



PERTRIA

COMMERCIAL REAL ESTATE

2695 Mar Vista Drive

Aptos, CA 95003

Asking Price: **\$2,975,000**



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Investor

Aptos Investment Opportunity

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

Generating more than **\$17,970 in monthly rental income**, the property features a proven unit mix of six 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

2695 Mar Vista Drive

Aptos, CA 95003

Property Overview

2695 Mar Vista Drive is a fully leased, 7-plex located in a desirable Aptos area of Santa Cruz. The offering consists of two APNs positioned along Mar Vista Drive. The property features six two-bedroom one-bath residences and one studio apartment.

The existing improvements include one- and two-story multifamily buildings 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 bicycle and pedestrian 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: **\$2,975,000**
Property Type: Multifamily 7-Plex

Building Area: 5,096 SF

Lot Size: 18,600 SF

Unit Mix: 6 Two-Bedroom One-Bath Residences & 1 Studio

Cap Rate: 3.66%

GRM: 14.38

Occupancy: 100% Occupied

Monthly Rent: \$17,970
Annual Rent: \$215,640

Parking: 7 carports and 7 open spaces

Laundry: One laundry room, app-operated

Utilities: Separate gas and electric meters

APNs: 039-191-16, 039-191-17

SB721: Complete

Appraised Value in 2025: \$3,115,000

Itemized current tenancy as of 08/01/2026

100%

Occupied

7

Units

\$17,970

Monthly Rent

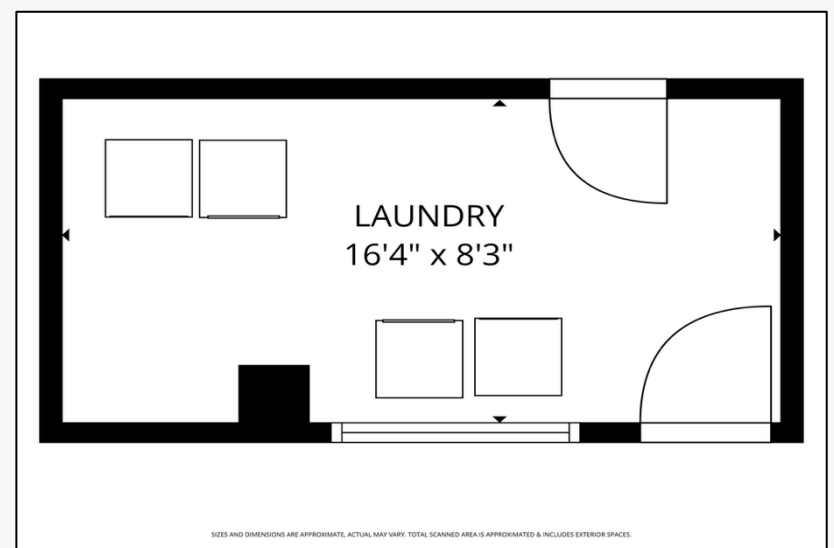
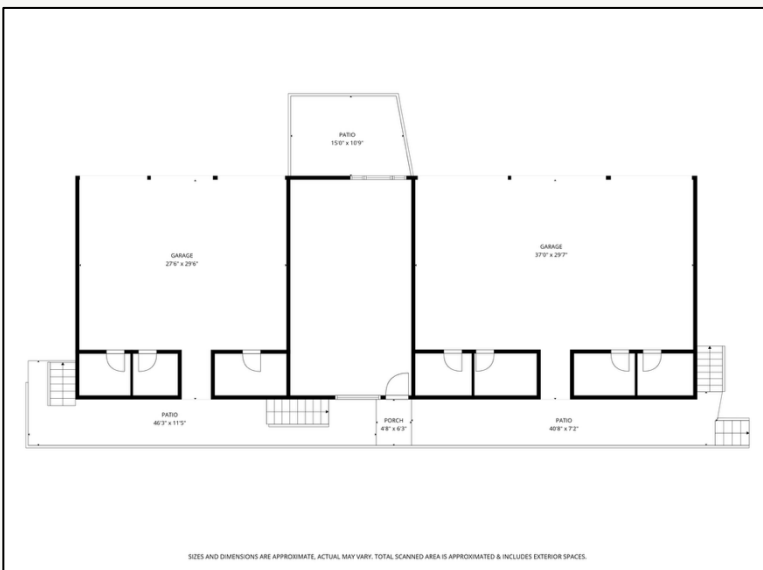
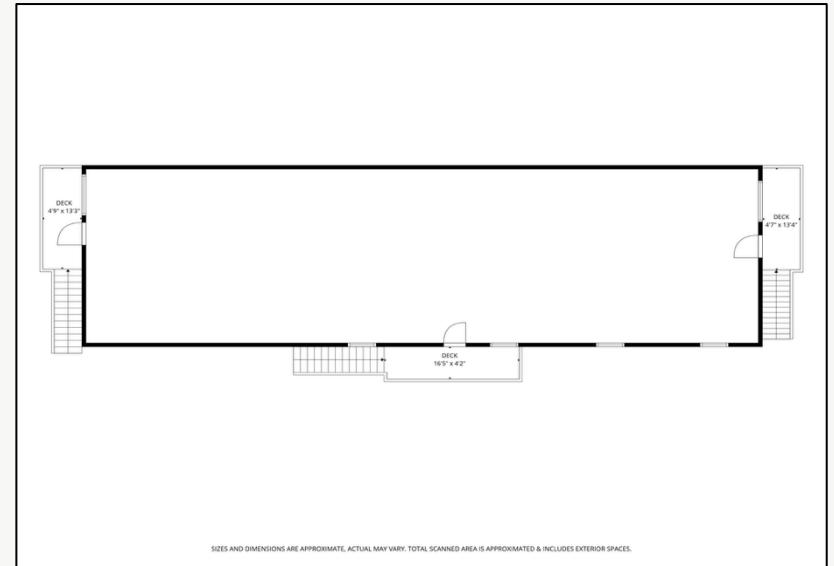
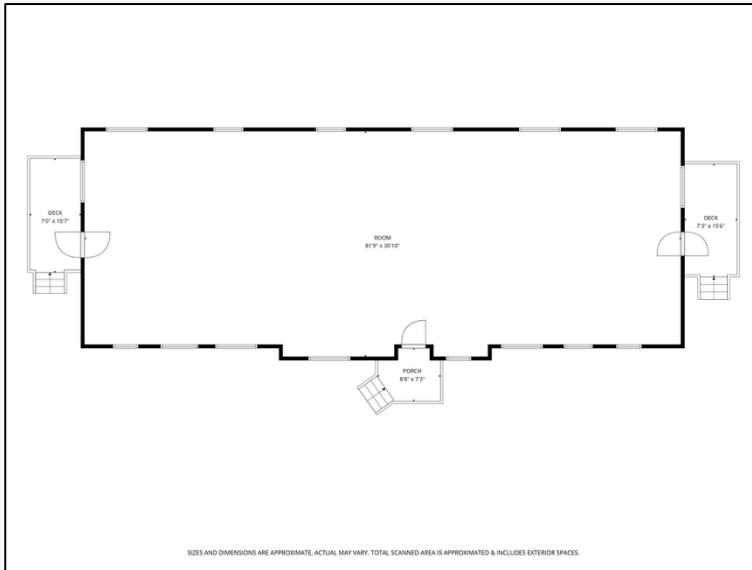
\$215,640

