




FOR SALE
Pacific Golf Centers | Santa Cruz, CA

EXCLUSIVE OPPORTUNITY

TO PURCHASE AN INCOME PRODUCING DRIVING RANGE & PRACTICE FACILITY



Links Capital Advisors, Inc. | 847-866-7192 | linkscapitaladvisors.com



“ Great turn-key opportunity to own a popular California golf driving range and clubhouse ”

101 Ranport Road

Watsonville, CA 95076

pacificgolfcenters.com



PROPERTY DESCRIPTION

- 101 Ranport Rd, Watsonville, CA 95076
- 9.267 acres - potential ability to expand
- 43 synthetic hitting stations
- 15 natural grass hitting stations
- 2.5 acre short game area
- 949 sq ft clubhouse with beer license
- Opened 2013
- Land Lease until 2040



5 STAR LOCATION & REVIEWS

PACIFIC GOLF CENTER

I was visitng Santa Cruz and learned about this newly reovated driving range. It has grass hitting area at reasonable price. Well maintained short game area and nice staff as well. I joined the membership program and think the value is great.

-Tom Park

Finally, there's a top notch golf facility in the Watsonville area. This place was completely remodeled from the old range.

-Chris Wang

Awesome new top of the line golf practice facility, completely renovated. Great specials during the week and looking forward to their new short game area opening up soon!

-Bruce Brown

First class range, professional staff, well stocked pro shop! If you need club fitting call Nick and he can get you dialed! Easy to get too! Oh yeah, and they have beer!

- Anthony G.



Location, Location, Location: PGC is located on a bluff overlooking iconic US Highway 1, in direct visibility of the thousands of cars that pass by it's location each day. To The South: Only 3 miles from the Monterey County border and only 30 miles (35 min drive) from historic Pebble Beach Golf Links and the golf mecca of the Monterey Peninsula. This location provides the ideal setting for a teaching academy within reach of golfs most iconic golf courses and settings. To The North: Santa Cruz county and it's population of 270,000 puts PGC in an excellent location with huge upside growth potential.

Santa Cruz County's premier golf driving range and practice facility is for sale. Pacific Golf Centers is dedicated to creating and maintaining the most technologically advanced, fun, and accommodating golf practice center in the region. The 9.267 acre (highway visible) Watsonville location is made up of the golf practice facility, the Pacific Tap House (snack shop & beer bar), pro shop, and golf teaching academy.

PGC's fully lit, all-new driving range and golf practice facility consists of 43 synthetic turf hitting stations (with 17 TrackTees® that use Doppler radar sensors to measure the total distance and ball speed of each shot taken), 15 natural grass hitting stations, and 4 separate putting and chipping greens. The PGC membership program & day pass program allows for customers to access the all-new short game complex, designed by renowned golf architect, Jay Blasi (designer of Chambers Bay, home of the 2015 US Open).

This professional grade 2.5 acre short game practice complex includes a 4,500 sqft (USGA spec) green as well as a 3 person (USGA spec) practice bunker. Come practice like the pros at the all-new Pacific Golf Centers - Watsonville, driving range and golf practice center.

PGC is move-in ready, holds an existing loyal customer base, and is built with the infrastructure to allow for significant growth. PGC is a tremendous opportunity for any owner operator, investment group, and or a PGA professional looking for their dream teaching facility.





Long Term Favorable Lease:

One of PGC's strongest assets is its long term, rock-bottom lease for the land from the City of Watsonville. The lease has the option to extend through 30 years in a series of 5-year options with pre negotiated favorable lease rates. PGC is poised for long-term growth with this favorable lease arrangement in place.

Multiple & Diverse Revenue Centers:

Diverse and full in its product offerings, PGC is currently operating with the 4 distinct revenue centers listed below. All 4 have been established and growth in these areas as well as bringing in new additional revenue centers, will allow for tremendous long-term sustainable growth for PGC.

- **Golf revenue**
- **Food & beverage revenue**
- **Teaching academy revenue**
- **Retail sales revenue**

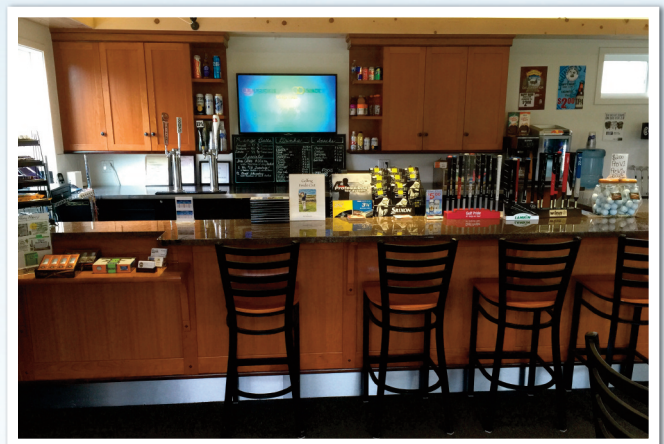
Water:

Water is King and PGC wears the crown. The facility has direct access to well water, via its two wells that are located on the west side of the property, which is another major operating advantage. A key benefit is that the City of Watsonville is responsible for the maintenance and upkeep of these wells. Note that the sole purpose of these wells is to provide low cost water to PGC..



