

INDUSTRIAL SPACE ADJACENT TO SOQUEL VILLAGE

SHOWROOM & WAREHOUSE



PRESENTED BY:
MAIN STREET REALTORS
COMMERCIAL DIVISION

**3155 PORTER STREET
SOQUEL, CA 95073**





INTRODUCTORY **OVERVIEW**

An exceptional, rare commercial owner-user or investment opportunity positioned perfectly in the high-demand Soquel Village corridor.

Featuring a substantial cast-in-place reinforced concrete building with 6,944 SF footprint and combined 9,523 SF total usable areas. Situated on an expansive 0.611-acre lot, this flexible property delivers immediate warehouse/service capacity with long-term adaptive re-use upside.

Currently optimized for business services and specialty trade, its highly sought-after C-4-GH (Commercial Services / Geologic Hazards) zoning opens a broad spectrum of permissible commercial operations right in the heart of Santa Cruz County.



PROPERTY DETAILS

ADDRESS	3155 PORTER STREET
APN	030-081-23-000.
TOTAL USABLE AREAS	9,623 SF
MAIN RETAIL FLOOR / WAREHOUSE	6944 SF
2ND FLOOR OFFICES AND CONFERENCE ROOM	768 SF
TOTAL MEZZANINES	1,908 SF
LOT SIZE	26,615 SF
EXISTING USE	FLOORING SHOWROOM & WAREHOUSE