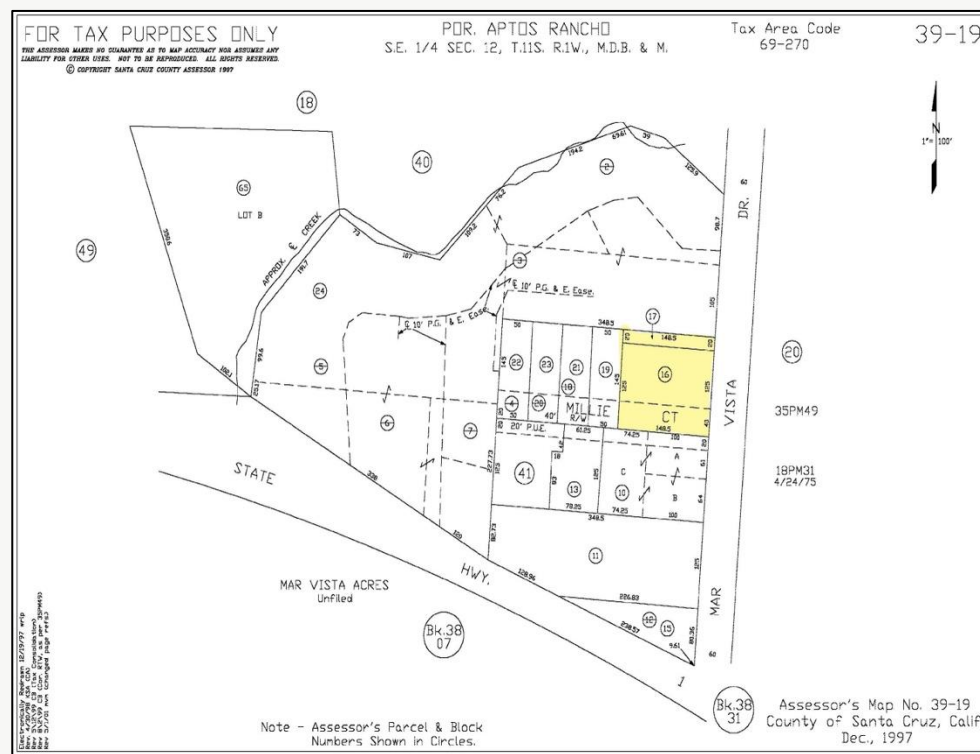
Annualized Rent

PROPERTY / UNIT	SF	BD/BA	STATUS	RENT	LEASE FROM	LEASE TO	DEPOSIT
2695 Mar Vista Drive							
Unit A	860	2/1	Current	\$2,995	08/01/2025	07/31/2026	\$2,995
Unit B	825	2/1	Current	\$2,695	06/14/2024	06/13/2027	\$2,595
Unit C	748	2/1	Current	\$2,525	09/20/2022	11/19/2026	\$2,500
Unit D	375	0/1	Current	\$2,000	02/01/2024	01/31/2027	\$1,895
Unit F	728	2/1	Current	\$2,570	05/01/2022	05/31/2027	\$2,195
Unit G	736	2/1	Current	\$2,665	04/22/2023	04/21/2027	\$2,595
Unit H	747	2/1	Current	\$2,520	06/01/2022	05/31/2027	\$2,000
TOTAL	5,019	7 Units	100% Occupied	\$17,970	—	—	\$16,775

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

Floor Plans - Exterior







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