

**3101 Scotts Valley Drive
50 Mt. Herman Road
2 and 6 Bean Creek Road**

FOR SALE

Scotts Valley, CA

\$7,995,000



Property Highlights

- Camp Evers Retail Strip Center with Developable Land
- High Visibility Signalized Corner
- 28,581 Sq. Ft. of Retail Improvements
- Four Parcels Totaling 3.57 Acres
- Near Many National Retailers
- Intersection of Scotts Valley's Two Major Thoroughfares

For more information, contact exclusive Broker



Chris Shoemaker

Shoemaker & Hirsch

831.247.2647

chris@hirschandassociates.com

CalBRE# 01760812

Information presented in this proforma was provided by the Seller. Shoemaker & Hirsch makes 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.



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, Shoemaker & Hirsch 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, Shoemaker & Hirsch 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, 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 the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.

APN	022-571-01,02,03,05
ADDRESS	50 Mt Hermon Road 3101 Scotts Valley Drive 2 Bean Creek Road 6 Bean Creek Road
LOCATION	Corner of Scotts Valley Drive and Mt. Hermon Rd., Scotts Valley's major thoroughfares. Developable land extends to Bean Creek Road and faces Scotts Valley Middle School
CURRENT USE	Camp Evers multi-tenant retail center sits on the Scotts Valley Dr. and Mt Hermon Rd. parcels. Two houses sit on the two Bean Creek parcels
ZONING/GENERAL PLAN	CS- Commercial Service
RETAIL TENANTS	25
AVERAGE RETAIL UNIT SIZE	1,100 Sq. Ft. +/-
GROSS RETAIL BUILDING AREA	28,581 Sq. Ft. +/-
TOTAL LAND AREA	3.57 Acres +/-
RETAIL BUILDINGS	Four
YEAR BUILT	1935
LEASE STRUCTURE	Modified Net
LANDLORD EXPENSES	Landlord's Insurance, Roof, Structure
FINANCIAL ANALYSIS	Contact Broker



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RENT ROLL

UNIT	NAME	SQ FT	RENT	RENT/SQ FT	DEPOSIT
1	WING SCHOOL OF DANCE	840	830	0.99	1134
10	VACANT	544			
11	SUSHI BLOSSOM	1096	2275	2.08	4290
14	LIFE SPRING PRESCHOOL	720	712	0.99	1424
15	H2O MASSAGE THERAPY, LLC	917	1060	1.16	1650
16	VACANT	493			
16 GARAGE	SHARON EVANS	258	150	0.58	300
1718	THE ART STORE CUSTOM FRAMING & FINE ART	730	876	1.2	1095
19	SCOTTS VALLEY ELECTROLYSIS	324	405	1.25	400
2	IT AMAZING	840	1024	1.22	1536
20	NOR CAL MEDTAC	385	451.5	1.17	580
2122	AUNTIE MAME'S	1500	3179	2.12	200
23	REDWOOD SANDWICH CO	1268	2690	2.12	3804
24	DISCOUNT CIGARETTES / SMOKE SHOPPE/ AHRA	576	834.66	1.45	1080
25	CHARLES BARBER SHOPPE	350	507.5	1.45	600
26	REDWOOD SANDWICH CO.	375	416	1.11	590
27	COOKIES HAIR SALON	1141	1315	1.15	1600
28	SAN LORENZO FLOORS & ABBEY CARPET INC	5560	5005	0.9	3000
29	MAYA RESTAURANT	3921	6021	1.54	9642.04
3	LIFERAFT TUTORING, LLC	840	1092	1.3	1638
4	MOFFET CHIROPRACTIC	840	966	1.15	1134
5	YEAR ROUND TAX SERVICE/ HM TAX ACCTG	880	1170	1.33	1500
5A	VACANT	700			
6	SANTA CRUZ BOXING & MMA, LLC	1698	1869	1.1	1910.25
78	WING SCHOOL OF DANCE	1185	1365	1.15	2045
9	POND'S PORCELAIN STUDIO	600	600	1	900
26	Total	28581	34813.66	1.22	42052.29
23	Total Occupied	26844	34813.66	1.3	
88.46	% Occupied	93.92	102.15		
3	Total Vacant	1737		1.04	
11.54	% Vacant	6.08			



