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Properties For Sale or Lease
September 2011




FOR SALE

Experienced Commercial Agent/Broker wanted for our long established, well known SC County commercial brokerage firm. Must have proven track record of sales and/or leasing.






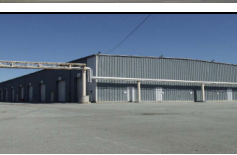


LOCATION	LIST PRICE	SQUARE FEET AVAILABLE MINIMUM	PARCEL SIZE SQ.FT./ACRES	ZONING	COMMENTS	LISTING BROKER
 243 Green Valley Rd. Freedom NEW	\$2,200,000 \$273	8,042 8,052	15,415	PA	Class A medical building for sale. 6 condominium units	Carl x 31 or Ron x 36
 20 Hamilton Ct Hollister REDUCED	\$849,000	6,350	.80 acre	M-1-S	Prime free standing building 100% leased to Federal Government (BLM).	Chris x 34 or Ron x 36
 17510-17520 Old Summit Rd Los Gatos NEW	\$1,595,000		2.82 acres	RA	Prime multi-unit property in the Santa Cruz Mtns. Comprising of 8 total units in 7 separate buildings.	Chris x34 or Ron x 36
 955 Davis St Manteca REDUCED Motivated Seller	\$1,525,000	3,814± Net	37,897±	CO	Brand new 8 year lease. Beautifully remodeled building. 100% leased to the Department of Motor Vehicles (State of California). 9.17% CAP	Chris x 34 or Ron x 36



	LOCATION	LIST PRICE	SQUARE FEET AVAILABLE MINIMUM	PARCEL SIZE SQ.FT./ACRES	ZONING	COMMENTS	LISTING BROKER
	3071 Gold Canal Dr. Rancho Cordova	\$3,915,000	11,136 ±	.87 Acres	OIMU	Prime Single-Tenant Net-Leased Medical Building 6.5 CAP	Chris x 34
	NEW						
	4900 Telegraph Oakland	\$3,050,000	5,861 ±	.115 Acres		Prime Single-Tenant Bank Building. Absolute Net Leased to Bank of the West. 6.25 CAP	Chris x 34
	NEW						
	1009-1011 Pacific Ave Santa Cruz	\$2,200,000 \$2,100,000	19,500	16,279	CBD	The Catalyst Nightclub Property. Excellent location, fully NNN leased.	Ron x 36 or Carl x 31
	REDUCED						
	1018 Water St. Santa Cruz	\$625,000	2,040	6,543	CC	Currently 4 units. Two storefronts face Water St. and 2 front the driveway. Four restrooms, one kitchenette. Fenced parking/storage area in the rear. Monument signage.	Chris x 34 or Ron x 36
	NEW						
	55 Brennan St. Watsonville	\$1,675,000 \$1,490,000	20,000		CC	RETAIL in the center of downtown Watsonville. Newly available.	Carl x 31
	REDUCED						
	375 Technology Dr. Watsonville	\$685,000		1.11 acre	IP	Freeway visibility, zoned Industrial Park, approved for Light Industrial, Office and Hotel.	Carl x 31

FOR LEASE

	LOCATION	LEASE RATE	SQ. FT AVAILABLE MINIMUM	PARCEL SIZE SQ.FT. ACRES	ZONING	COMMENTS	LISTING BROKER
	720 River St. Santa Cruz	\$1.33 Gross	2,400		PA	Seven professional offices, conference rm, formal reception area & kitchenette. Excellent location, at intersection of Hwy 9, River St, Hwy 17, and Hwy 1. Natural light throughout, turn key condition. Furniture negotiable. Plenty of parking.	Chris x 34

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	LOCATION	LEASE RATE	SQ. FT AVAILABLE MINIMUM	PARCEL SIZE SQ.FT. ACRES	ZONING	COMMENTS	LISTING BROKER
	1515 Mission St Santa Cruz	\$1.10 NNN	2,660	6,550	CC	Retail building with open floor plan and 2 ADA restrooms. Site could be split to accommodate two separate businesses.	Chris x 34
	3319B Mission Dr Santa Cruz NEW	\$1,425/mo	475	13,285	PA	Functional medical building with reception area, 2 treatment rooms, 1 ADA restroom, 2 entrances, Monument signage, on-site parking.	Chris x 34 or Ron x 36
	3321 Mission Dr Santa Cruz NEW	\$3,100/mo	1,200	13,285	PA	Prime dental building with reception area, 3 treatment rooms, office, break room, ADA restroom, 2 entrances. Monument signage.	Chris x 34 or Ron x 36
	3711 Soquel Dr. Soquel	\$1.80 NNN	1,800 900		C-4	Prime retail, restaurant, office location. New construction. Adjacent to new Honda Dealership. Cross St. 41 st Ave.	Chris x 34
	3711 Soquel Dr. Soquel	\$1.00 Gross	10,000 1,000		C-4	Basement storage space. Good climate for wine storage. Elevator served, loading and forklift service included.	Chris x 34
	825 Walker St. Watsonville NEW	\$.68 Gross	4,739 864		IG	Industrial multi tenant building located in the west side industrial area of Watsonville. Priced Right!	Carl x 31
	55 Brennan St. Watsonville PRICE REDUCED	\$.65 NNN \$.59 NNN	20,000 5,000		CC	RETAIL in the center of downtown Watsonville. Newly available.	Carl x 31
	444 Airport Blvd. Watsonville NEW	1.20 NNN	2 @ 720 1 @ 460 Ste 108,109&111= 1,590		IP	Premium office and light industrial space available in convenient location on Airport Blvd.	Carl x 31

