



# 1260 41ST AVE

CAPITOLA, CA 95010

COMMERCIAL CONDOS FOR SALE





DESCRIPTION

The Twin Palms Condos offer two combined suites in a professionally managed building, widely recognized as one of the premier office properties in Capitola. The space is available partially furnished, offering a turnkey solution ideal for immediate professional use.

HIGHLIGHTS

- Rare opportunity at Twin Palms
- Two combined office condo suites with separate entrances
- Prime 41st Avenue location in Capitola
- Courtyard setting with serene Koi pond
- Dedicated air conditioning and heating
- In unit water and kitchenette
- Exterior balcony access
- Available partially furnished

OFFERING PRICE	\$625,000
PARCELS	034-403-01   Suite I 034-403-02   Suite J
COUNTY	Santa Cruz
ZONING	CC - Community Commercial
YEAR BUILT	1983
TOTAL SF	1,030 SF
PARKING	4/1,000 SF

FOR MORE INFORMATION, PLEASE CONTACT

JESSE HUNT | 831.227.4322  
Managing Director  
jesse@westic.com  
California DRE #02163217



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FINANCIAL SUMMARY

The Twin Palms Condos present a rare opportunity to acquire two combined office condominiums in a flexible, dual-suite format. This offering appeals equally to owner-users and investors, with multiple operational strategies available. Each option is supported by competitive financing solutions, making this a versatile and accessible acquisition in one of Capitola’s most desirable buildings.

PRO FORMA		
INCOME	MONTHLY	ANNUAL
RENT   SUITE I	\$2,190	\$26,280
RENT   SUITE J <sup>(1)</sup>	\$1,350	\$16,200
TOTAL RENT	\$3,540	\$42,480
EXPENSE	MONTHLY	ANNUAL
PROPERTY TAX	\$730	\$8,755
ASSOCIATION	\$600	\$7,200
TOTAL EXPENSES	\$1,330	\$15,955
NET OPERATING INCOME	\$2,210	\$26,525
CAPITALIZATION (CAP) RATE		4.25%

<sup>(1)</sup> Suite J is currently leased on a month-to-month basis

SBA 504 ELIGIBLE



The SBA 504 loan program offers long-term, fixed-rate financing for owner-occupied commercial real estate with as little as 10% down. The structure typically includes a 50% first mortgage from a conventional lender, 40% from a Certified Development Company (CDC) backed by the SBA, and 10% borrower equity, making it an attractive option for small businesses owners.

DOWN PAYMENT (10%)

\$62,500

FINANCING ESTIMATE

RATES AS OF 8/2025

CREDIT FACILITY A

Loan Amount (50% LTV)

\$312,500

Interest Rate

7.5%

Amortization

25 years

Term

25 years

Payment

\$2,309/mo

CREDIT FACILITY B

Loan Amount (40% LTV)

