



La Madrona Townhouses

6000 La Madrona Dr
Scotts Valley, CA 95060



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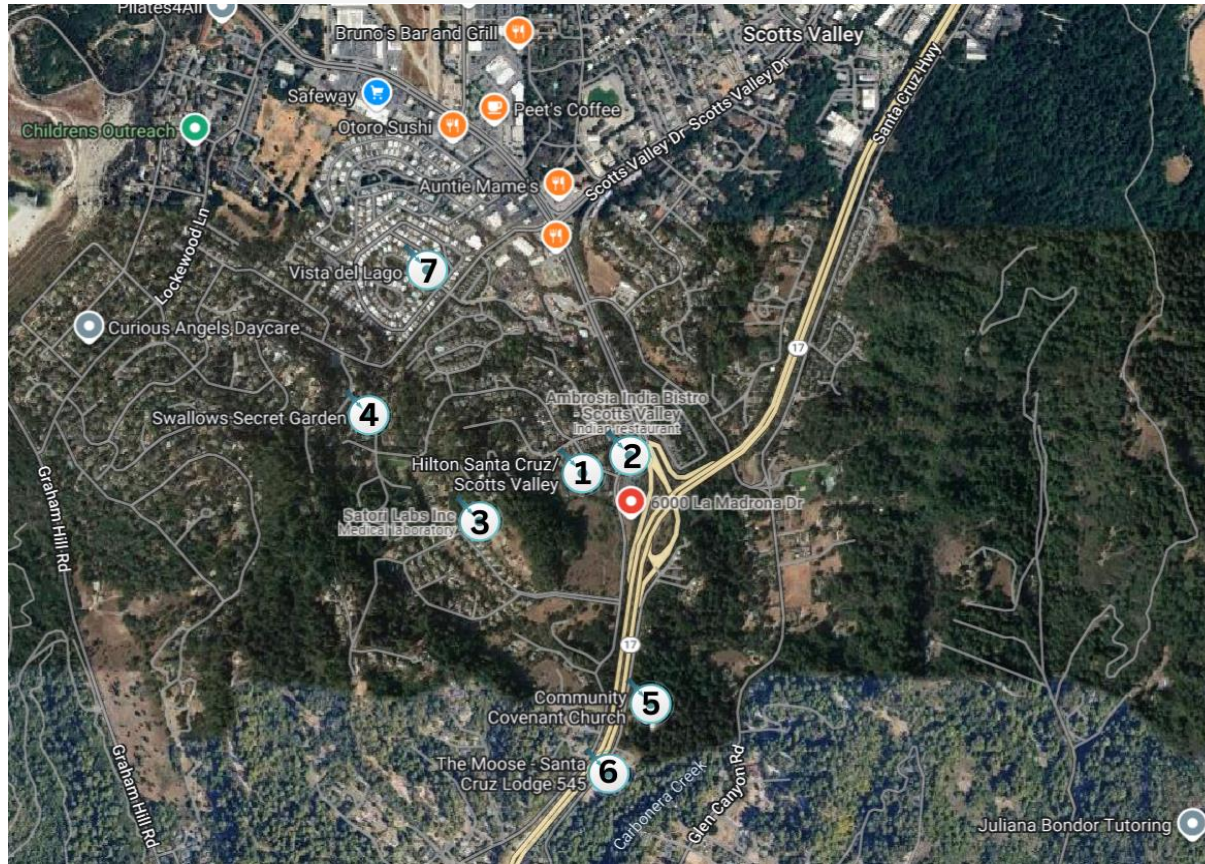
Developer Opportunity – 6000 La Madrona Drive, Scotts Valley

6000 La Madrona Drive is a prime **mixed-use development** in Scotts Valley, featuring **183 townhomes** on **12.35 acres** with **retail, parking, and open space**. Just **6 miles** from **Santa Cruz beaches** within **30 minutes** of **Silicon Valley**, with quick access to **Highway 17**, **tech jobs**, **schools**, and **outdoor recreation**.