Acquisition Growth Opportunities:

- Golf Instruction - room to significantly increase revenue through the addition of PGA teaching pros and the creation of an on-site teaching academy
- Special Events - opportunity to increase revenue by attracting special events, company outings, fundraiser events, birthday parties, etc
- Food & Beverage - opportunity to increase beer and food sales to existing and new customers with updated menu and increased marketing efforts
- Golf Retail - with no nearby competition the opportunity exists to increase merchandise and club sales revenue
- Extending Operating Hours - longer operating hours will increase range and F&B revenue
- Youth Camps - current ownership does not offer any summer youth camps for local school children
- Additional Land - new owner can lease additional land for batting cages, foot golf, go carts or even a Par 3 course



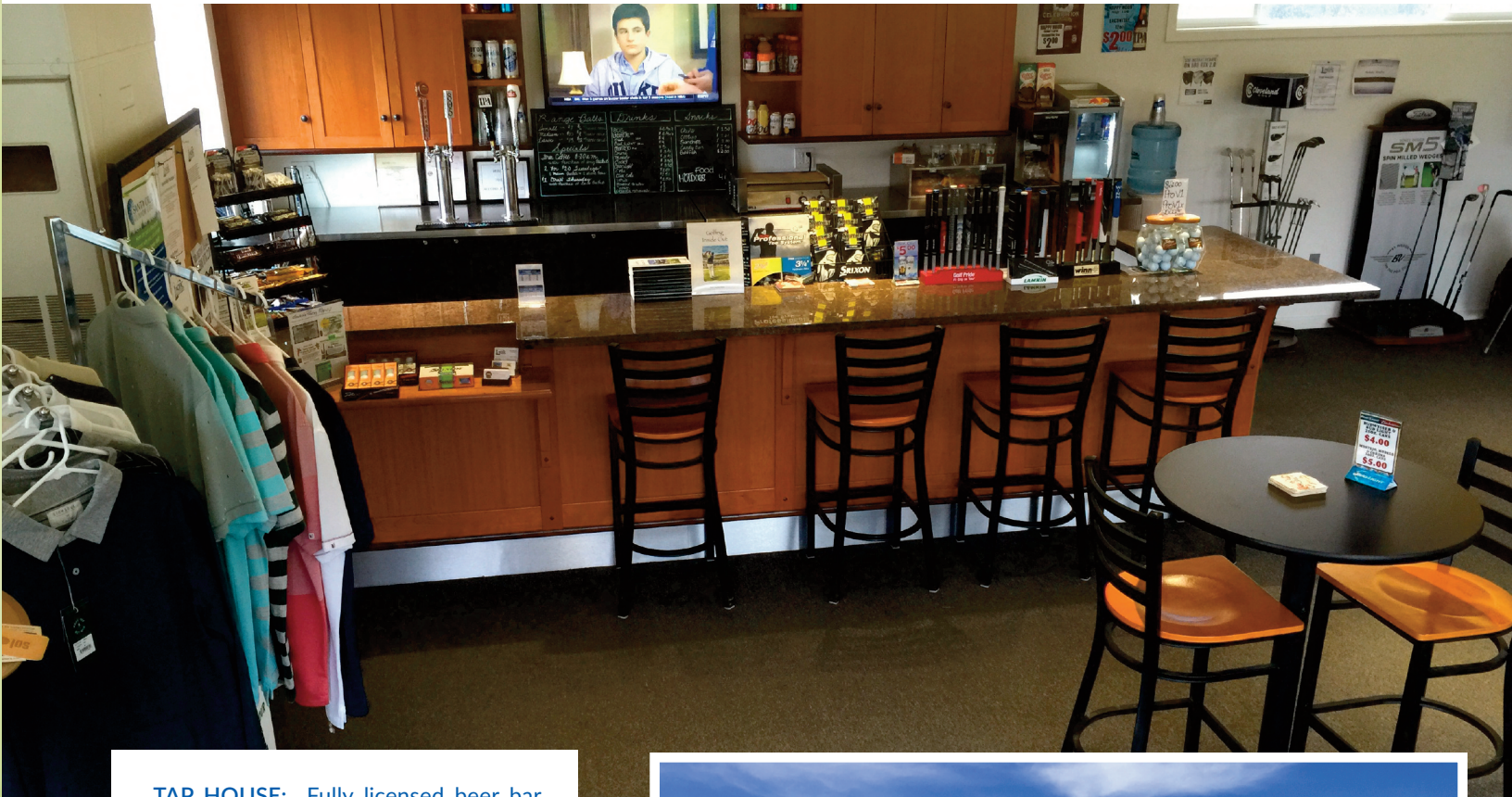
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PACIFIC

TAP HOUSE AND GOLF RETAIL



TAP HOUSE: Fully licensed beer bar which includes a small assortment of snacks and hot dogs during lunch hours. There is a large opportunity for expanded food & beverage product offerings. The Pacific Tap House is fully licensed and built to health code spec, in order to accommodate many types of food offerings.

Golf Retail: There is no golf retail store within a 20-mile radius of PGC. The city of Santa Cruz does not have a golf retail store for its 270,000 residents. Due to its lack of competition there is tremendous demand for golf retail in the area especially club fitting. PGC is currently an authorized retailer for Titleist, Taylor-Made, Cleveland, Srixon, PowerBuilt, and LinkSoul with open and active accounts with each brand.





FOR ADDITIONAL INFO, PLEASE CONTACT



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