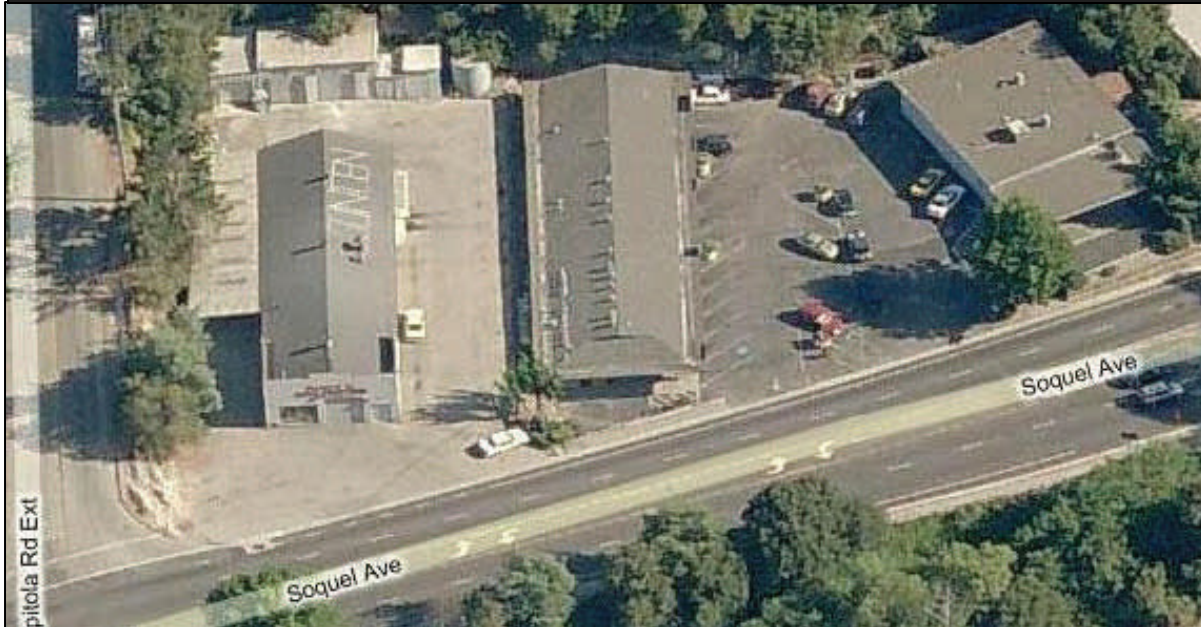
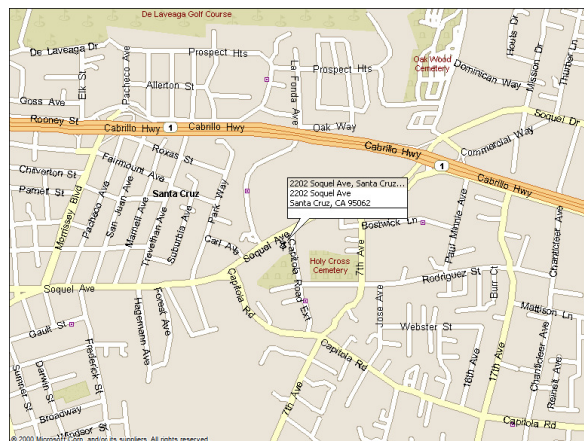


FOR SALE
SOQUEL PLAZA
2202-2280 Soquel Avenue
Santa Cruz, CA



\$2,590,000
(\$176/Sq. Ft.) Improvements
(\$39.93/Sq. Ft.) Land

- WELL LOCATED IN THE ACTIVE SOQUEL CORRIDOR
- STABLE TENANCY
- DEVELOPMENT OPPORTUNITY
- 3 BUILDINGS, TOTAL 14,690 ± SF
- LAND: 64,860 ± SF, 1.48 ± ACRES
- ZONING C-4



Presented exclusively by:

Ron Hirsch

(831) 476-8194 Ext. 36



Hirsch and Associates

Investment Real Estate Brokers: Sales & Leasing

4375 Capitola Road Capitola, CA 95010

www.hirschandassociates.com

The Seller provided information presented in this proforma. Hirsch and Associates make no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.

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ATTENTION:

This brochure 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, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: 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.

**SHOWING: PROPERTY TO BE SHOWN BY LISTING BROKER ONLY.
PLEASE DO NOT WALK THE PROPERTY WITHOUT PRIOR BROKER
APPROVAL.**

SOQUEL PLAZA
2202-2280 Soquel Ave
Santa Cruz, CA

EXECUTIVE SUMMARY

Legal Address	2202-2280 Soquel Ave. Santa Cruz, CA
Street Frontage: Soquel Ave	334± sq. ft.
Assessor's Parcel Number	026-011-06
Zoning	C-4 (Commercial Services)
Land Description	1.48± acres (64,468± sq. ft.)
Commercial Improvements	Building 1 is 2,500± sq. ft. Building 2 is 5,680± sq. ft. Building 3 is 6,160± sq. ft. Sheds: 360 sq. ft. Total: 14,700 ± sq. ft.
Improvements Age	Building One: 1961 Building Two: 1963 Building Three: 1963
Utilities	City of Santa Cruz and PG&E
Power (Each Building)	600 amps, 240 volts, 3 phase
Parking	50 spaces
Well	There is a well on the property that has historically supplied water to the laundromat

SOQUEL PLAZA
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Santa Cruz, CA

INCOME AND EXPENSE SUMMARY

INCOME:

Scheduled Gross Income	\$196,344
Vacancy 3%	<u>\$ < 5,890 ></u>
Effective Gross Income:	\$190,454

EXPENSES:
Actual 2009

Tax	\$37,683
Landscaping	\$ 1,546
Utilities	\$ 1,448
Repairs and Maint.	\$ 3,003
Insurance	\$ 3,069
<u>Management</u>	<u>\$ 7,641</u>

Total Expenses **\$54,390**

Net Operating Income ***\$136,064***

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Rent Roll

Address	Type	Sq. Ft.	Current Rent	\$/Sq. Ft.	Terms Start-End	Annual Increase
2202	Harbor Vet Center	2,500	\$4,425	\$1.77	01/95 to 12/31/14	CPI
2220	Classic Cleaners	1,680	\$2,139	\$1.27	01/94 to 01/09 +5	CPI
2222	Lucy's Fashion	600	\$900	\$1.50	03/95 mo to mo	
2224	A Head of our Time	800	\$1,236	\$1.55	month to month	
2226	Santa Cruz Sandwiches	800	\$1,054	\$1.32	05/86 to 03/10	CPI
2228	Paradise Beads	800	\$1,108	\$1.39	08/03 mo to mo	
2230	Vacant	1,000				
2280	AutoRella Sheds	6,160 360	\$5,500	\$.84	1/11/06-1/10/11 5 yr option at FMV	
Totals		14,700	\$16,362			

\$196,344 (Gross Rental Income)

PROPERTY PHOTOS



SOQUEL PLAZA

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Santa Cruz, CA

