

4170 GROSS RD. EXT.

FOR SALE

Capitola, CA

\$2,687,000



Sherman & Boone
REAL ESTATE

Jackie Copriviza, Broker
831.234.0462
jcopriv@gmail.com
CA License #00894586

Megan Gooch, Senior Associate
831.359.2589
megancgooch@gmail.com
CA License #02006313

The purpose of this brochure is to provide information for those who may have interest in the property presented for sale. The information here comes from sources deemed reliable. Neither the seller nor Sherman & Boone can guarantee it and it is not a substitute for due diligence investigation. All information should be verified prior to purchase. Property to be shown by appointment only.

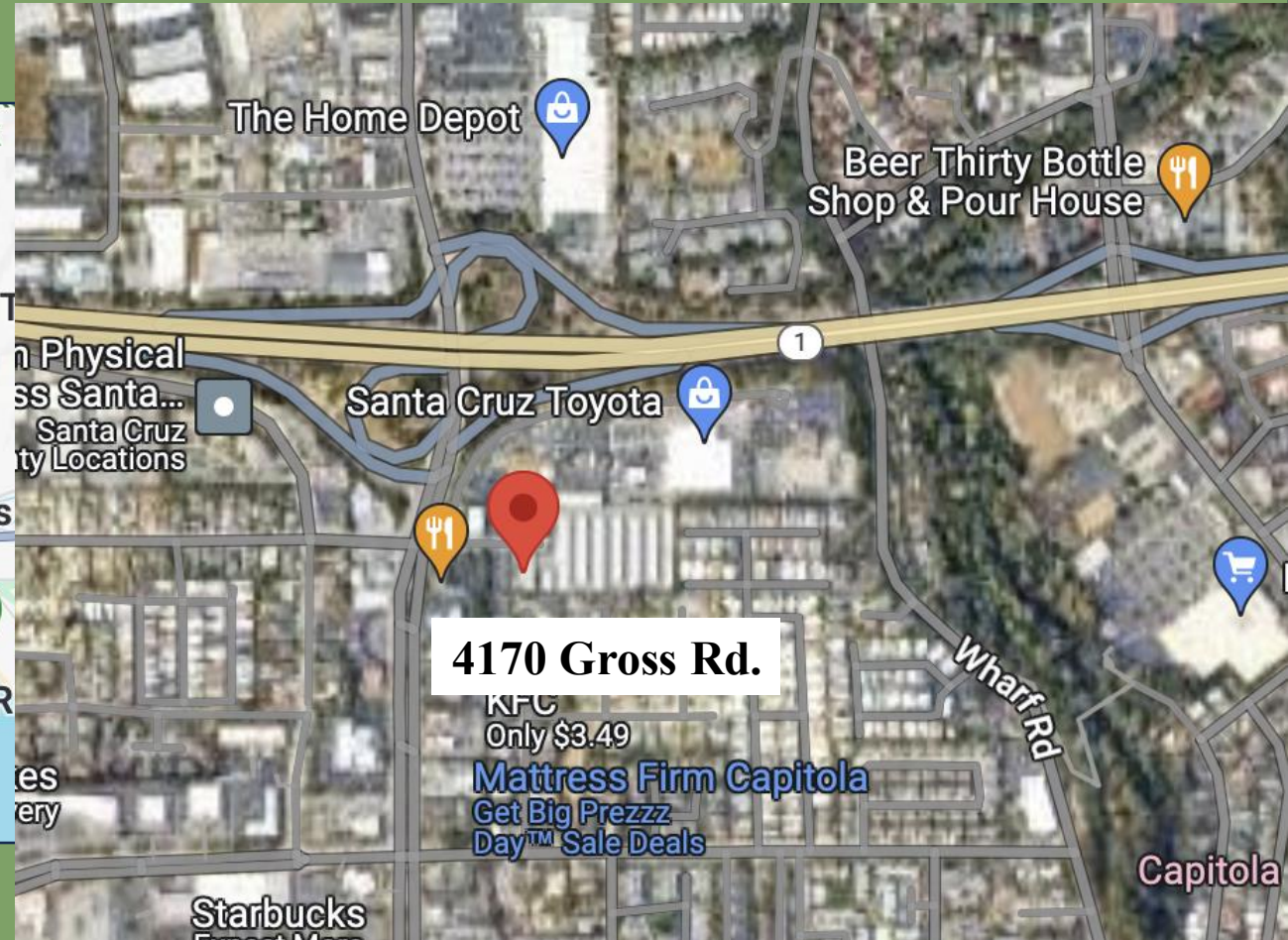
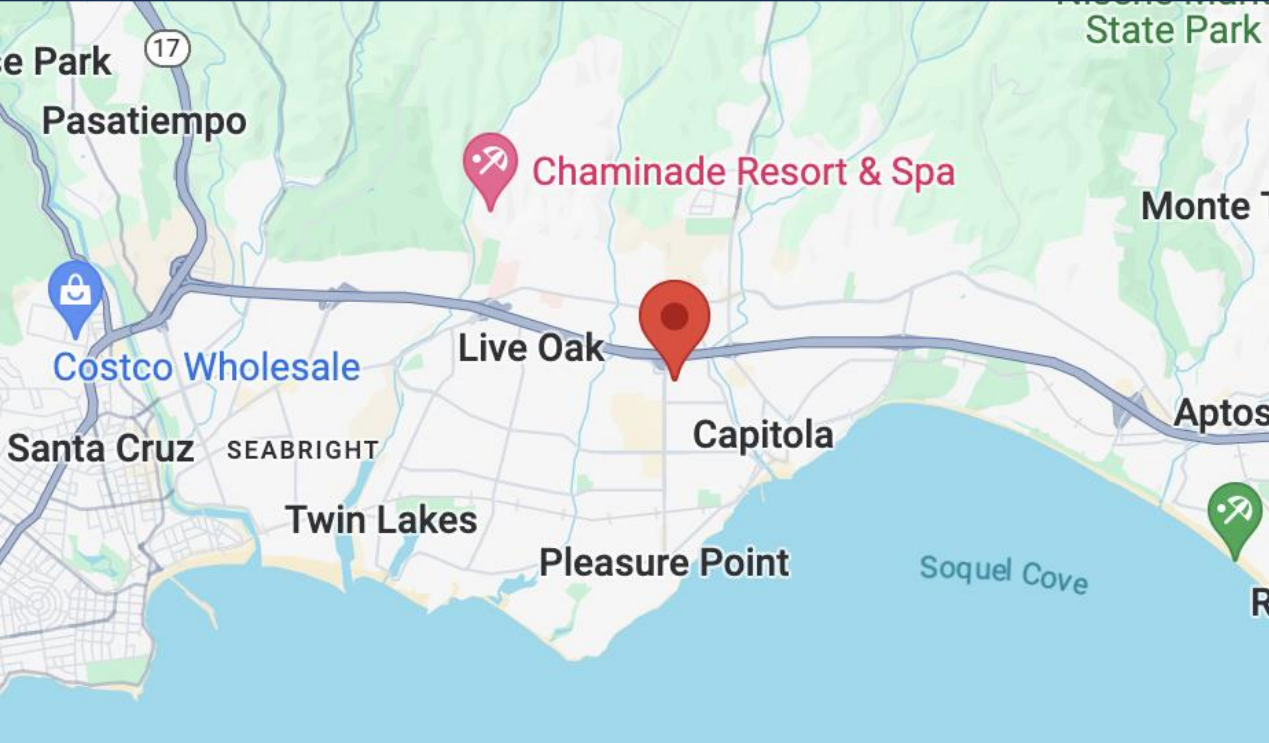
ABOUT