STORAGE	3 CONTAINERS ON SITE
PARKING	AMPLE ON-SITE PARKING



3155 PORTER STREET , SOQUEL CA 95073

PROPERTY HIGHLIGHTS

PRIME SOQUEL INDUSTRIAL LOCATION

Strategically located in the heart of Soquel, this well positioned industrial property offers convenient access to Highway 1, Santa Cruz, Capitola, and the greater Monterey Bay market, making it ideal for distribution, manufacturing, storage, or contractor operations.

RARE OWNER USER OPPORTUNITY

A hard to find warehouse facility in a supply constrained market, offering owner users the chance to control their operating costs while building long term equity in a highly desirable Santa Cruz County location.

VERSATILE EXISTING IMPROVEMENTS

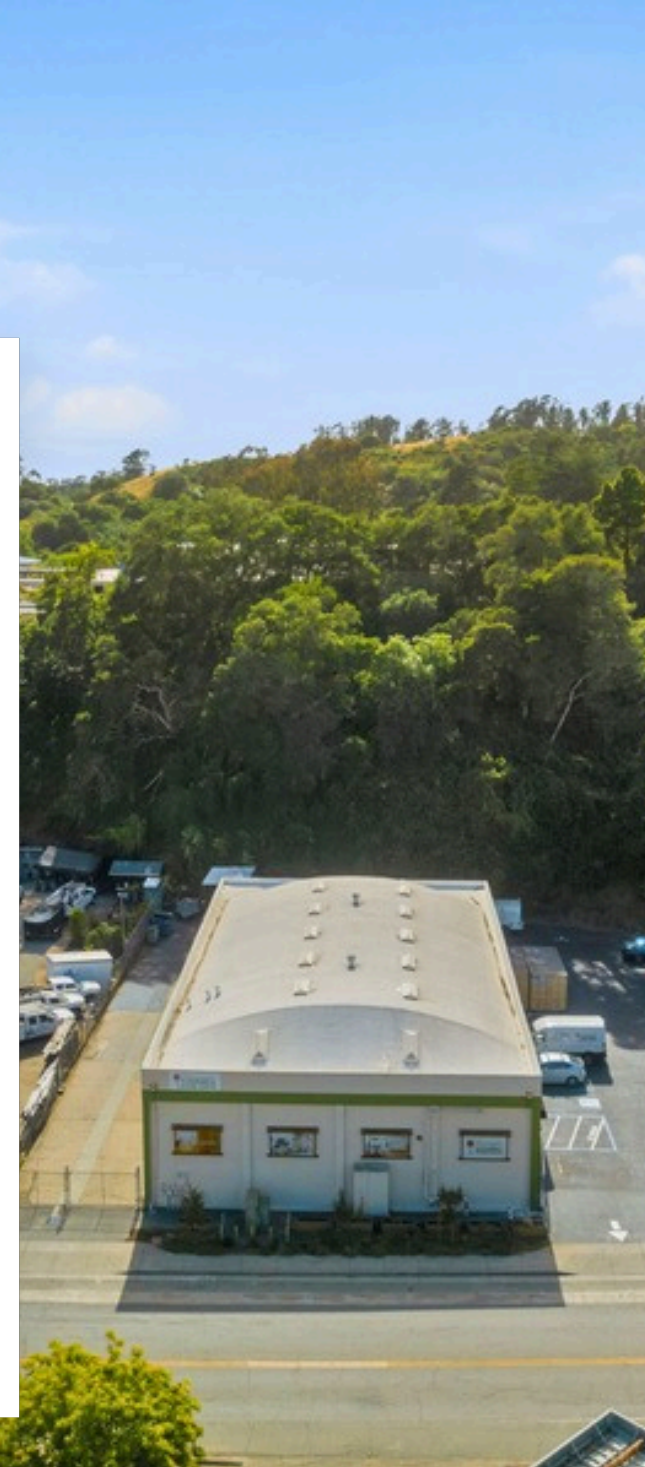
The building is a soaring environment of reinforced cast-in-place concrete, offering 6,944 SF of retail and warehouse uses on the main level, augmented with 768 SF of second floor offices plus a combined 1908 SF of mezzanines providing total usable areas of 9523 SF suitable for a variety of industrial, storage, logistics, and business service uses.