\$250,000

Interest Rate

6.25%

Amortization

25 years

Loan Term

25 years

Payment

\$1,649/mo

LOAN PAYMENT

\$3,958/mo

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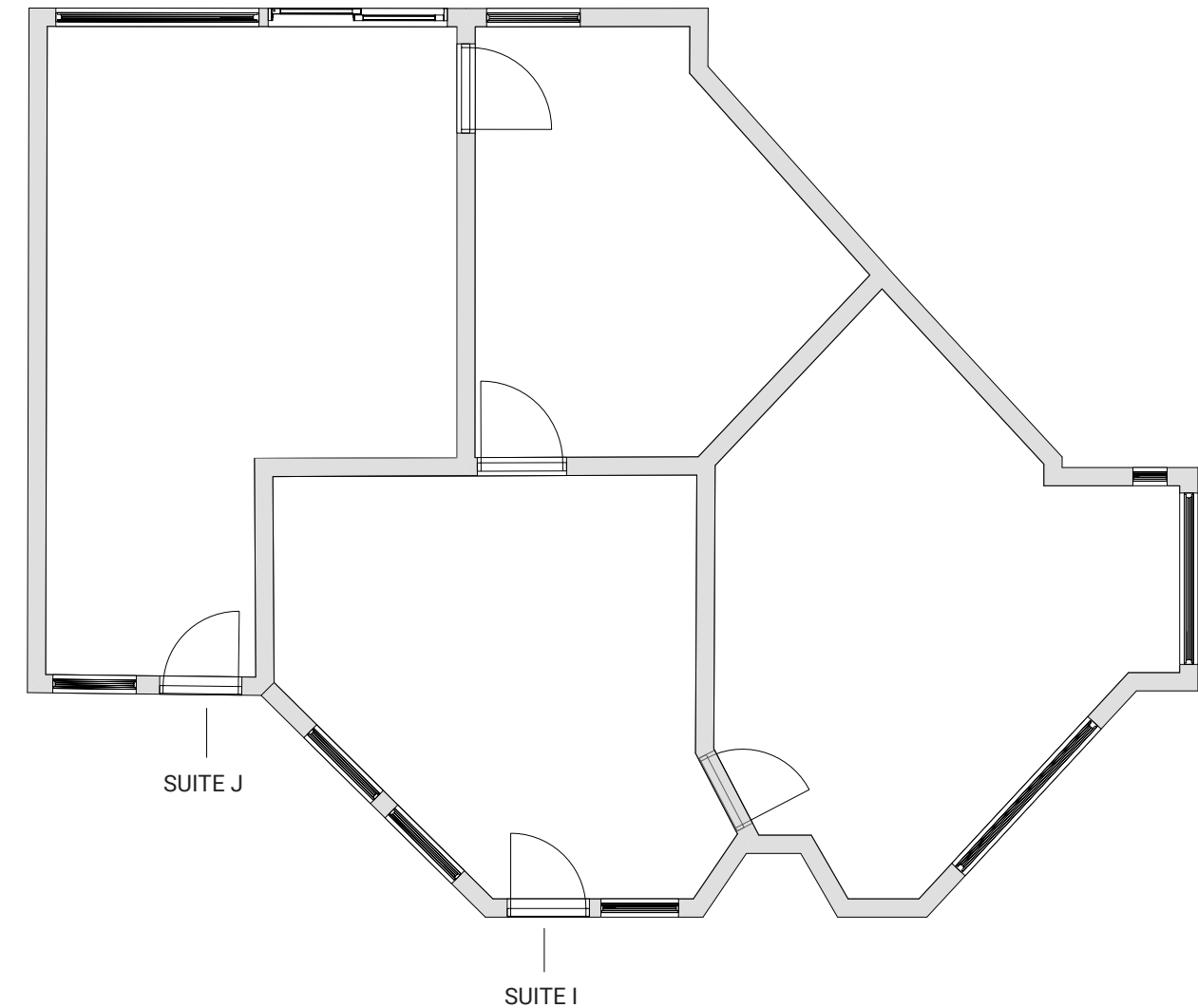
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## FLOOR PLAN

1,030 SF



JADE ST

41ST AVE

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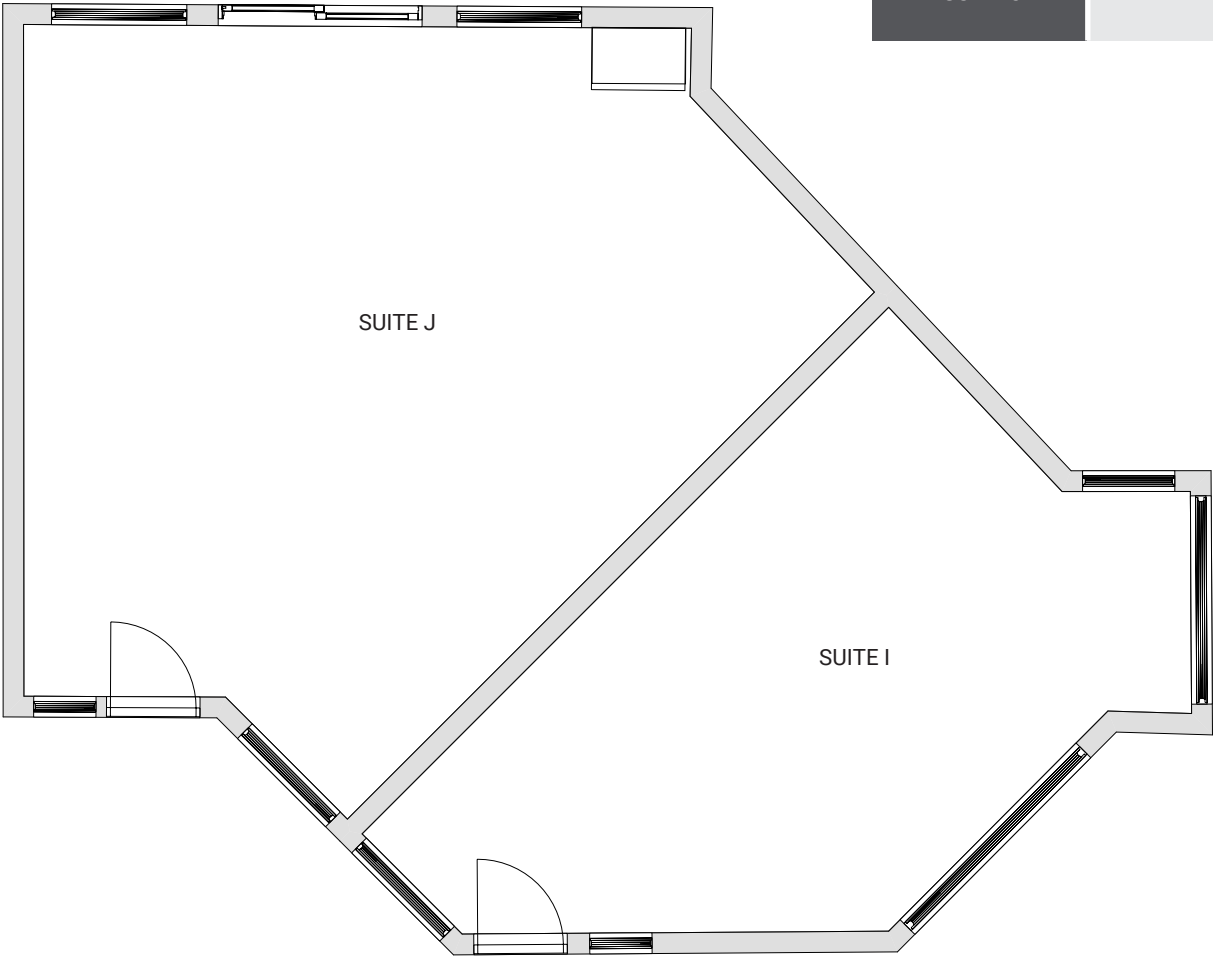
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CONDO MAP

