

Guarte apartment

1114-1116 Pacific Ave, Santa Cruz, CA 95060

Russell E. Gross Real Estate, Inc. Presented By:
Russell E Gross Real Estate, Inc.



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Property Details

Price: \$7,995,000

- Desirable Downtown Santa Cruz location.
- Ground floor leased to well established tenant.
- 24 upstairs, high demand, studio apartments

View the full listing here: <https://www.loopnet.com/Listing/1114-1116-Pacific-Ave-Santa-Cruz-CA/37131808/>

| | |
|----------------------|------------------------|
| Price: | \$7,995,000 |
| No. Units: | 24 |
| Property Type: | Multifamily |
| Property Subtype: | Apartment |
| Apartment Style: | Mid Rise |
| Building Class: | C |
| Sale Type: | Investment |
| Cap Rate: | 5.34% |
| Lot Size: | 0.15 AC |
| Gross Building Area: | 23,247 SF |
| No. Stories: | 4 |
| Year Built: | 1993 |
| Zoning Description: | CBD |
| APN / Parcel ID: | 005-153-22-000 |
| Walk Score ®: | 99 (Walker's Paradise) |

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Unit/Room Mix Information

| Description | No. Units | Avg. Rent/Mo | Sq. Ft |
|-------------|-----------|--------------|--------|
| 0+1 | 24 | Negotiable | N/A |

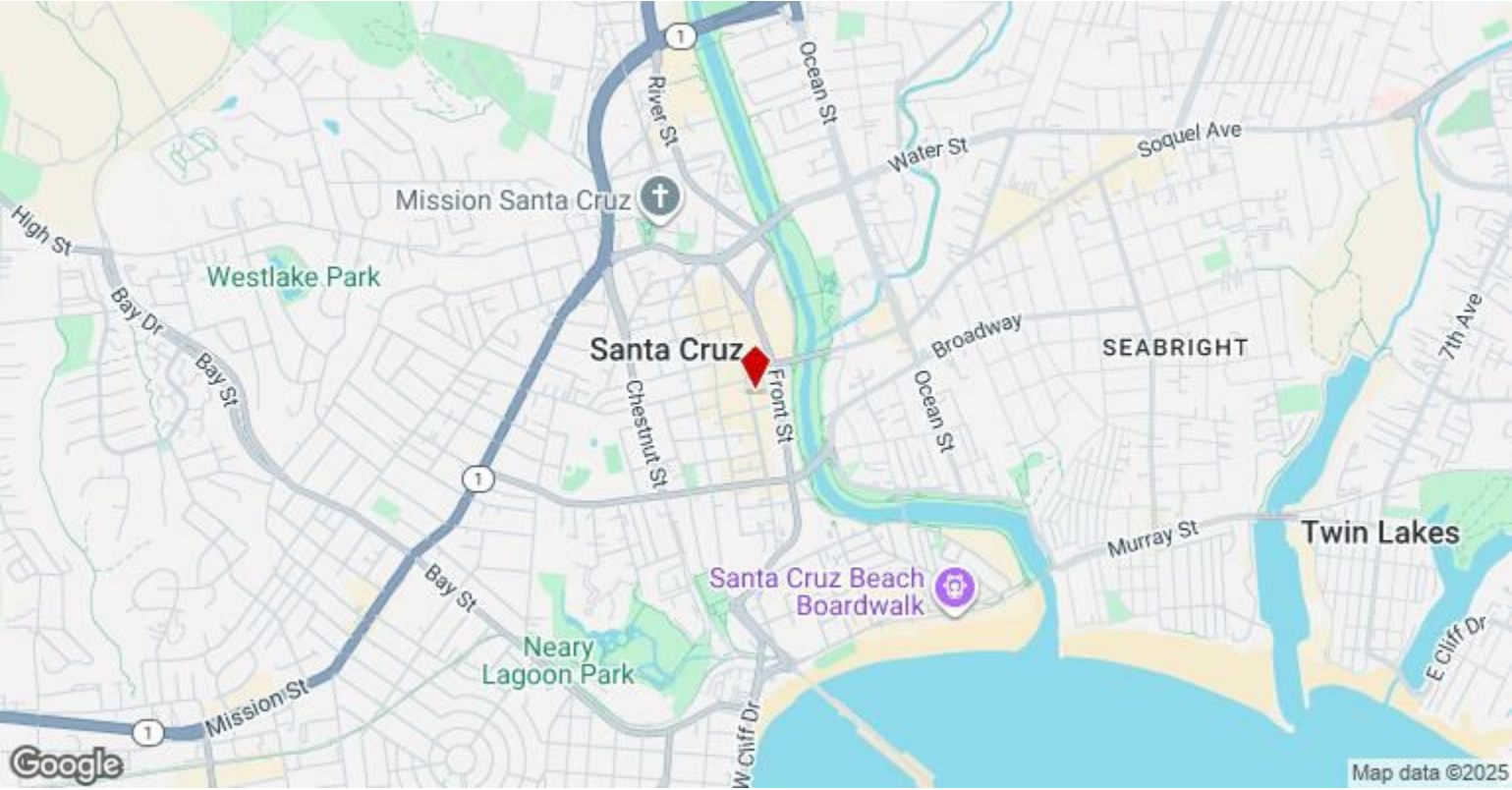
Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-----------------------------|-------------|---------------|
| Gularte Building Apartments | - | |
| Pizza My Heart | - | |
| Vel Com Communications | - | |