• Assessor's Parcel Number	021-141-05
• Project Address	6000 La Madrona Dr, Scotts Valley, CA 9506
• Proposed Use	Mixed use
• Gross Site Area	12.35 Acres
• Proposed Site Coverage Buildings Private Circulation Landscape/Hardscape	1- 131900 sft Townhouse Buildings 2- 123000 sft Roads 3- Side Walk 36000 sft 4- Retail 10000 sft 5- Parking 20000 sft 6- Landscape 220000 sft
• Proposed F.A.R.	2
• Proposed Density	15.30 Unit Per Acre
• Proposed Unit Mix	183
• Proposed Height	35'
• Proposed Parking	183 Residential + 103 guest parking
• Proposed Common Open Space	

PROJECT SITE

6000 LA MADRONA Dr. SCOTTS VALLEY, CA



AERIAL OVERVIEW

1. Hilton Santa Cruz/Scotts Valley

4. Swallows Secret Garden

7. Vista Del Lago





2. Ambrosia India bistro

5. Community Church

3. Satori Labs Inc

6. The Moose lodge

Scott Valley Highlights — Where Innovation Meets Nature

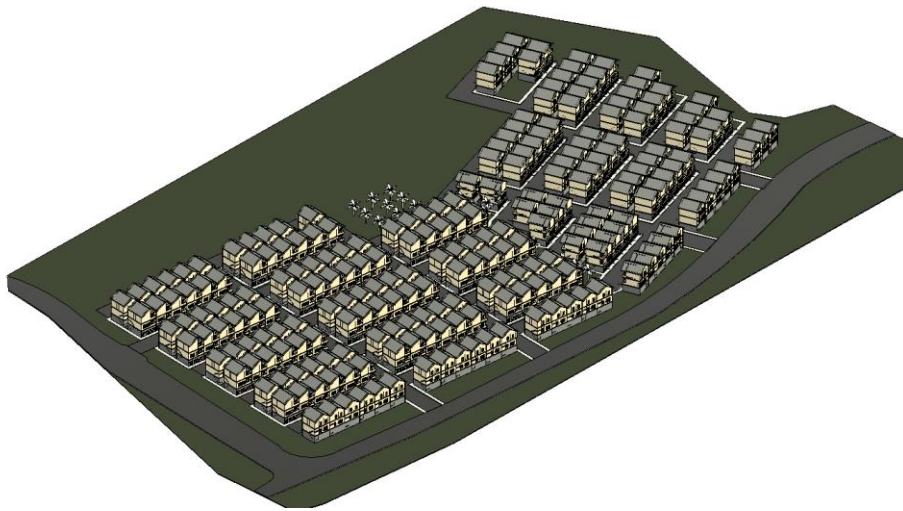
 Prime Location	North: 30–40 min to Silicon Valley tech hubs (Palo Alto, Mountain View)
	South: Close to Santa Cruz beaches, surf spots, trails, and redwood forests
 Career & Affordability	Easy commute to high-paying jobs
	More affordable housing than Palo Alto or Los Gatos
	Strong long-term real estate upside
 Family-Friendly Community	Access to top-rated public and private schools
	Safe, spacious neighborhoods ideal for families
 Outdoor Lifestyle	Year-round surfing, hiking, and nature recreation
	Clean air, scenic views, and balanced lifestyle



LAND PLAN

- Development Overview:
- Total Residential Units: 183 townhomes
- Gross Site Area: 12.35 acres
- Proposed Density: 15.3 units per acre
- Residential Parking: 183 spaces
- Guest Parking: 103 spaces





Market Overview

Scotts Valley is characterized by a limited supply of new housing due to geographic constraints and regulatory limitations, making it a desirable and supply-constrained submarket. Current trends indicate consistent demand for ownership housing, particularly in well-located, mid-density formats like townhomes.

