

A UNIQUE OFFERING — HISTORIC VICTORIAN, VACANT LOT, AND COTTAGE

Presented by Anderson Christie, inc.

115 Knight Street, Santa Cruz, CA 95060 | www.andersonchristie.com | 831-515-8421

603 MISSION STREET



A rare opportunity to own a piece of Santa Cruz History that offers a myriad of possibilities. Located on a highly visible corner on one of Santa Cruz's most well-traveled roads yet walking distance to downtown restaurants and shops.

This spacious Victorian house, currently used as an office, is 4,623 square feet plus 200 square feet of storage and includes 6 private offices as well as several meeting rooms and breakrooms.

603 MISSION STREET



This property is adorned with historic details and quality craftsmanship throughout, and features include high ceilings, tons of natural light through the plentiful arrangement of tall windows, beautiful hardwood floors, custom woodwork and a tastefully updated kitchen.

611 & 613 MISSION STREET



In addition to the main property there are two other parcels included and totaling over 18,000 sq ft of land that offers many future development potentials. The second parcel is a detached cottage, with a private office downstairs with kitchenette and bath, and there is also an existing permitted residential unit upstairs offering great rental income or the opportunity for a live work scenario. The third parcel is a vacant lot in between the Victorian house and the cottage, totaling approximately 4,051 square feet.

Take advantage of the best Santa Cruz has to offer with this incredible property and location.

PHOTOGRAPHY



PHOTOGRAPHY





PHOTOGRAPHY



FINANCIALS

603 , 611, 613 Mission Street

Purchase Price **\$2,950,000.00**

Base Rent + NNN \$157,020.00

Property Tax \$39,600.00

Insurance \$5,275.00

Maintenance / Landscaping \$4,642.00

Business License \$160.00

Fire Alarm \$1,312.00

Total Expenses \$50,989.00

Net Income **\$106,031.00**

Cap Rate 3.60%

Gross Rent Multiplier 18.78

Proforma Rents / NNN \$10,885.00

Pro forma apartment \$2,200.00

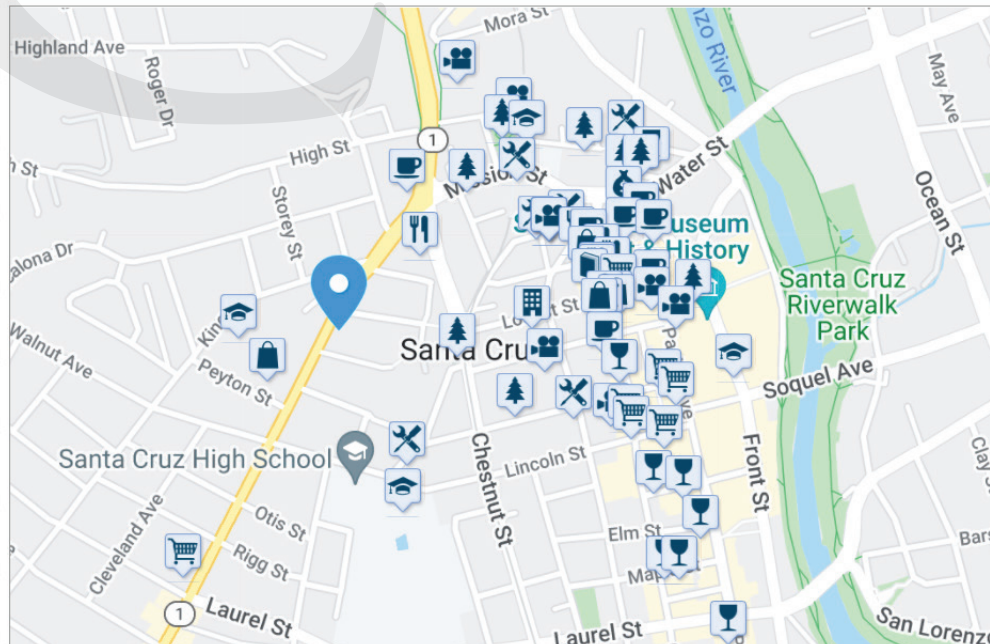
Total Pro Forma rent **\$13,085.00**

*Base Rents Effective as of 5/1/2022

603 Mission Street, Santa Cruz 95060

What's nearby:

Restaurants:	
All Night Pizza	.1mi >
Coffee:	
The Abbey	.2mi >
Bars:	
99 Bottles of Beer On The Wall...	.4mi >
Groceries:	
Awe Sum Organics	.4mi >
Parks:	
Rincon Park	.2mi >
Schools:	
Mission Hill Middle	.1mi >
Shopping:	
The Flower Garden Wedding Fl...	.1mi >
Entertainment:	
Surfing Museum Lighthouse Po...	.3mi >
Errands:	
Walt Dennig	.2mi >



Commute to Downtown Santa Cruz

1 min
 3 min
 1 min
 4 min

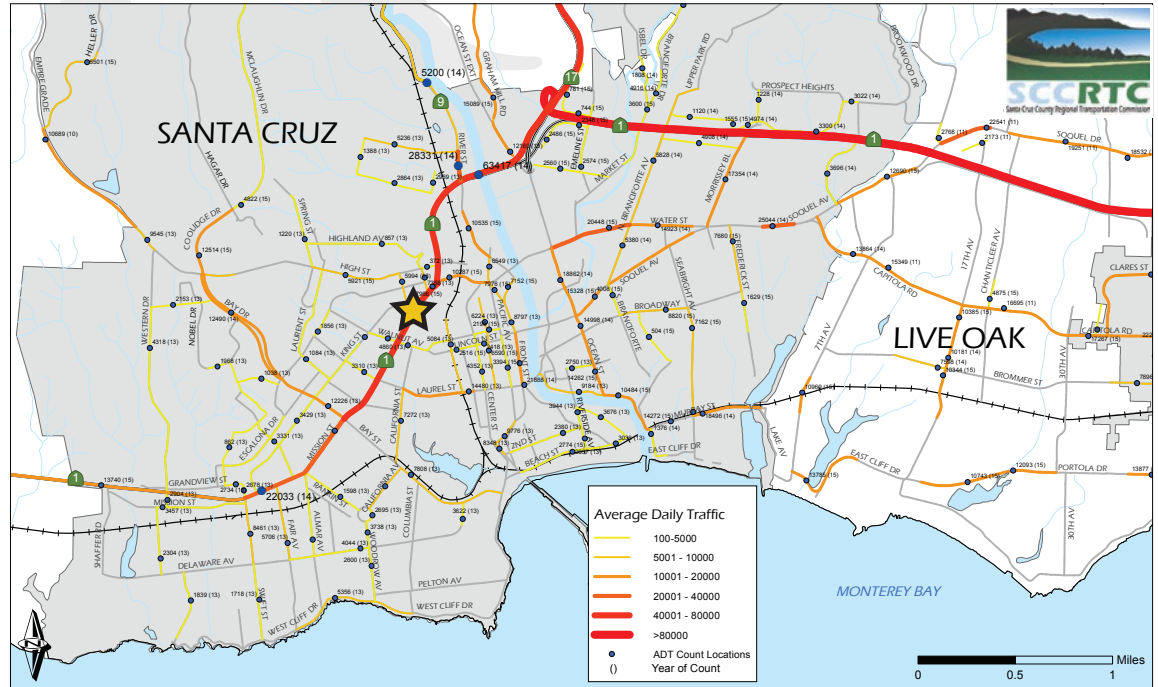
Walk Score
89 **Very Walkable**
 Most errands can be accomplished on foot.

Transit Score
42 **Some Transit**
 A few nearby public transportation options.

Bike Score
97 **Biker's Paradise**
 Daily errands can be accomplished on a bike.

TRAFFIC & DISCLAIMER

Traffic count data is from a number of sources but primarily from Caltrans. Highway counts from Caltrans may include projections based on earlier counts.