Sherman and Boone Real Estate proudly presents a fully leased commercial property situated at 4170 Gross Rd. Ext., offering a prime location behind Pizza My Heart on 41st Avenue, just off HWY 1. With a 6,847 square feet building and a parking lot boasting 19 spaces plus two handicap spots, this property is a great investment opportunity.

All four tenants have recently exercised their lease options or renewed their leases, ensuring stable rental income for prospective investors. Coast Auto Insurance, a longstanding tenant since 1987, occupies 2,167 SF. The HOPE Program utilizes 2,280 SF, while Solis Acupuncture occupies 1,600 SF, and Sharp Standard Barbershop occupies 800 SF.

The property includes a dedicated roof reserve fund, offering peace of mind for ongoing maintenance and upkeep. In addition, the parking lot has been recently re-striped and re-sealed, ensuring a fresh and well-maintained appearance. Don't miss this exceptional opportunity to invest in a well-cared-for commercial property.

MAP



PROPERTY DESCRIPTION

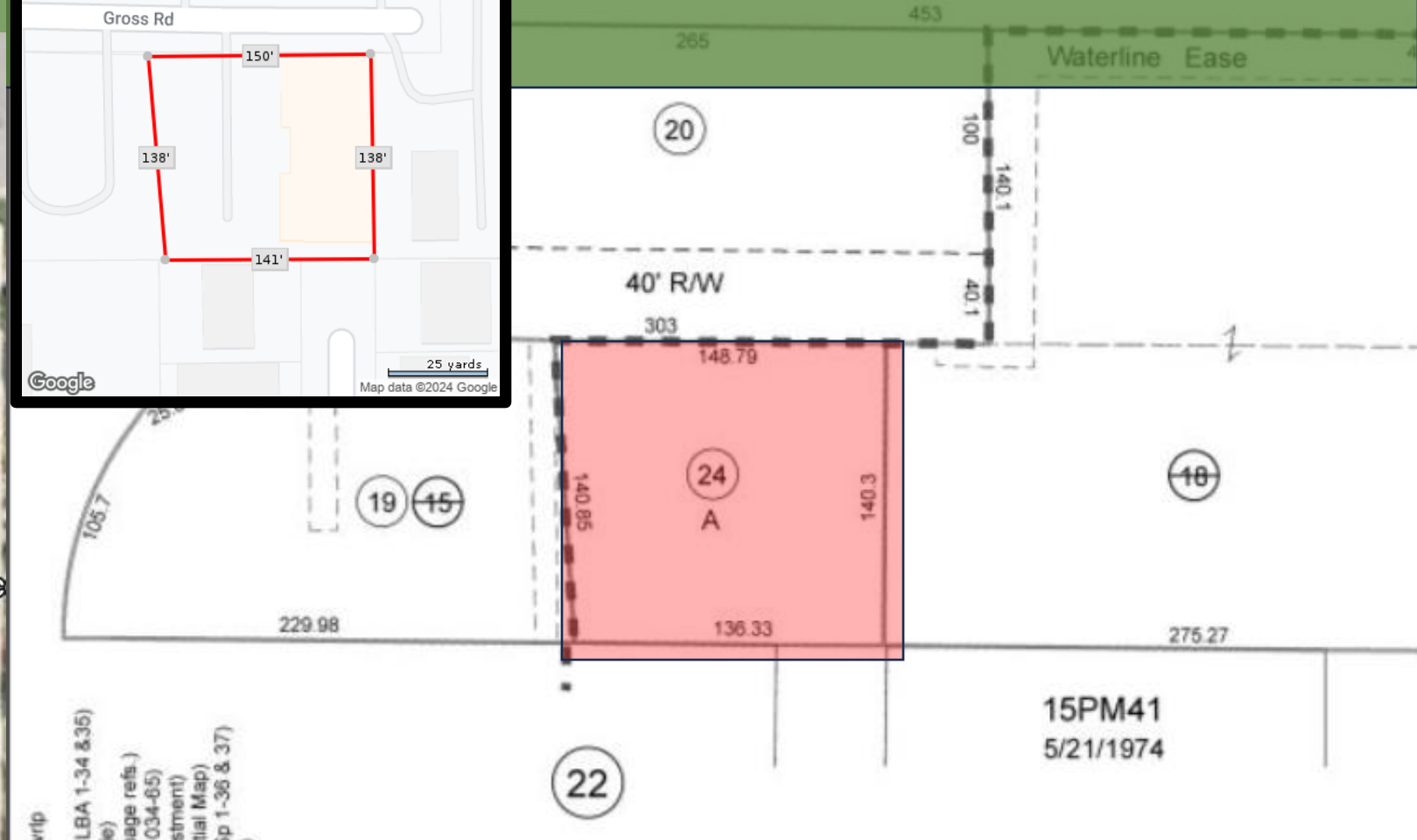
