455	08/01/2020	08/31/2026	\$1,860
Unit D	868	2/1	Current	\$2,495	08/01/2020	07/31/2027	\$1,875
Unit E	868	2/1	Current	\$2,750	09/22/2025	09/21/2026	\$2,750
Unit F	868	2/1	Current	\$2,595	02/14/2025	02/13/2027	\$2,550
Unit G	868	2/1	Current	\$2,180	08/01/2015	09/15/2026	\$2,000
Unit H	582	0/1	Current	\$2,150	07/15/2022	07/14/2027	\$1,995
Unit 2643	700	2/1	Current	\$3,095	07/01/2025	06/30/2027	\$3,095
TOTAL	6,704	9 Units	100% Occupied	\$23,160	—	—	\$21,300

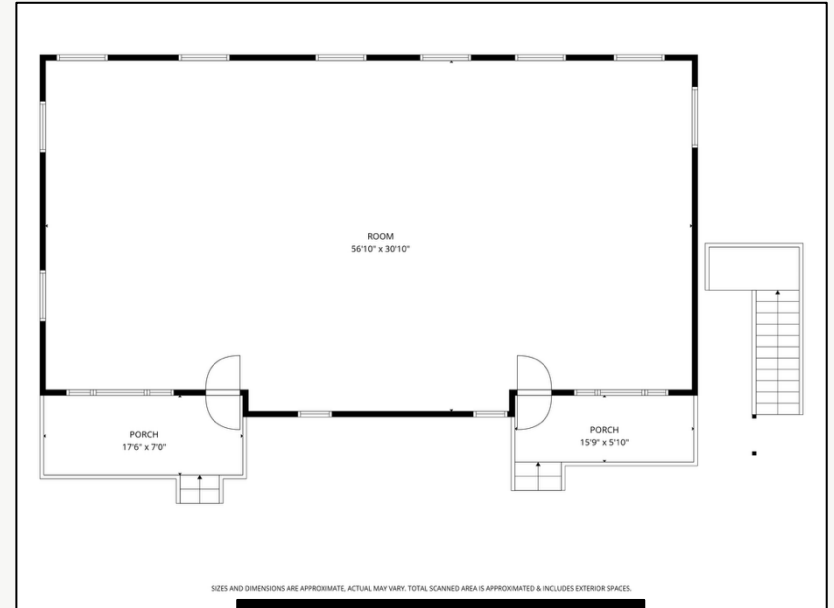
Note: SF figures are approximate; excludes balconies. Wall thickness and unlabeled circulation may cause variance from actual/gross SF. Buyer to confirm.

Floor Plans - Exterior

2643 Mar Vista Drive

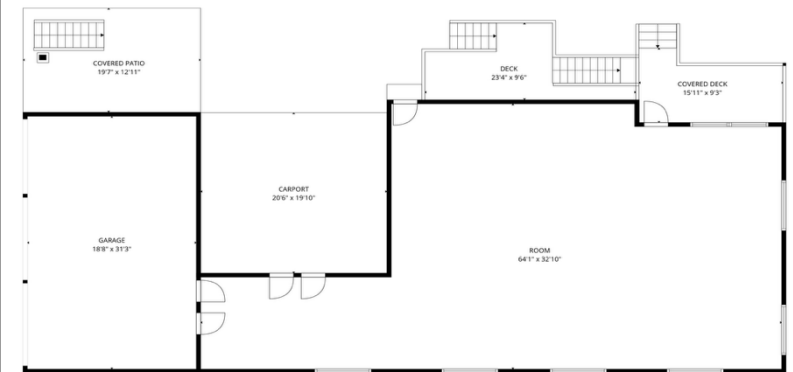


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.