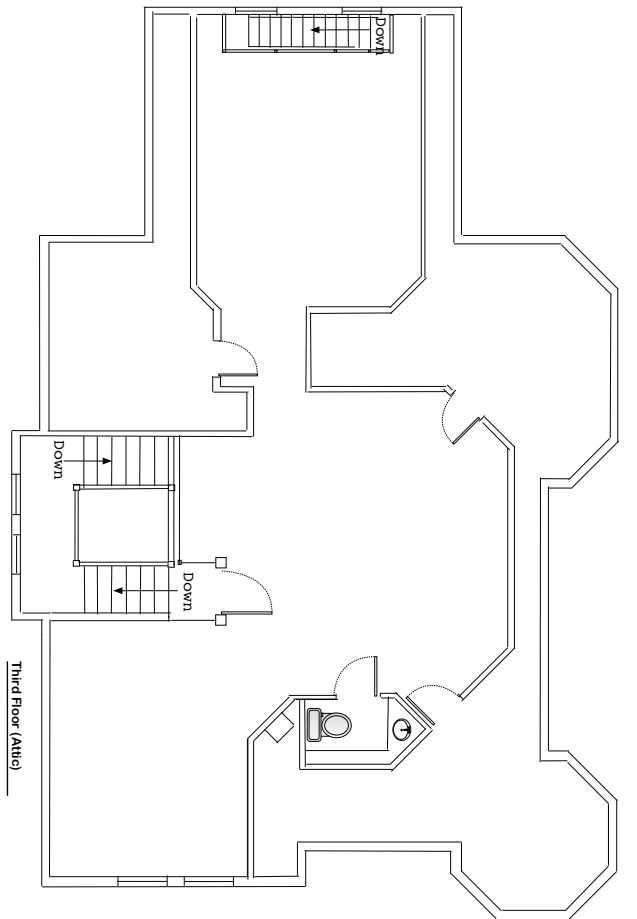
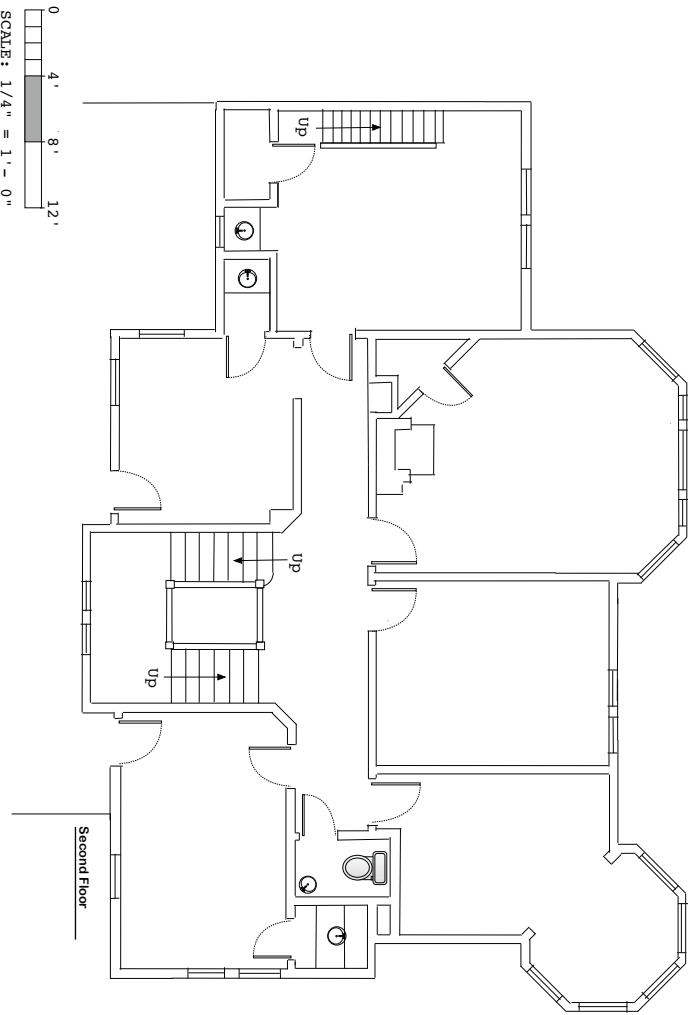
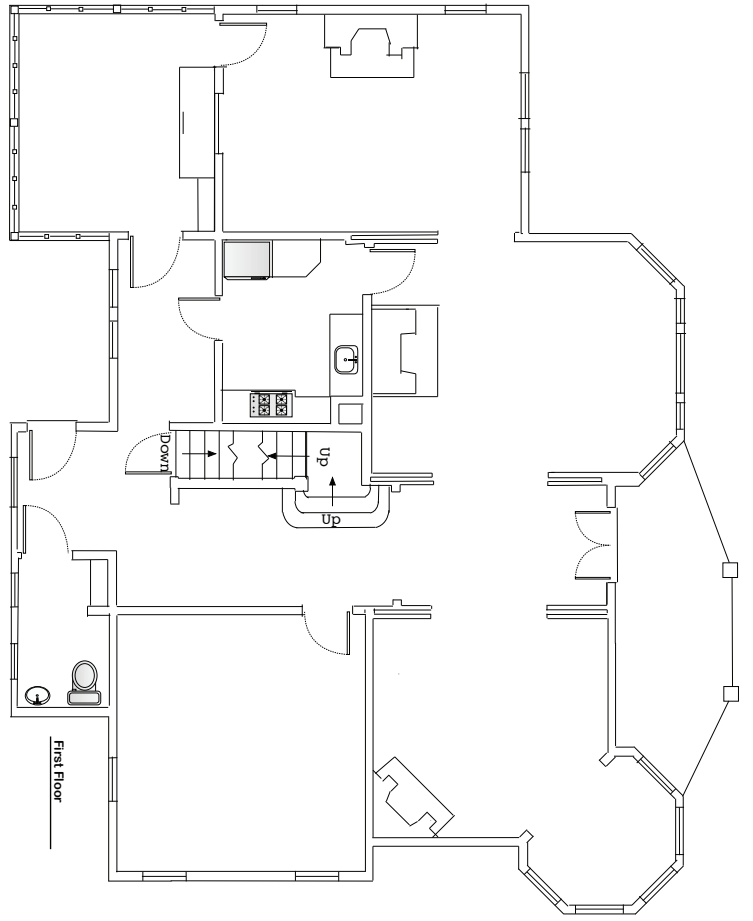
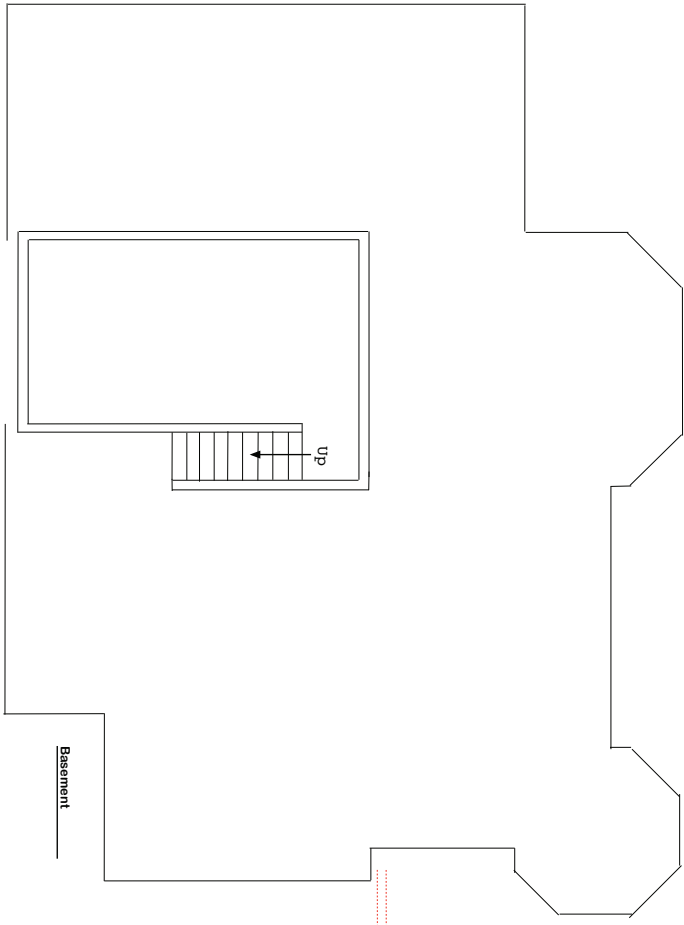
Average Daily Traffic
Santa Cruz/Live Oak Map