1,030 SF

SUITE I	443 SF
SUITE J	587 SF



JADE ST

41ST AVE

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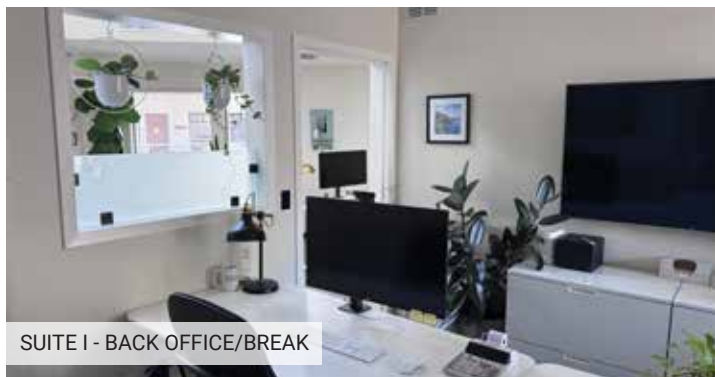
## SUITE PHOTOS



SUITE I - OPEN OFFICE



SUITE I - OPEN OFFICE



SUITE I - BACK OFFICE/BREAK



SUITE I - OPEN OFFICE



SUITE I - FRONT OFFICE



SUITE I - FRONT OFFICE



SUITE J - OPEN OFFICE



SUITE J - OPEN OFFICE

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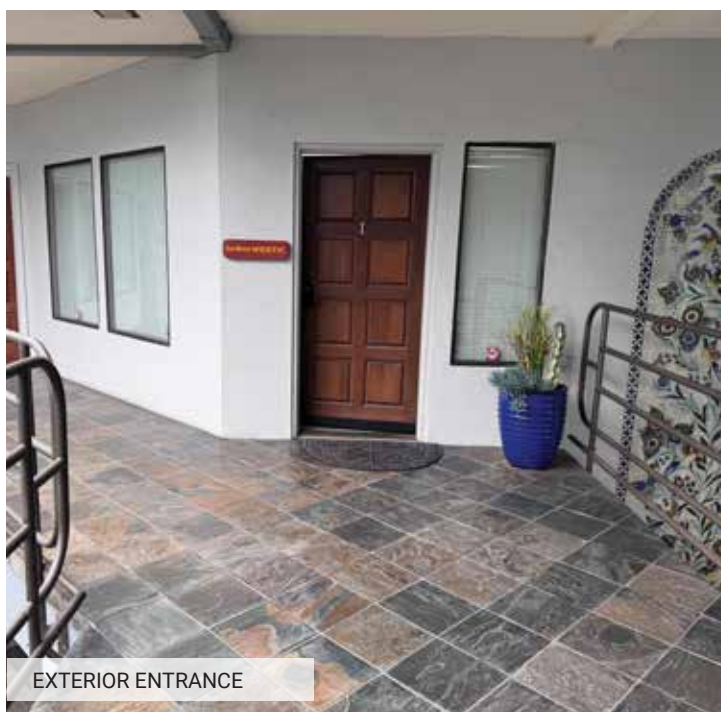
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## BUILDING PHOTOS