GENEROUS PARCEL WITH OPERATIONAL FLEXIBILITY

Situated on a 26,615 square foot parcel, the property offers valuable yard area, circulation space, and flexibility for business operations, vehicle access, equipment storage, or future site enhancements.

ESTABLISHED COMMERCIAL ASSET IN A HIGH DEMAND MARKET

Industrial properties of this size and scale rarely become available in Soquel. The building has served commercial users for decades and represents a unique opportunity to acquire a legacy industrial asset in one of the Central Coast's most sought after business markets.



DEVELOPMENT **POTENTIAL**

ZONING FLEXIBILITY:

C-4 GH Zoning with C-S, O-U General Plan allows broad commercial uses including retail, office, service, and light industrial.

ADAPTIVE RE-USE UPSIDE

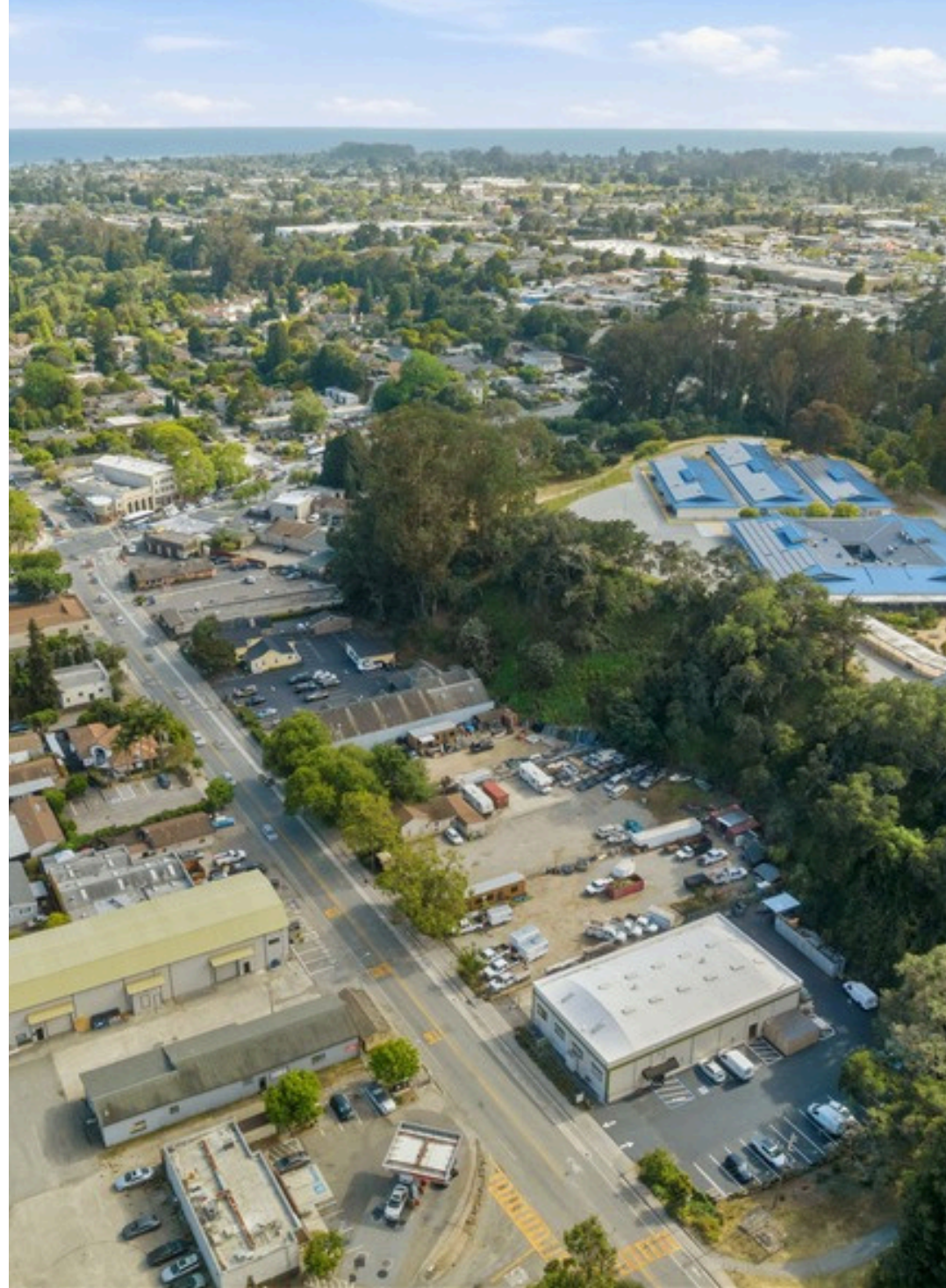
9,523 SF total building area (incl. mezzanines) on 0.61 acres offers significant expansion or conversion potential for mixed-use, multi-tenant, or specialty retail.

INFRASTRUCTURE IN PLACE:

3 Phase power (480A), 20-ft clearspan shop, multiple mezzanine levels, and ample parking already support high-capacity commercial operations without costly upgrades.

MARKET POSITION:

Located in the supply-constrained Soquel Village corridor with 11% 2-year appreciation and minimal competing inventory.



