



FREEWAY ORIENTED PADS AVAILABLE

1023 BROADWAY STREET | KING CITY, CA 93930

FOR LEASE

EXECUTIVE SUMMARY

1023 Broadway St
King City, CA 93930



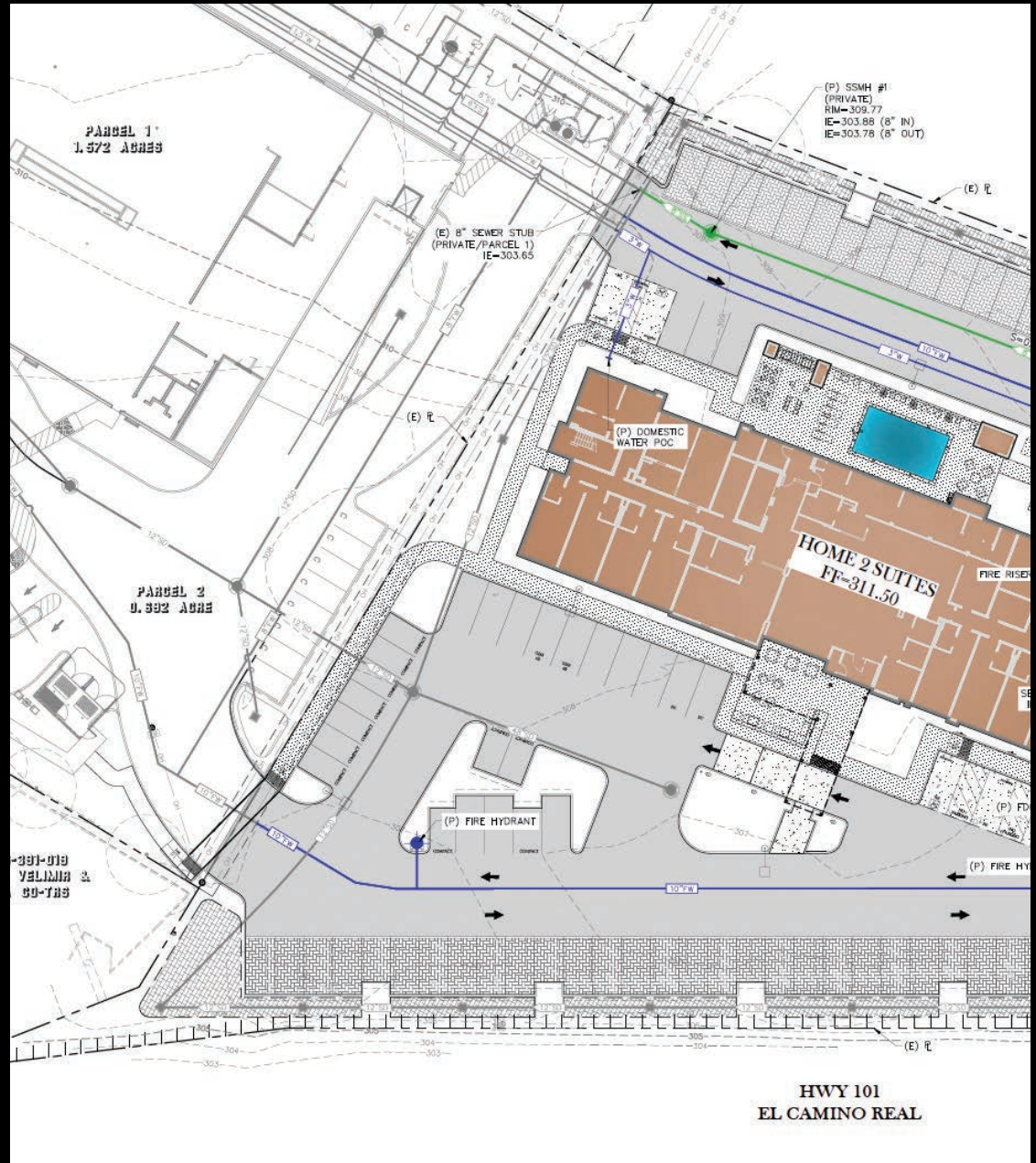
LOT SIZE
2.50 AC

DESCRIPTION

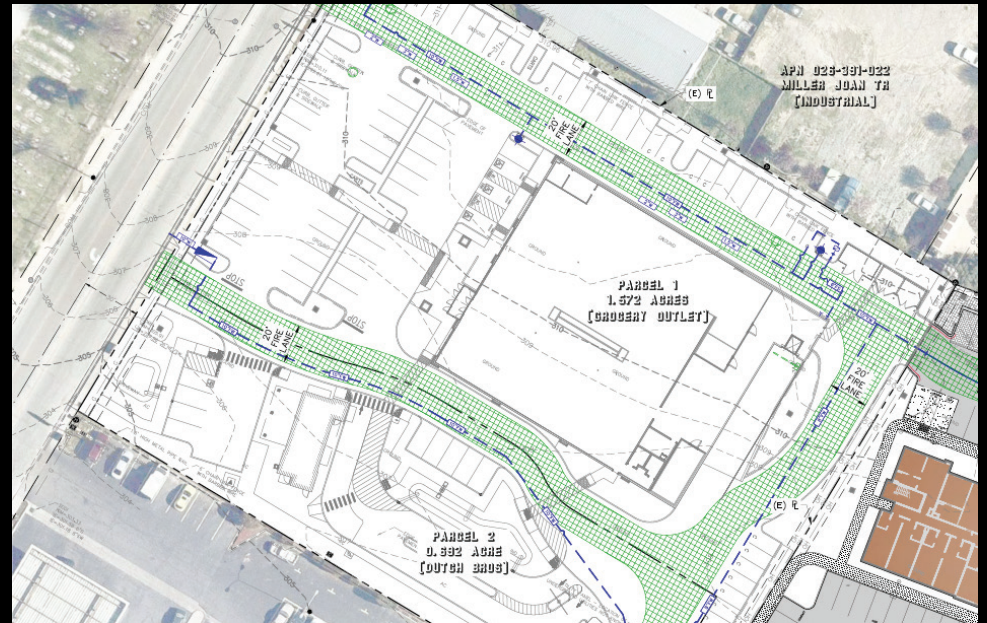
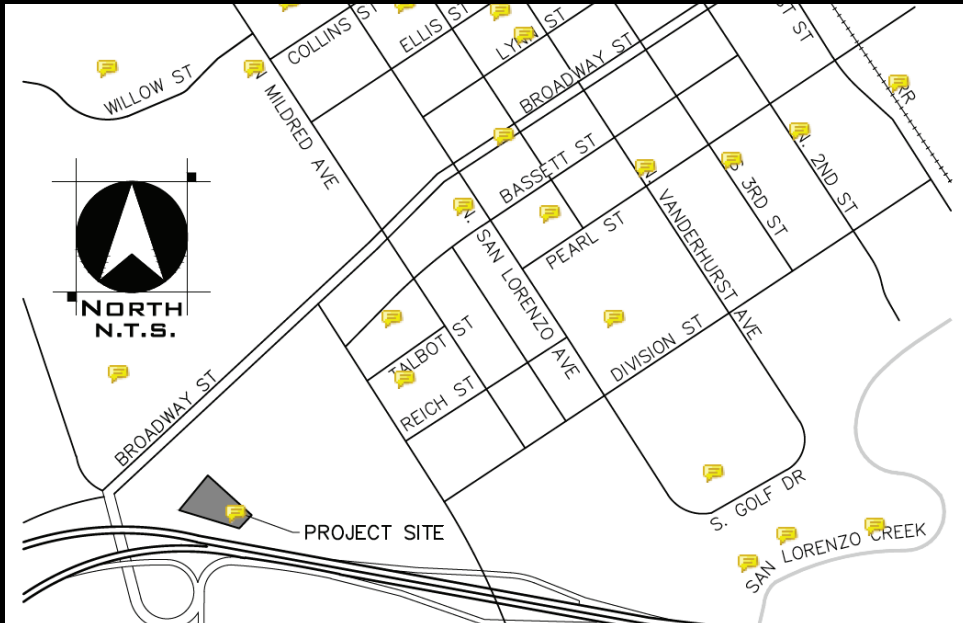
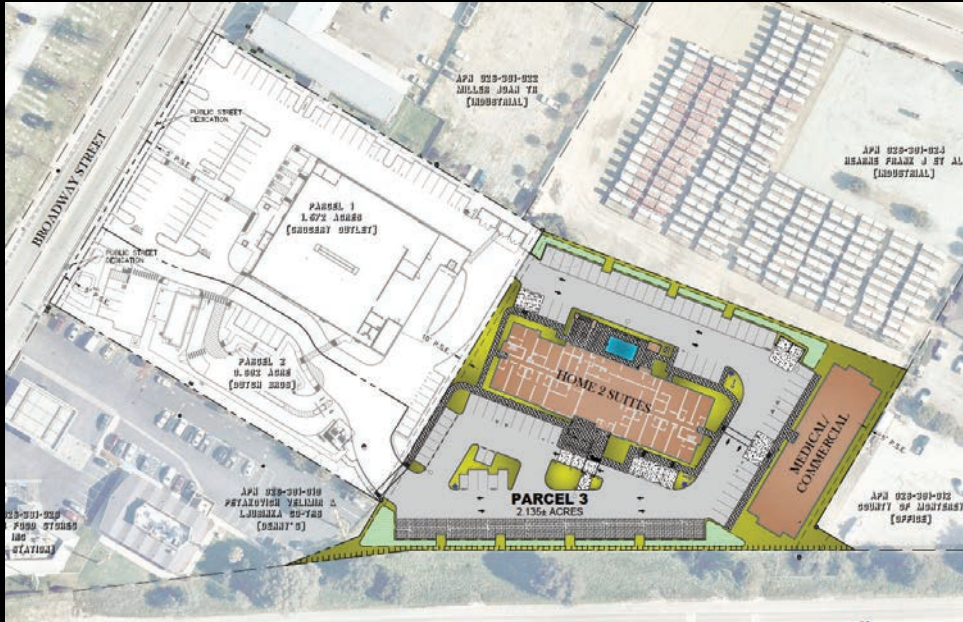
1023 Broadway Street, King City is located directly off the Highway 101 with exceptional exposure heading North with the potential for a large monument signage. Dutch Bros Coffee and a national grocer are proposed tenants joining the 2.5AC development site that will be anchored by national hotel Home 2 Suites. This site is perfectly suited for Drive Thru, Gas, Retail, Medical and other potential users that come under the Highway Service Commercial Zoning (H-S). Ownership will Ground Lease, Build to Suit or Sell. This large parcel has the flexibility for different users with ample parking.