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AERIAL MAP



**3103 Scotts Valley Dr,
Scotts Valley, CA 95066**



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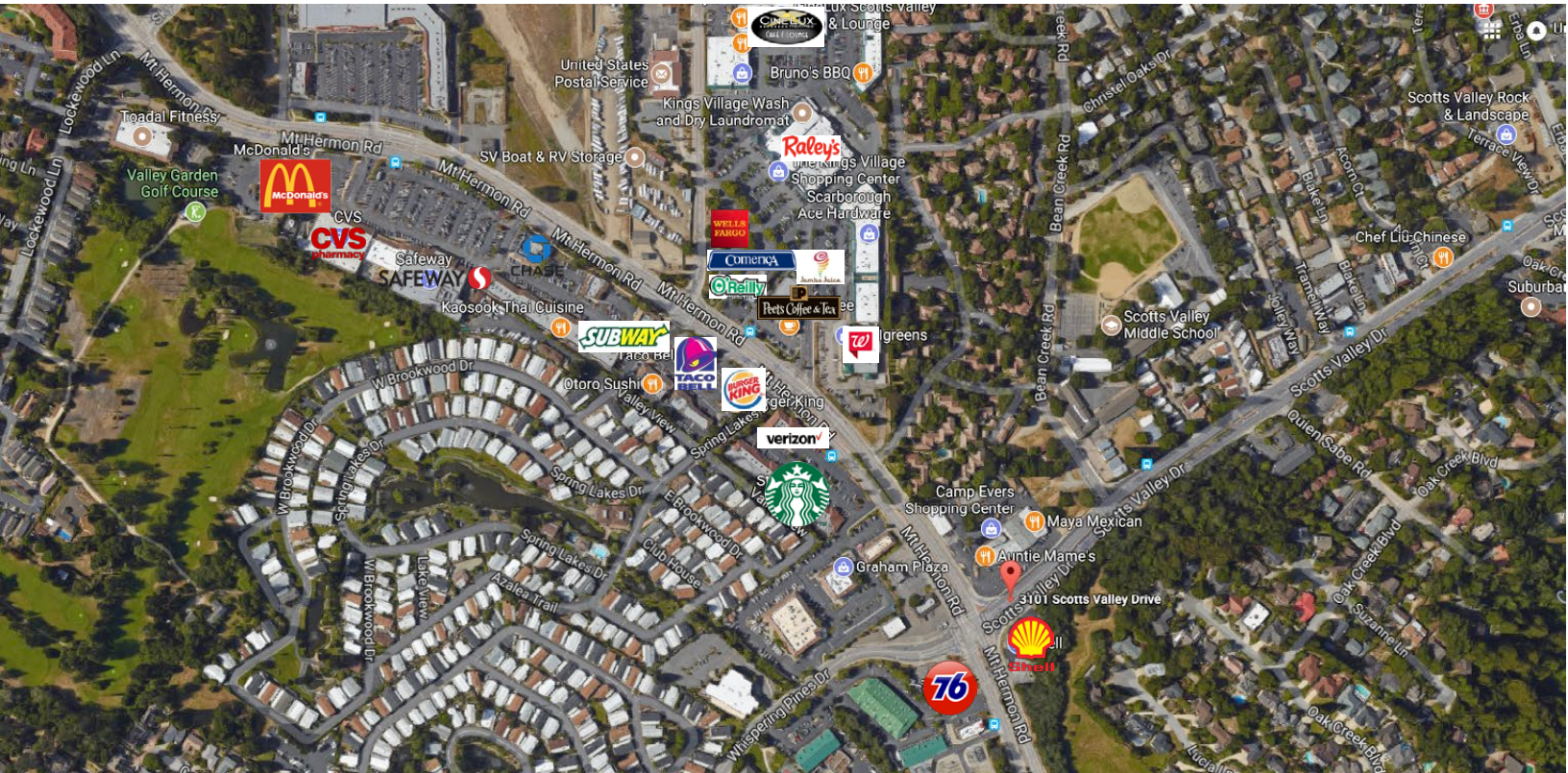
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LOCATION MAP



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PARCEL MAP



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PHOTOS

Scotts Valley Drive and Mt. Hermon Road



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