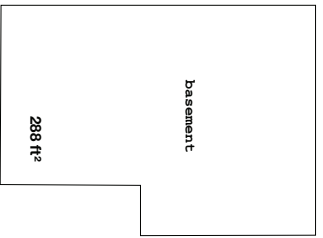
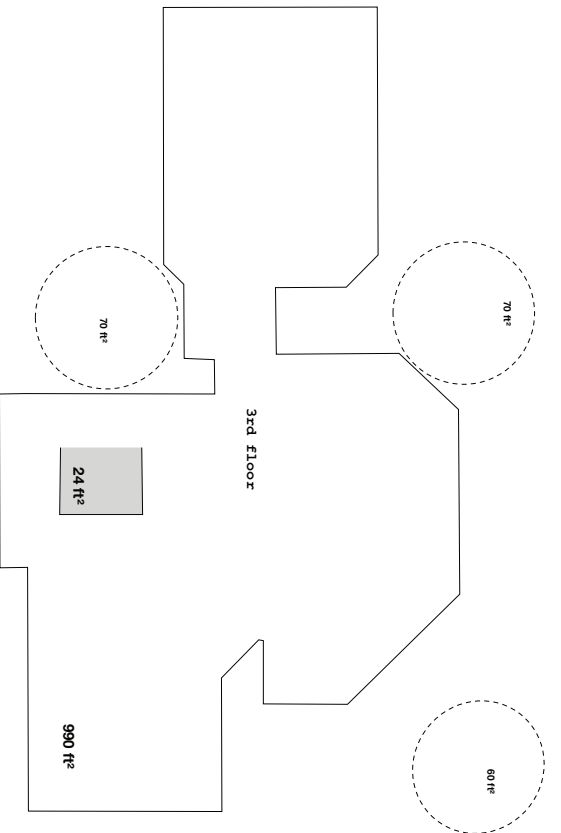
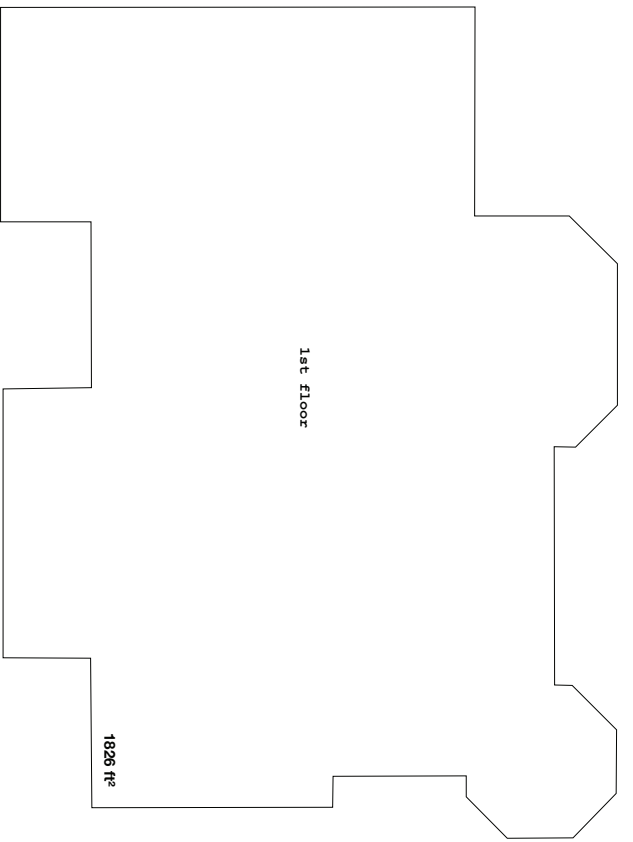
Disclaimer