VALUATION & COMPARABLES

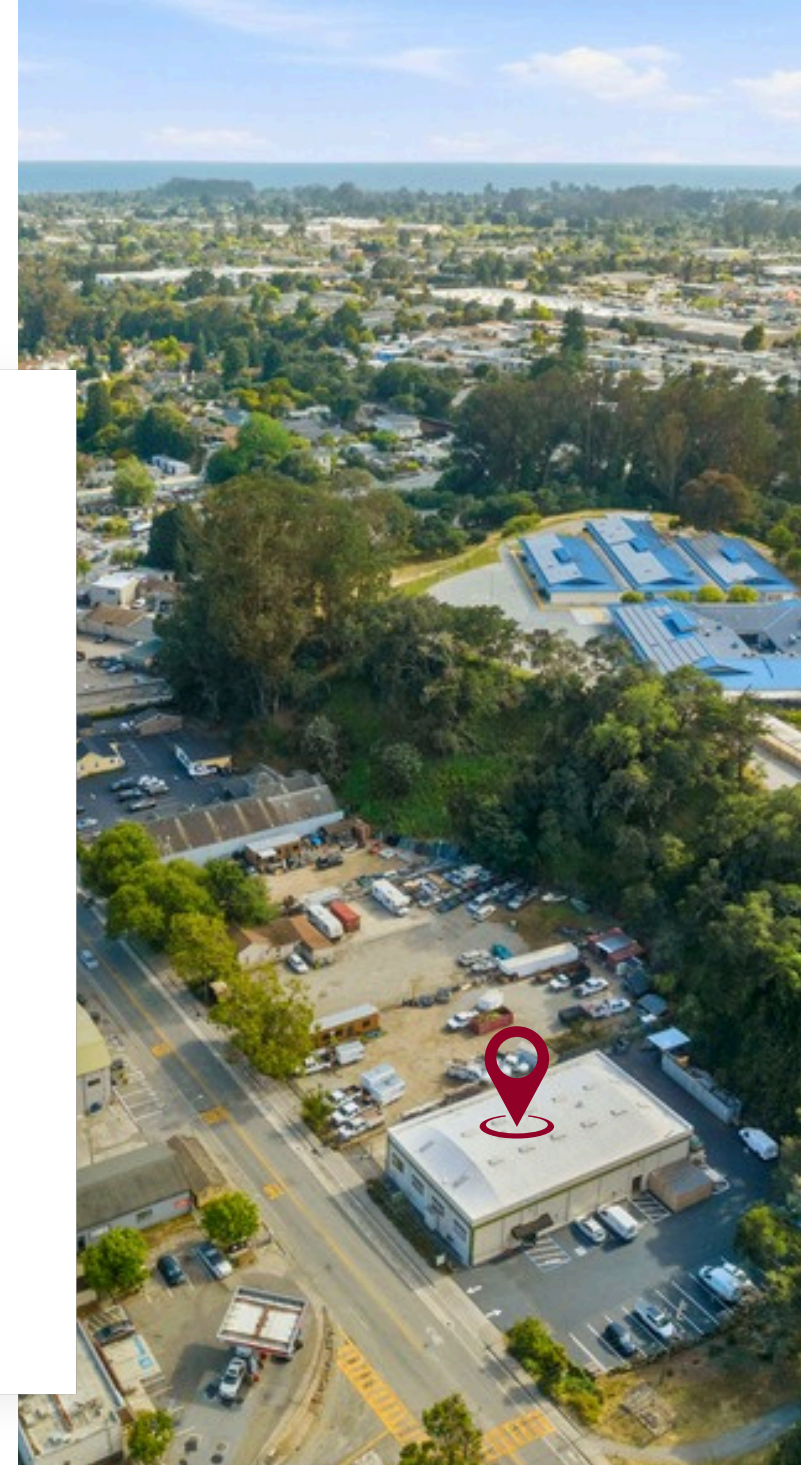
SUBJECT PROPERTY VALUATION

PROPOSED RENTBACK NOI	\$185,411
CAP RATE	4.64%
IMPLIED VALUE	\$3,995,922
PRICE / SF	\$420
TOTAL BLDG SF	9,523 SF

COMPARABLE SALES SUMMARY

ADDRESS	SALE PRICE	BLDG SF	\$/SF
420 Kennedy Dr	\$2,310,000	12,200	\$189
5 Nielson St	\$6,650,000	11,460	\$580
3131 Soquel Dr	\$3,750,000	17,280	\$217
2901 Research Pk	\$1,830,000	4,680	\$391
3334 Soquel Dr	\$1,740,000	4,212	\$413
3020 Porter St	\$1,590,000	4,500	\$353
3921 Soquel Dr	\$2,990,000	9,960	\$300
2650 Research Pk	\$2,850,000	8,260	\$345