Key Demand Drivers:

- Proximity to Santa Cruz and Silicon Valley
- Excellent schools and family-friendly environment
- Limited local inventory of new construction townhomes
- Strong employment base in tech, education, and healthcare



\$899,000



3 beds 2.5 baths 1,530 sq ft
5525 Scotts Valley Dr #28, Scotts Valley, CA 95066
1,612 sq ft lot • \$585 HOA • Garage



\$1,150,000



4 beds 3.5 baths 2,316 sq ft
237 Bluebonnet Ln #504, Scotts Valley, CA 95066
\$350 HOA • 2 garage spots • Very walkable

Comparable Projects – Regional Benchmarking:

Average absorption rates for comparable for-sale townhome projects in the region range from **4 to 8 units per month**, depending on location, pricing, and market conditions.

Project	Location	Units	Absorption Rate	Price Range
Skypark Townhomes	Scotts Valley, CA	40	4–5 units/month	\$900K–\$1.1M
Pacific Highlands	Aptos, CA	60	5–7 units/month	\$850K–\$1.0M
The Dwellings	Santa Cruz, CA	92	6–8 units/month	\$950K–\$1.2M

https://www.huduser.gov/portal/publications/pdf/santacruzca-chma-19.pdf?utm_source=chatgpt.com

LAND VALUE ESTIMATE



\$899,000

3 beds 2.5 baths 1,530 sq ft
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1,612 sq ft lot • \$585 HOA • Garage



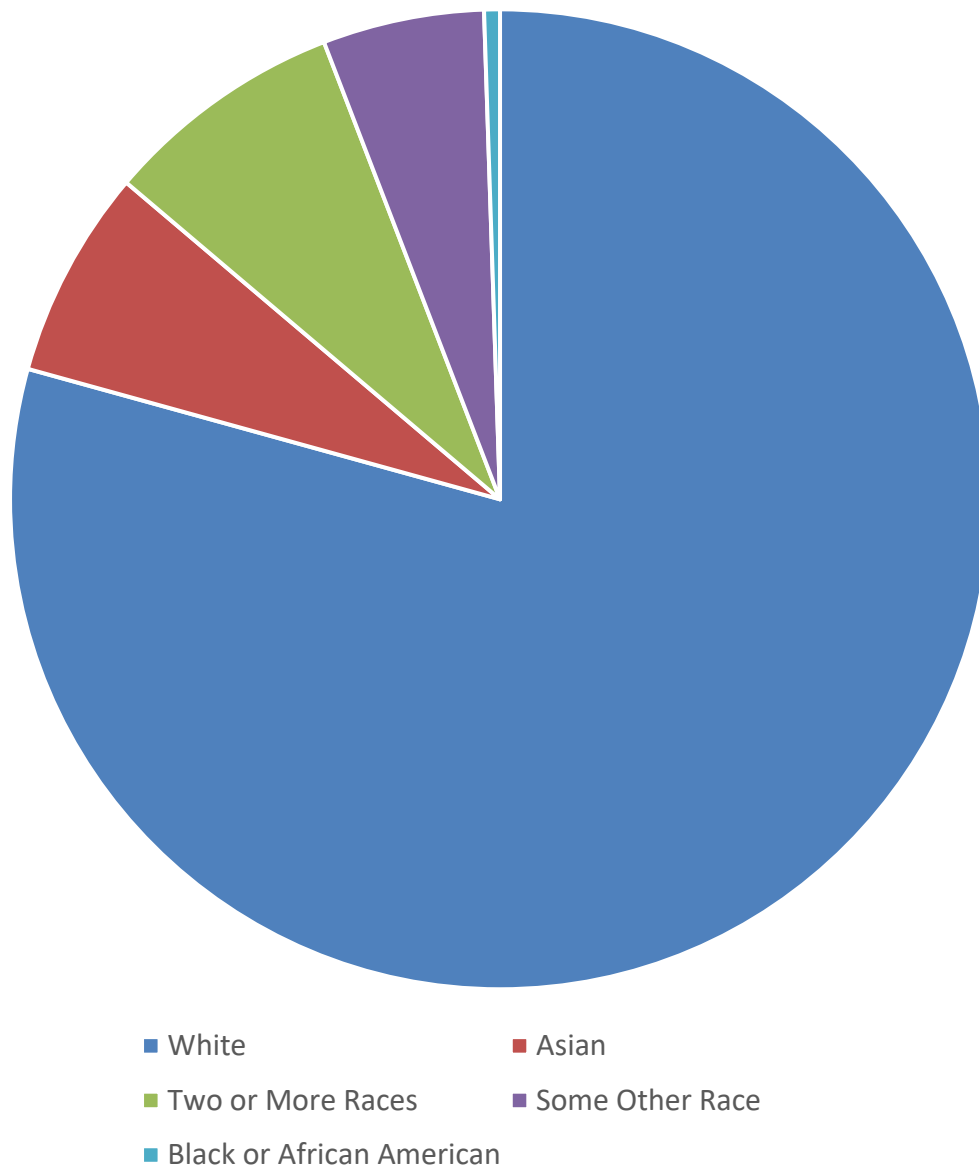
*number of unit x Listing price
183 units
*\$890,000=\$162,870,000
LAND VALUE: \$32,574,000
(20% OF PROJECT)