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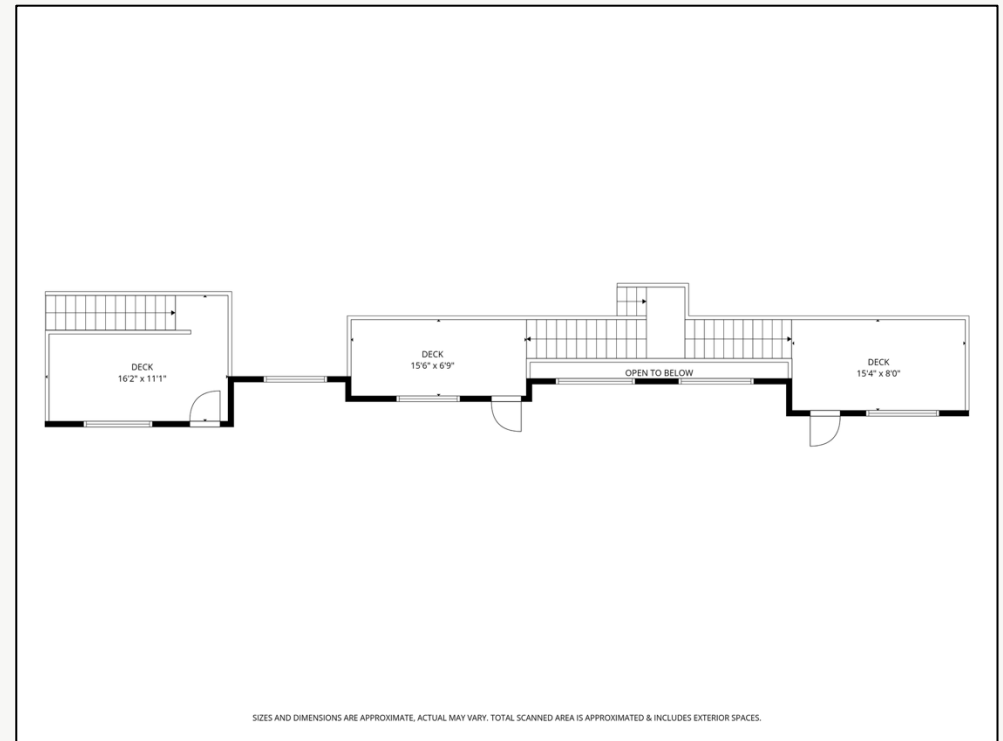
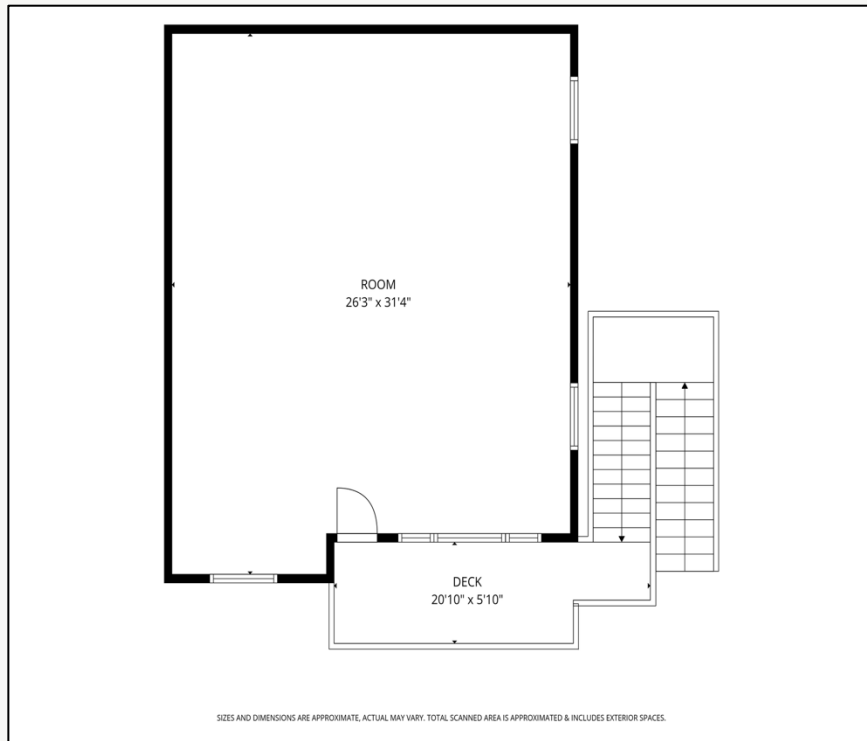
2655 Mar Vista Drive

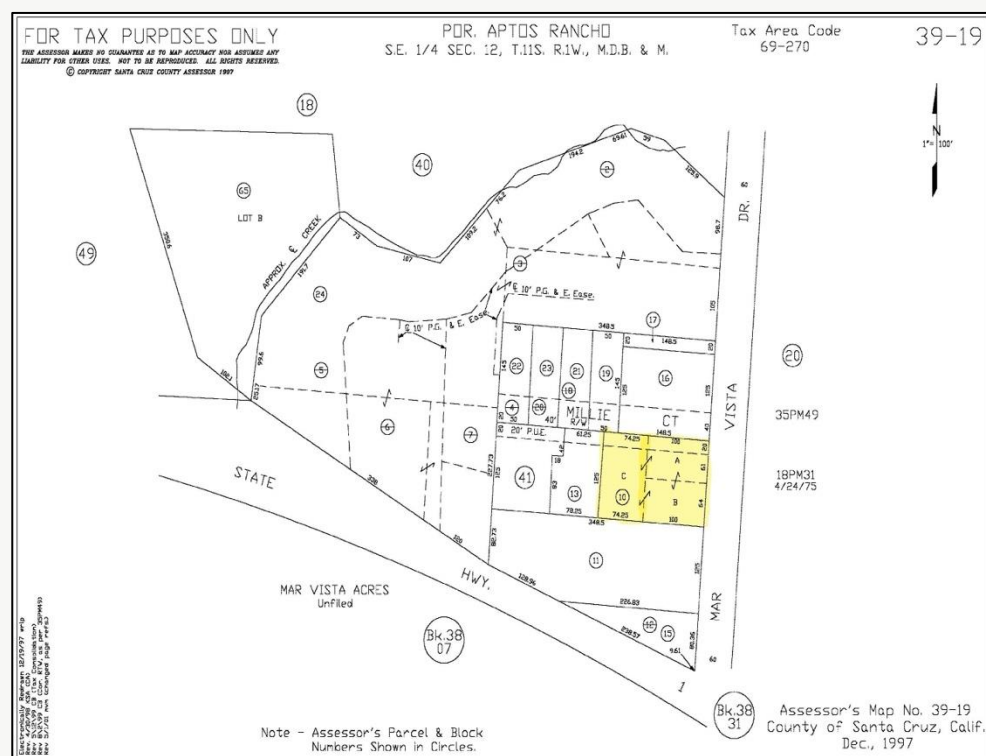


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Floor Plans - Exterior

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