This packet has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Anderson Christie, 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.

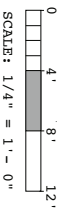
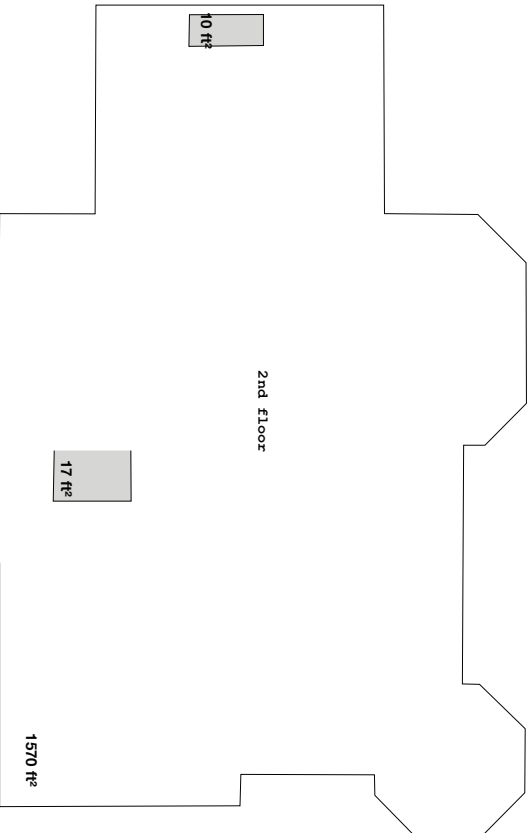
Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