LOCATION	LEASE RATE	SQ. FT AVAILABLE MINIMUM	PARCEL SIZE SQ.FT. ACRES	ZONING	COMMENTS	LISTING BROKER
 243 Green Valley Rd Watsonville	\$1.70 NNN	1,238 898		CO	Medical Office Suites close to everything and in beautiful condition.	Carl x 31
 54 Penny Lane Suite D Watsonville	\$1.55 Gross	476 ±		CO	Now available Class A furnished office space located in the Penny Lane area.	Carl x 31

PROPERTIES SOLD OR LEASED

11 Windemere Lane Aptos SOLD	\$1,725,000		51,052	R-1-10	27 Unit mobile home park located in an upscale residential neighborhood.	Ron x 36 Chris x 34
7887 Soquel Dr Aptos SOLD	\$2,500,000	10,771	45,824	C-1	Aptos Business Center located across from Rancho Del Mar Shopping Center, anchored by Safeway.	Ron x 36 Chris x 34
7851 Soquel Dr Aptos SOLD	\$230,000		19,693	C-1	Chase Bank. Land Only	Ron x 36 Chris x 34
4140 Jade St Capitola SOLD	\$1,700,000	7,864	.54 acres	CC	Beautifully maintained free-standing office building with functional floor plan and ample parking.	Chris x 34
1770 43 rd Ave Capitola SOLD	\$510,000	445	3.964	R1	Cute Capitola duplex located close to shopping, the beach, and public transit. Nice front and back yards. Lots of storage.	Chris x 34
7735 Soquel Dr Aptos LEASED	\$2,800 Gross	1,100±		PA	Prime retail location on Soquel Dr. Directly across from Safeway and Rancho Del Mar Center.	Chris x 34
202 Capitola Ave Capitola SOLD	\$1,400,000	2,900	2,890	CV	Great corner location in Capitola Village. Pride of ownership and fully leased.	Ron x 36
498 Salinas Rd Pajaro LEASED		4,400		L-1	Free standing Commercial/Retail/Industrial building located freeway close on Salinas Rd.	Carl x 31
Cambridge Apts. Philomath, OR SOLD	\$ 940,000		4.42 acres	R-2	29 apartments located in 4 separate buildings.	Ron x 36 Chris x 34
1663 Dominican Way #210 Santa Cruz SOLD	\$575,000	1,408		PA	Prime Cypress Medical Condo located adjacent to Dominican Hospital.	Chris x 34 or Ron x 36

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1658 Soquel Dr Unit C Santa Cruz LEASED	\$1.30 NNN	1,830	36,154	C-2	Retail building with open floor plan and restroom. Good visibility from Soquel Dr. Monument signage.	Chris x 34
2202-2280 Soquel Ave Santa Cruz SOLD	\$2,590,000	14,700	1.48 acres	C-4	Three buildings on 1.48 acres. Well located in the active Soquel corridor.	Ron x 36
1668 Dominican Way Santa Cruz SOLD	\$1,320,000	3,773	11,543	PA	Prime Medical Building adjacent to Dominican Hospital.	Ron x 36 Chris x 34
320 River St Santa Cruz LEASED	\$2,000/mo gross	1,650	7,690	CC	Two story building with kitchen area, two restrooms, lobby area, multiple private offices, and storage space	Chris x 34
Opal Cliffs Center Santa Cruz SOLD	\$7,088,000	21,356	1.62 Acres	C2 and PA	Great location! Mixed use restaurant, retail, apt. complex. Sale subject to court confirmation and overbid procedures. 6.2 cap	Ron x 36
1213 Ocean St Santa Cruz SOLD	\$820,000	4,886	5,663	CC	Fully leased, mixed use building with excellent visibility and traffic counts. Easy access to mass transit, UCSC, downtown, and rea beaches	Chris x 34
320 River St Santa Cruz LEASED	\$1.85 Gross	1,650 +/-	7,690+/-		Highly visible freestanding Class "A" office building. Easy access to Hwy 1 and downtown	Chris x 34
Apartments – 11 units 3381-3401 Mission Dr. Santa Cruz SOLD	\$3,200,000				PRIDE OF OWNERSHIP PROPERTY! Excellent location near Dominican Hospital 3 Triplexes, & 1 Duplex – Separate Tax Parcel	Ron x 36
4340A Scotts Valley Dr Scotts Valley SOLD	\$270,000	918		CS	Office condo in conveniently located area of Scotts Valley Drive. Excellent access and parking.	Ron x 36
4831-4845 Soquel Soquel SOLD		4,890	27,244	C-2	Multi-Tenant Commercial Building. Monument Signage	Chris x 34
801 Ohlone Pkwy Watsonville LEASED	\$0.55 gross	2,200		IG	Manufacturing/Warehouse with sprinklers and covered yard.	Carl x 31
201 Pacifica Watsonville SOLD	\$920,000	26,546	41,715	CT	Proposed 23 unit apartment development.	Ron x 36 Chris x 34
425 W. Beach St Watsonville LEASED	\$0.99 Gross	1,240 1,240		IG	2 year new office space at a remarkable price. 3 privates, open space, private restroom and kitchen.	Carl x 31
440 Airport Blvd Watsonville LEASED	\$1.00 Gross	1,100 1,100	¼ acre	IP	Small free standing industrial building located one minute from Highway 1	Carl x 31

28 2nd St @ Rodriguez Watsonville LEASED	\$1.75-\$2.10 NNN	20,000	N/A	CC	New Class A building downtown across from new court house. 7,500 sf retail + 10,000 sf office.	Carl x 31
315 Main St Watsonville LEASED	\$1.30 Gross	6,000		CC	Class A Office Space across from new court house and city plaza	Carl x 31
15 Grove St. Watsonville LEASED	\$.78 Gross	5,760	9,100	IG	Warehouse/Manufacturing Building with easy access to Riverside Dr. and area highways.	Chris x 34 Carl x 31