COURTYARD



EXTERIOR ENTRANCE



BACK ENTRY



BALCONY- SUITE J

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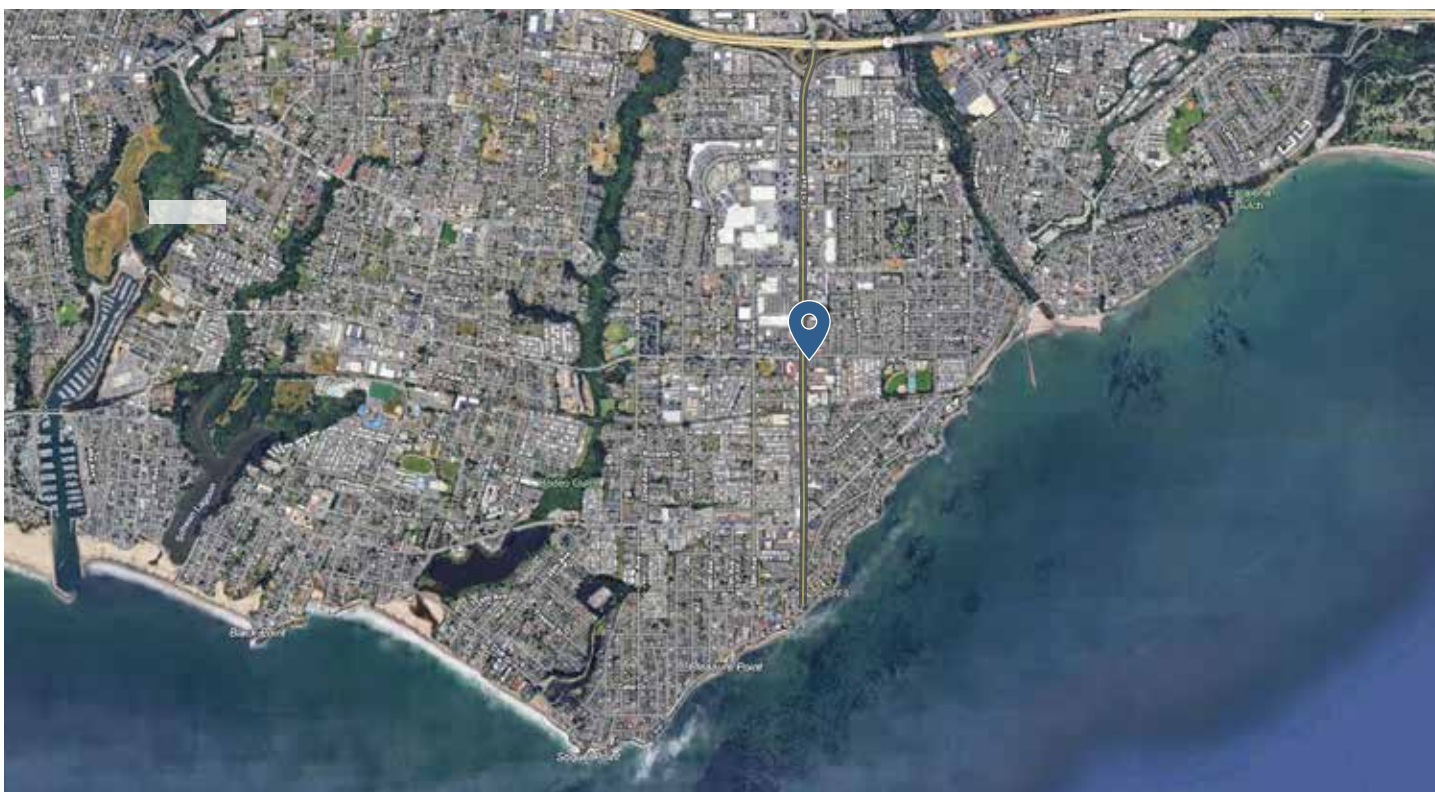
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## LOCATION MAP



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## AREA MAP



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## COMPS

### 1 1066 41st Ave - Capitola Beach Villas

Capitola, CA 95010 (Santa Cruz County) - Eastside Submarket

COMMERCIAL CONDO

Unit	105	Built	2008
Status	Active	Asking Price	\$725,000
Size	871 SF	Price PSF	\$832.38 / SF



### 2 879-889 41st Ave

Santa Cruz, CA 95062 (Santa Cruz County) - Mid-County Submarket

RETAIL

Unit	879-889	Built	1966
Sold	6/25/2025	Sale Price	\$1,727,500
Size	2,700 SF	Price PSF	\$639.91 / SF



### 3 1066 41st Ave - Capitola Beach Villas

Capitola, CA 95010 (Santa Cruz County) - Eastside Submarket

COMMERCIAL CONDO

Unit	103	Built	2008
Sold	9/25/2024	Sale Price	\$749,000
Size	1,077 SF	Price PSF	\$695.45 / SF



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