RANGE: \$189 - \$580/SF | **MEDIAN:** \$349/SF | **SUBJECT:** \$420/SF



PROPOSED LEASEBACK TERMS



3 Year Lease

Building SF	Rate	Area	Annual	Monthly
6,832	\$1.95	Main Level	\$159,869	\$13,322
783	\$1.50	2nd Floor	\$14,094	\$1,175
468	\$0.50	Steel Mezzanine	\$2,808	\$234
1,440	\$0.50	Wood Mezzanine	\$8,640	\$720
9,523	Measured SF			

Base Rent:		\$185,411	\$15,451
Blended Rate/SF:	\$1.62		

Estimated CAO/NNN Schedule:

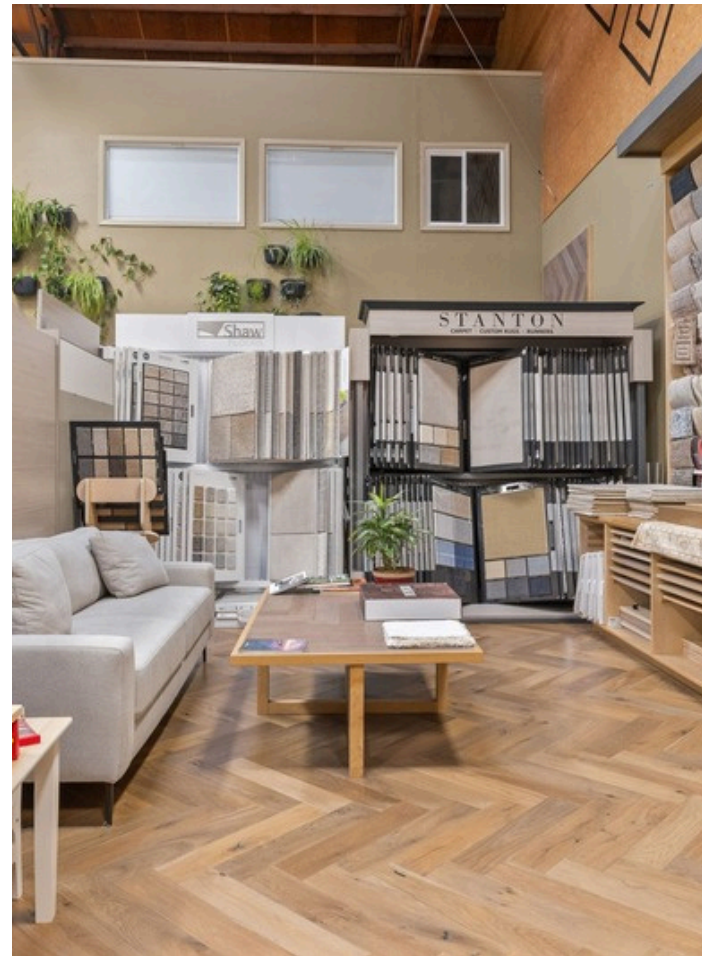
Property Tax	\$49,949	\$4,162
Building Insurance:	\$3,000	\$250

Reserve Item	Est. Cost	Est. Life (Years)	Annual	Monthly
Roof	\$70,000	25	\$2,800	\$233
Parking Lot	\$20,000	15	\$1,333	\$111
Ext Paint	\$10,000	10	\$1,000	\$83