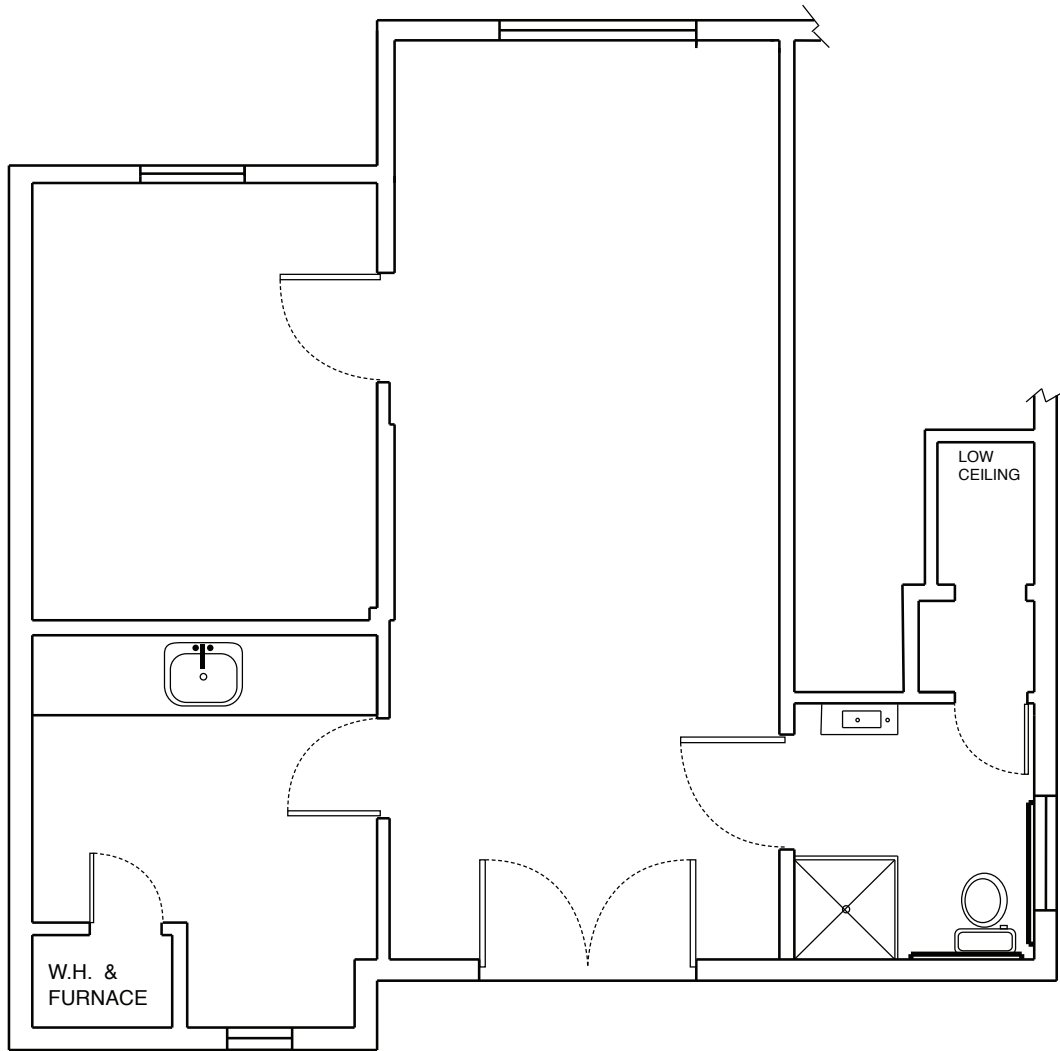
Information presented in this pro-forma was provided by the Seller. Some recurring and non-recurring expenses have been removed. Brokers make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase by relying on his or her own professional advisors.