PROPERTY HIGHLIGHTS

- Suited for qsr, gas, retail, medical & other users
- 2.5 acres available
- Highway Service Commercial Zoning (H-S)
- Potential monument signage



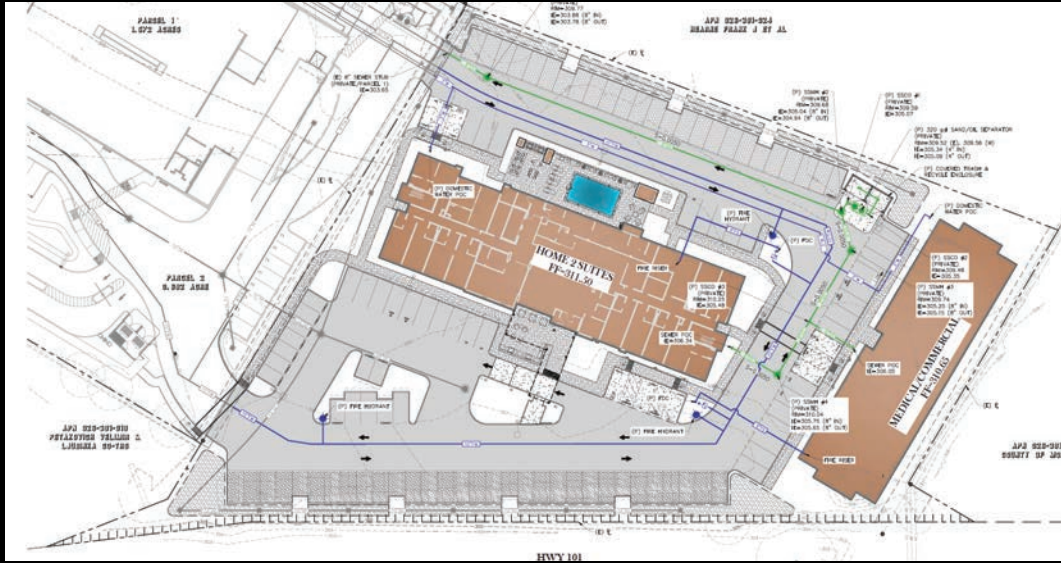
PROPERTY PHOTOS



RETAIL MAP



MARKET OVERVIEW



King City, CA

King City is located on the Salinas River 51 miles southeast of Salinas and lies along U.S. Route 101 at the southern end of the Salinas Valley of the Central Coast. Originally called “Hog Town”, King City is a friendly and close-knit community of 14,221 people that features beautiful mountain views, tree-lined streets, and historical downtown.

LOCATION

King City is a friendly community of 14,221 people. The City lies 155 miles south of San Francisco and 277 miles north of Los Angeles, providing convenient access to all areas of California. King City serves as a gateway and access point for nearby Pinnacles National Park, Monterey County wine region, a thriving agricultural area, and U.S. Army Garrison Fort Hunter Liggett. King City is the southern gateway to Monterey County offering a myriad of outdoor and historical recreational activities for the entire family. King City is home to the Salinas Valley Fairgrounds and annual Salinas Valley Fair. Some noteworthy places to explore include Pinnacles National Park, Santa Lucia Highlands Wineries, the Scheid Winery, Central Coast Missions, Big Sur, and the Monterey Peninsula.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	11,674	14,535	15,135
2022 Population	12,515	15,581	16,145
2027 Population Projection	12,522	15,592	16,142
Annual Growth 2010-2022	0.6%	0.6%	0.6%
Median Age	30.2	30.9	31
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	3,010	3,891	4,061
2027 Household Projection	3,023	3,900	4,065



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC (“AREA”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the “Property”).

Purpose and Intent. This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the “Pandemic”). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner’s/Seller’s Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

STEVE KALYK

DIRECTOR

📞 628-203-8489 📠 415-813-0019

STEVE@ALPHARE.COM

LIC #707125