Monthly CAO/NNN:		\$4,840
Rate/SF:	\$0.51	

TOTAL MONTHLY RENT **\$20,293**

SHOWROOM



WAREHOUSE

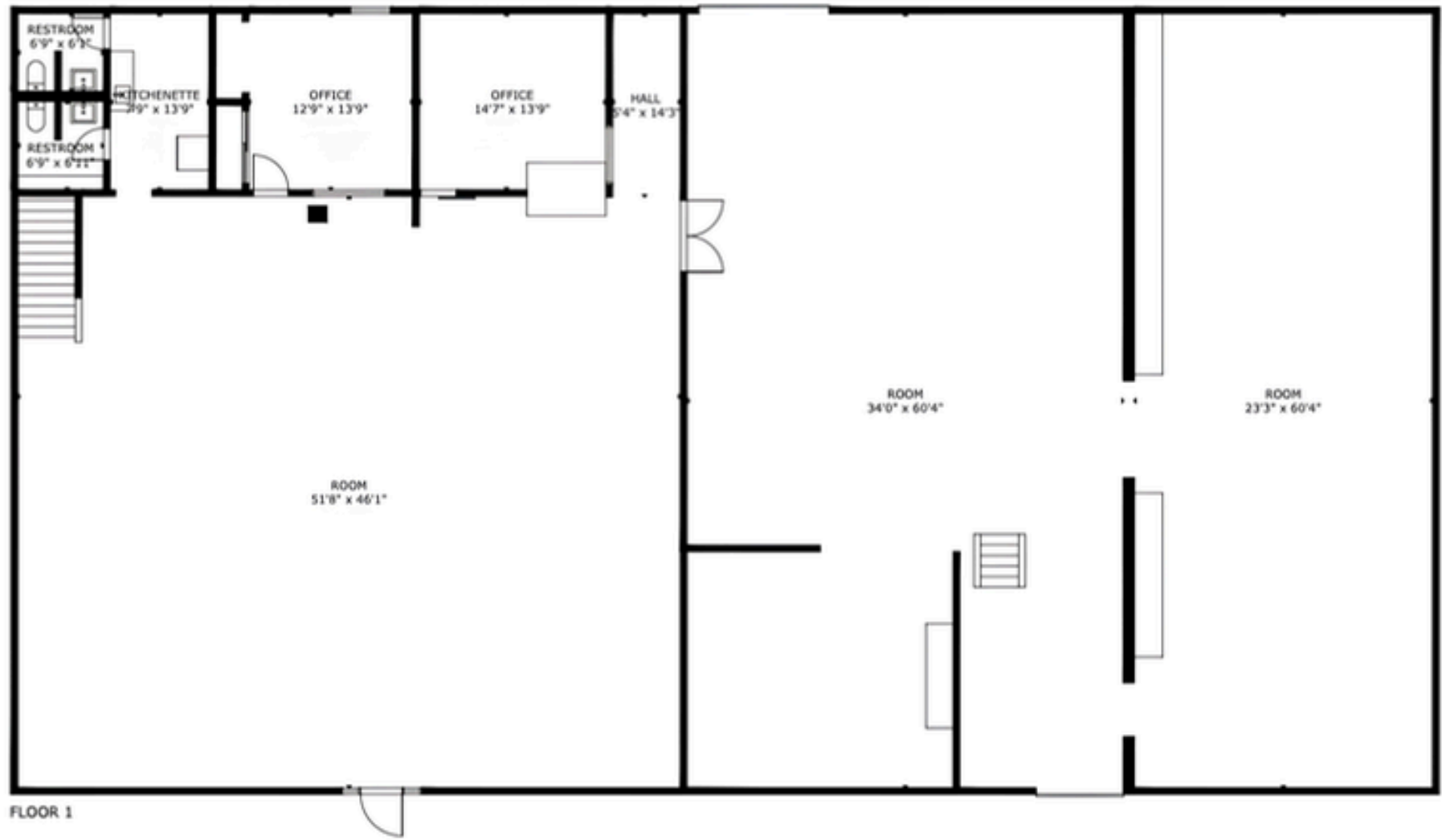




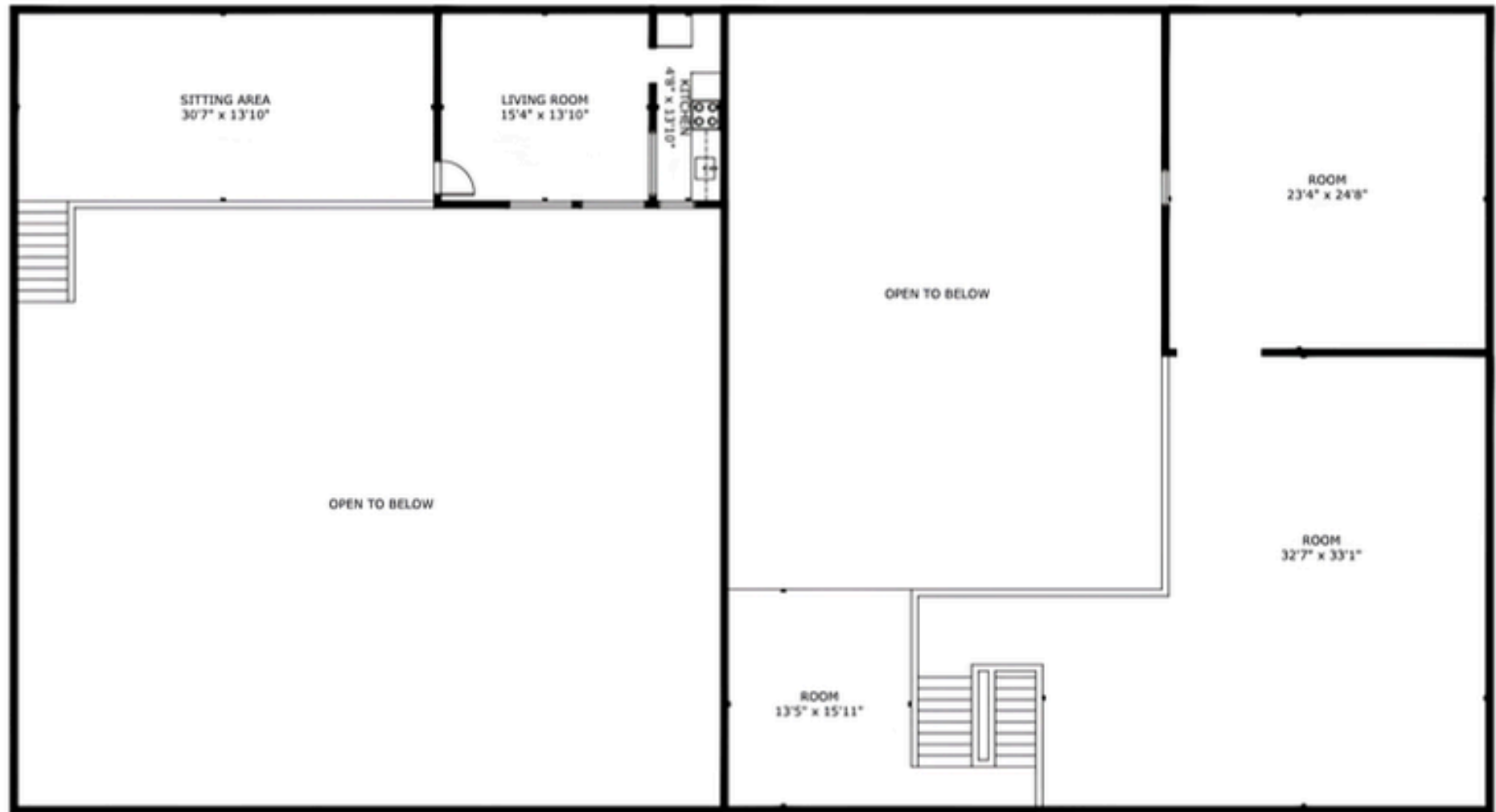
EXTERIOR



FIRST FLOOR