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Property Photos



1114 front view of building2



1114 street view

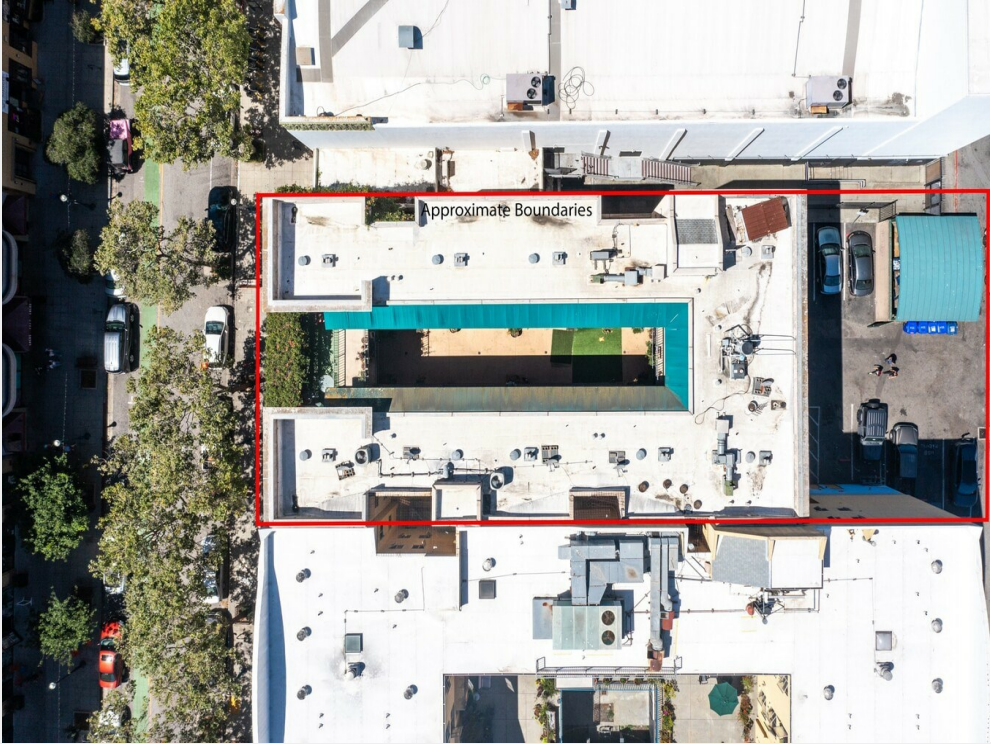
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Property Photos



1114 drone



1114 drone

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Property Photos



1114 drone



1114 courtyard 4th floor

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Property Photos



1114 courtyard 3rd floor



1114 courtyard2

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Property Photos



1114 courtyard



1114 lobby

Guarte apartment

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Property Photos



1114-404 interior1



1114 -307 interior3

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