1826
288
1543
966
4623 building sq. ft.
+200 sq. ft. attic storage



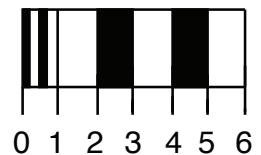


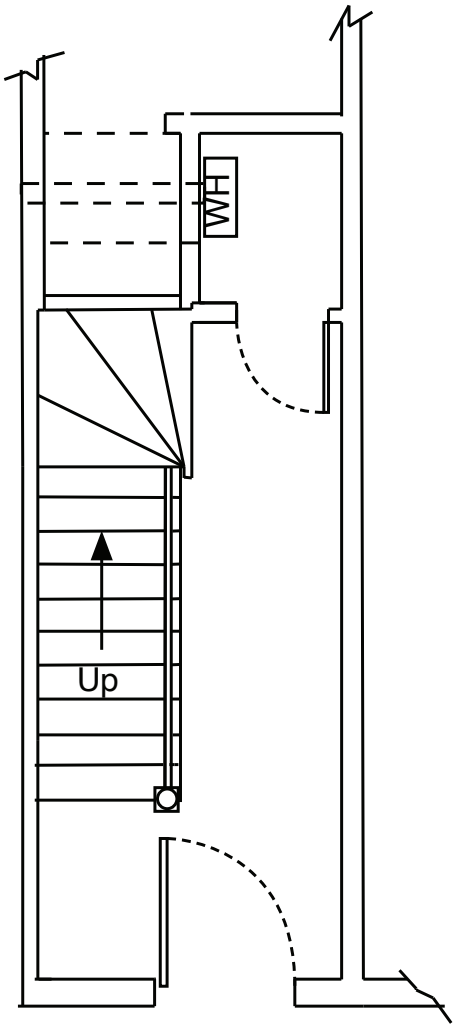
611 MISSION STREET OFFICE

Drawn By: S. Kalish

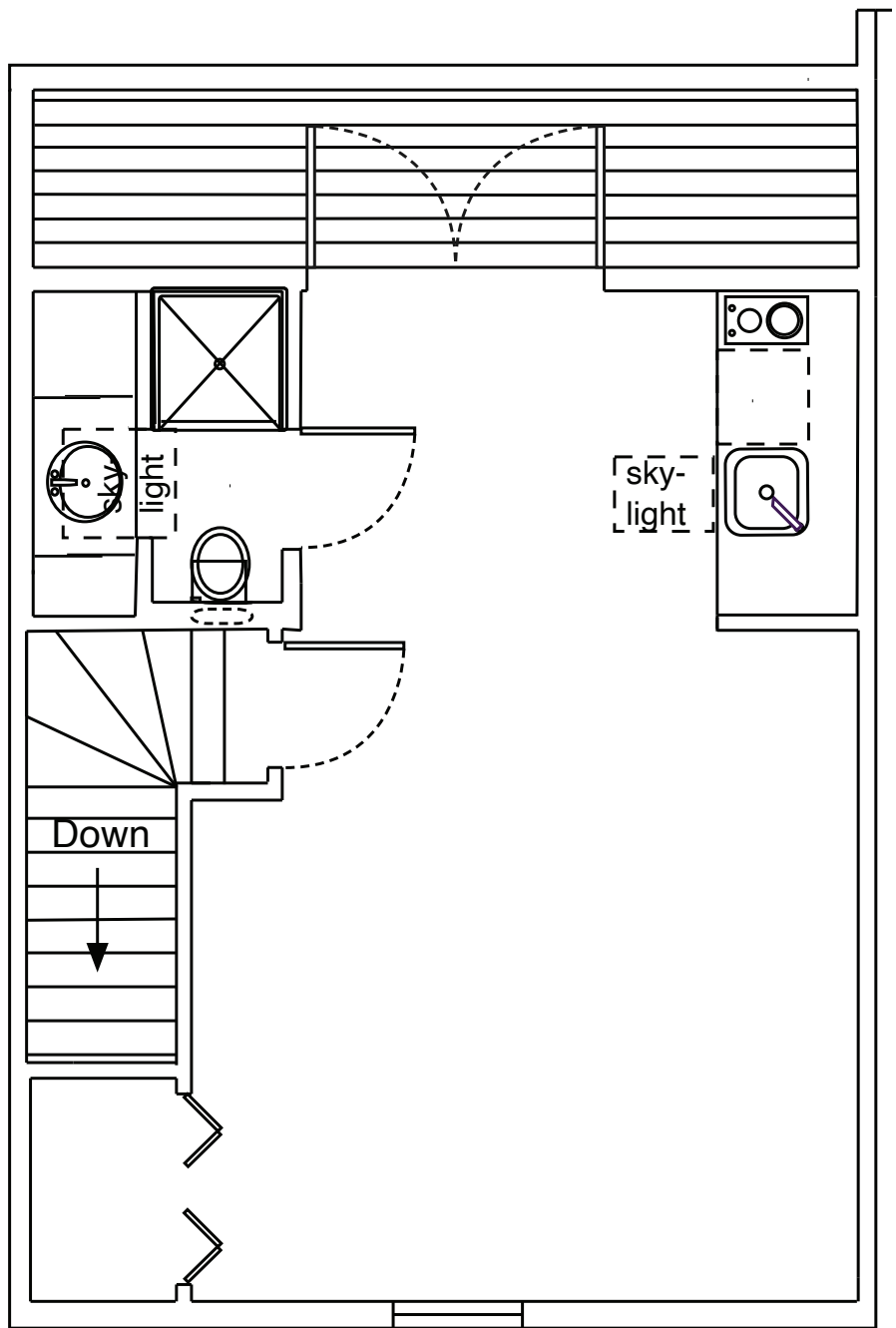
Date: 12/31/2021

Scale: 1/4" = 1'-0"