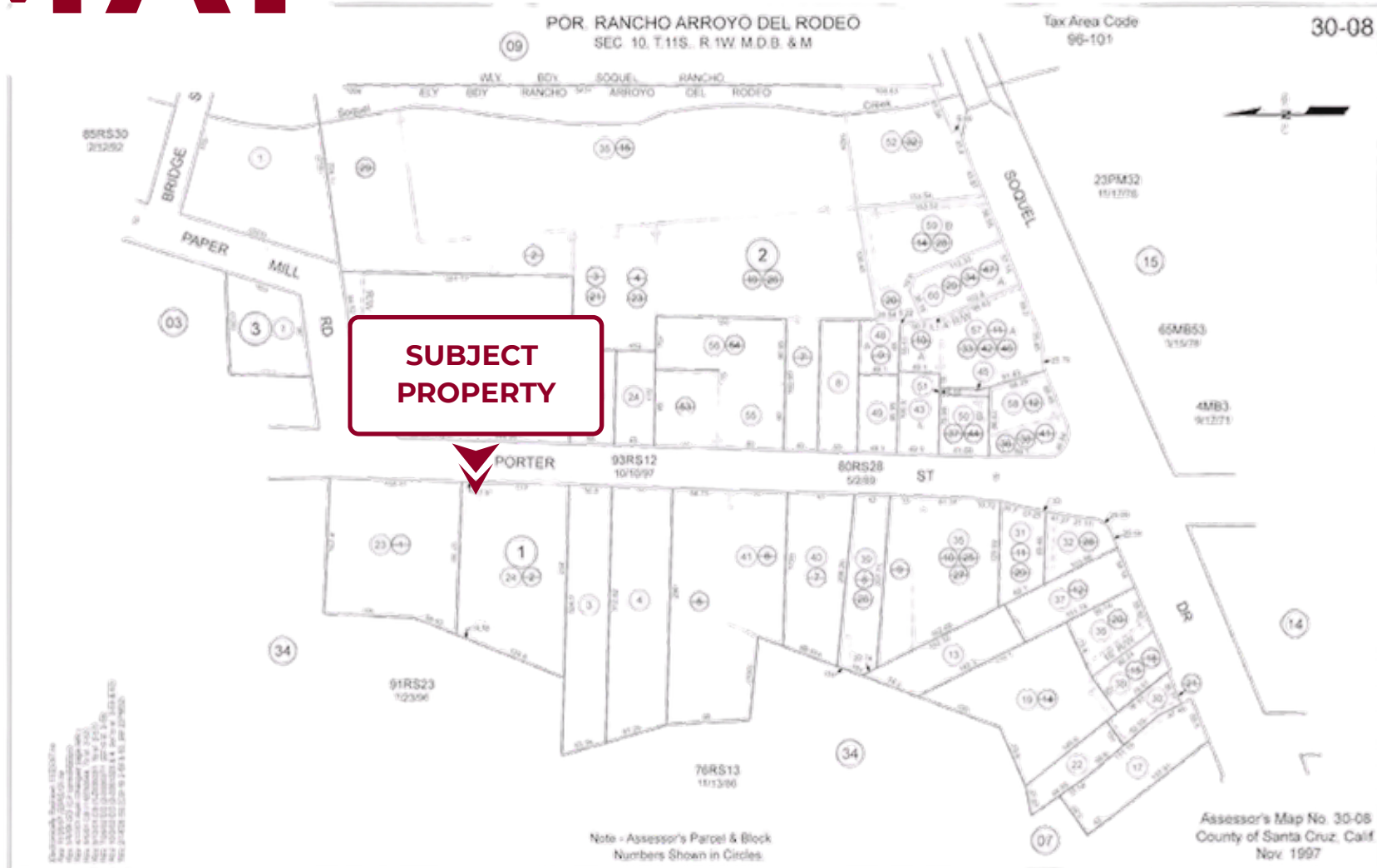


SECOND FLOOR



FLOOR 2

PARCEL MAP



LISTING AGENT CONTACT



DATTA KHALSA, CABB

Broker / Principal | DRE#01161050
T: 831.818.0181
E-Mail: datta@mainstrealtors.com

MAIN STREET REALTORS

2567 Main Street | Soquel, CA
95073 www.MainStRealtors.com
DRE#02114145



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITH- DRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