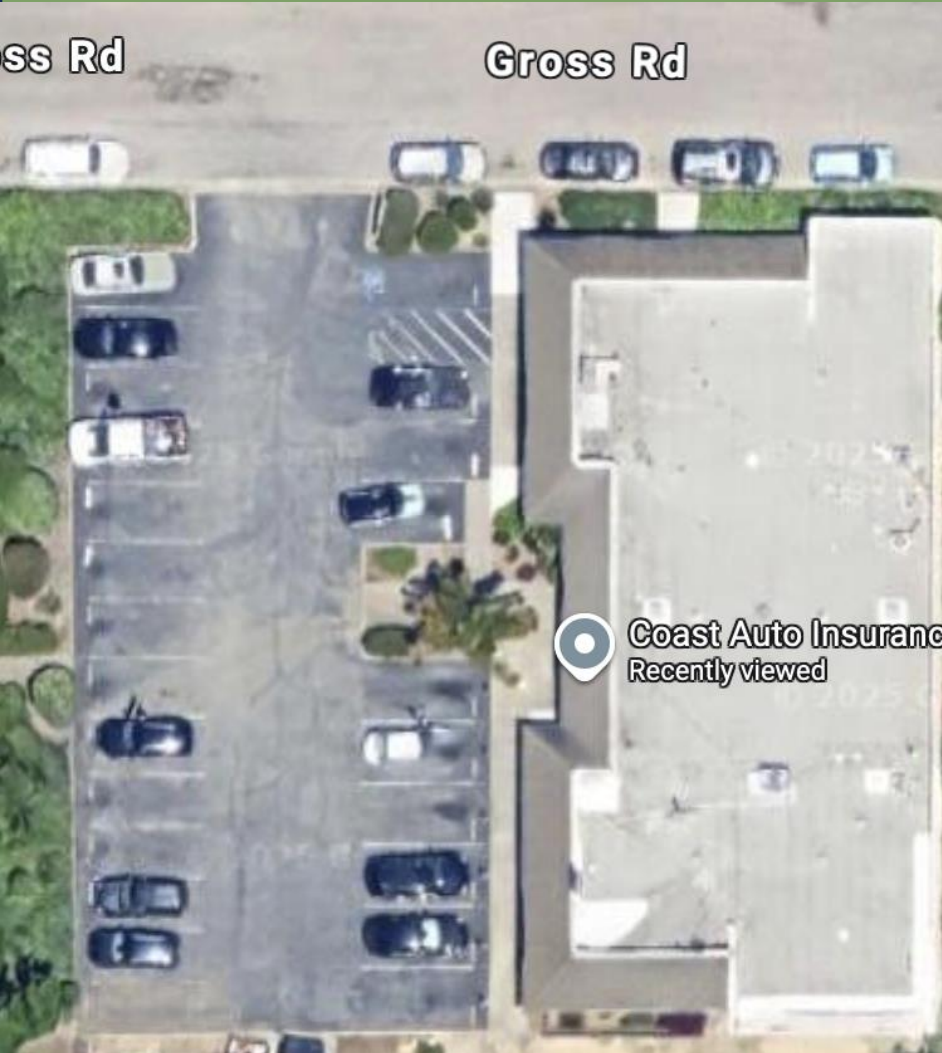
APN	034-141-24-000
ADDRESS	4170 Gross Road Ext. Capitola, CA 95010– Santa Cruz County
CURRENT USE	Stores & Offices
ZONING	C-R (Regional Commercial)
LOT SIZE	19,950 SF
UTILITES	Tenants units have separate electrical meters.
YEAR BUILT	1979

INCOME & EXPENSES

INCOME SUMMARY	
Annual Rental Income 2025	\$151,164.00
Property Tax Reimbursement	\$19,687.40
Insurance Reimbursement	\$4,239.53
Management Fee	\$4,607.28
CAM Reimbursement	\$14,889.84
Effective Gross Income	\$194,588.05

EXPENSES (2024)	
Property Taxes	\$19,687.40
Property Insurance	\$4,239.53
Property Management Fees	\$4,607.28
Utilities	\$1,776.00
Lanscaping	\$3,000.00
Pied Piper	\$774.00
GreenWaste	\$6,939.84
Roof Reserve	\$2,400.00
Total Expenses	\$43,424.05
Net Operating Income	\$151,164.00

MAP



Ironically drawn 3/17/98 vrip
3/29/00 CB (87RS28)
3/29/00 CB (0-0010299,
6/7/00 GG (Cor. Tax Code)
4/16/01 mvm (changed page refs.)
5/30/02 mvm (Por to pg. 034-65)
2/6/06 LLO (Spatial Adjustment)
10/24/18 CB (Cor to Digital Map)
12/15/18 CB (63PM26, Sp 1-36 & 37)
4/30/19 jg (TCA revision)

IMAGES