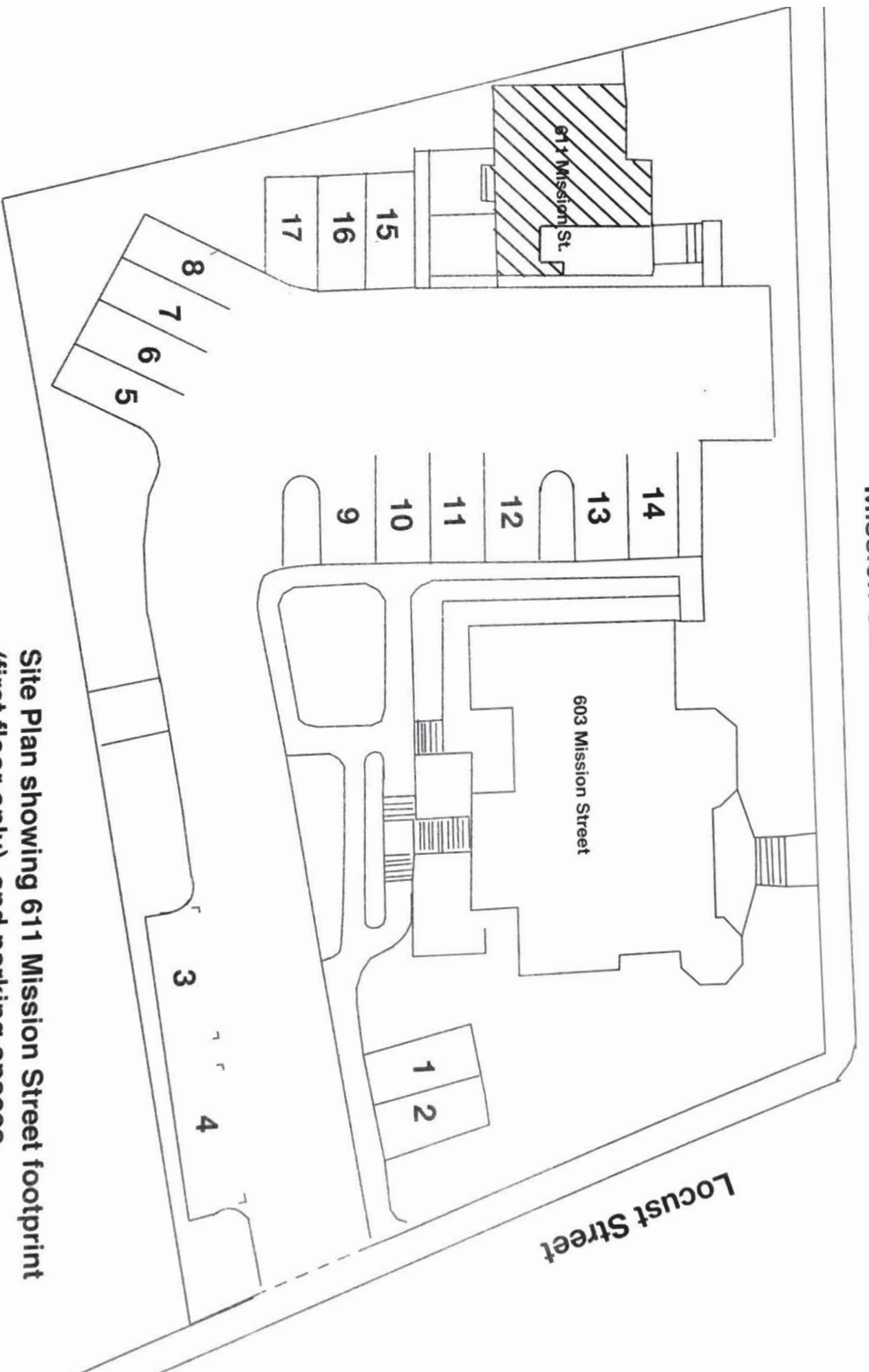


Entry, 1st floor



2nd floor, heated space and deck

<p>613 Mission Street residential floor plan Drawn by : S. Kalish Date: 12/30/2021</p>	<p>Scale: 1/4" = 1'</p> 
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Site Plan showing 611 Mission Street footprint (first floor only), and parking spaces.

Spaces numbered 15, 16 & 17 are for exclusive use of tenant at 611 Mission Street.