Item	Amount
Market Rate of Finished Products	\$150,822,636.00
Value of Land as % of Product	20.00%
Value of Improved Land (\$)	\$30,164,527.20
Cost of Infrastructure	\$12,058,732.00
Infrastructure Development Overhead (15%)	\$1,808,809.80
Value of Unimproved Land (\$)	\$16,296,985.40
Habitat Conservation Program Fees	\$1,500,000.00
Value of Unimproved Land (no HCP) (\$)	\$14,796,985.40

POPULATION

- As of the latest data, Scotts Valley, California, has a population of approximately 12,138 residents.
- The racial and ethnic makeup of Scotts Valley is as follows:
 - **White:** 79.29%
 - **Asian:** 6.90%
 - **Two or More Races:** 7.96%
 - **Some Other Race:** 5.33%
 - **Black or African American:** 0.52%

Scotts Valley Racial Composition



School Ratings Overview

- Scotts Valley Unified School District (SVUSD) in Santa Cruz County, California, is recognized for its strong academic performance. Here's an overview of the schools within the district and their respective ratings:

- **Overall District Rating:** SVUSD holds a 10/10 rating on Public School Review, placing it in the top 10% of California school districts.

- **Academic Proficiency:** The district boasts a math proficiency rate of 58% and a reading proficiency rate of 66%, both surpassing state averages.

- **Graduation Rate:** Scotts Valley High School has a graduation rate of 95%, exceeding the California state average of 87%.

- **Student-Teacher Ratio:** The district maintains a student-teacher ratio of 21:1, aligning with the state average.



School Name	Grade Levels	GreatSchools Rating	Niche Grade	SchoolDigger Rank
Brook Knoll Elementary	K-5	10/10	A-	Top 10%
Vine Hill Elementary	K-5	9/10	A-	Top 20%
Scotts Valley Middle School	6-8	9/10	A-	Top 20%
Scotts Valley High School	9-12	9/10	A	Top 20%

The Ideal Balance of Opportunity and Lifestyle and affordable Yet Value



- **Northern Access to Silicon Valley – A Hub of Innovation and Employment**
 - Just a 30–40 minute drive to major tech centers like Palo Alto and Mountain View;
 - Excellent for professionals working in tech, with access to high-paying job opportunities;
 - Ideal for commuters seeking a quieter residential base with proximity to the innovation corridor.
- **Southern Gateway to Santa Cruz – A Natural Coastal Lifestyle**
 - Close to Santa Cruz beaches, redwood forests, and scenic coastline;
 - Enjoy abundant **outdoor activities** including surfing, hiking, biking, wildlife watching, and family-friendly nature outings;
 - Clean air, stunning landscapes, and a relaxed atmosphere make Scott Valley perfect for work-life balance.

The Ideal Balance of Opportunity and Lifestyle and affordable Yet Value



Surf Spots in Santa Cruz



Wild Sea Lions in Santa Cruz



Redwood Hiking Trails Nearby

Scott Valley: The Best of Both Worlds

- Access to innovation + natural lifestyle
- Urban convenience + suburban calm
- Education excellence + real estate potential

Live where you can grow, thrive, and enjoy the outdoors—without giving up opportunity.



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