

1000 Playa Avenue

SEASIDE, CA



Property Highlights

Asking sale price: \$3,000,000

Rent: \$12,375 NNN per mo. (\$148,500 NNN per year)

NNN Sale Of Master Ground Leasehold Listing consisting of current 20-year Ground Sublease (15+ years remain under initial term) to Halle Properties/Discount Tire Co. under a Seller prepaid Master Ground Lease of 99 years (93 years remaining - LED 2/11/2119). This is not a fee simple sale.

- America's Tire (Halle Properties) Sublease LCD - 3/1/2021 LED 2/28/20141
- Master Ground Lease with American Legion LCD 2/11/2020 - LED 2/10/2119

Great regional access

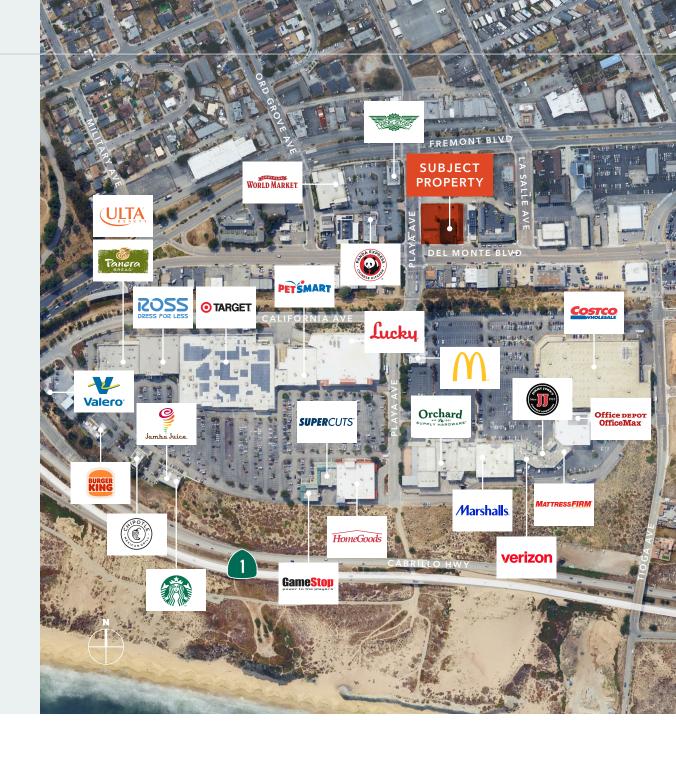
At entrance to Costco and Edgewater Power Center (over 500,000 SF center)

Dense local population count

Hard corner signalized intersection

Zoning: Retail/Auto Service Pad (buyer to verify)

\$3.0M ±8,192 SF **BUILDING (TENANT OWNED)**









THE INVESTMENT

THE TENANT

America's Tire (Discount Tire) / Halle Properties, LLC

INVESTMENT HIGHLIGHTS

100% Net Lease (NNN) with zero landlord obligations. NNN Sale Of Master Ground Leasehold Listing consisting of current 20 Year Ground Sublease (15+years remain under initial term) to Halle Properties/Discount Tire Co. under a Seller prepaid Master Ground Lease of 99 Years (93 Years remaining - LED 2/11/2119). This is not a fee simple sale.

- America's Tire: #1 independent tire & wheel retailer in the U.S. (Halle Properties) Sublease LCD - 3/1/2021 LED 2/28/20141
- Master Ground Lease with American Legion LCD 2/11/2020 - LFD 2/10/2119

Prime Monterey Peninsula retail corridor

Low vacancy, high reuse value automotive pad

Longnterm occupancy and low rollover risk

Passive income with zero landlord duties

LOCATION OVERVIEW

Located on Playa Avenue, a primary, high visibility, retail arterial for the Monterey Peninsula with strong automotive demand, vehicular traffic, excellent access to residents and tourists, and deep local and visitor automotive service demand.

WHY THIS INVESTMENT?

Pairs a blue chip automotive service tenant with a highly visible location, passive true NNN lease structure, and strong underlying real estate fundamentals.

NEARBY RETAIL

Surrounded by major national retailers, service centers, grocers, QSR, and autonoriented tenants, creating strong synergy and continuous traffic.

THE OFFERING

Single tenant, net-leased retail auto service facility featuring a best-in-class corporate guarantee tenant.

RETAIL & COMPETITIVE LANDSCAPE

Strong automotive oriented corridor with high multicar household density and limited tire competition.

SITE STRENGTHS

High vehicle counts

Excellent bay access

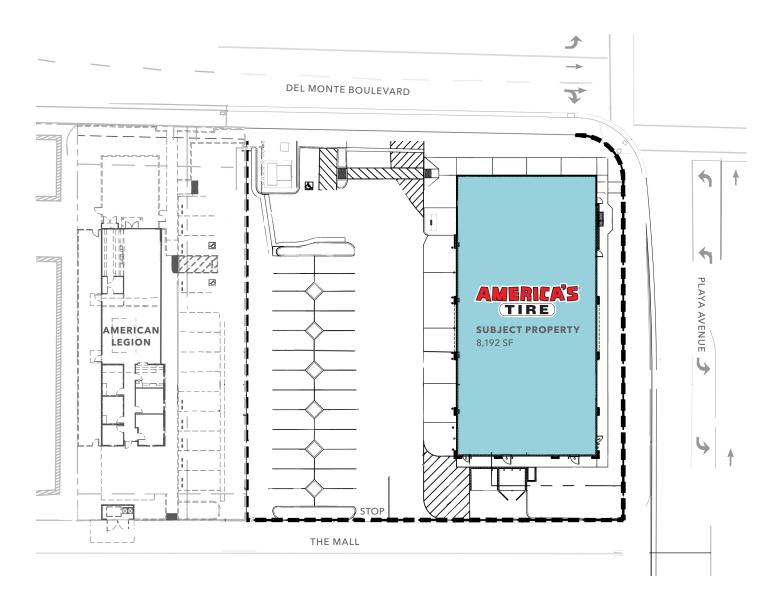
Strong local and tourist demand

Ideal long term fit for America's Tire operations

INVESTMENT IMPLICATION

The combination of a high quality tenant, passive lease, and strong trade area fundamentals make this a compelling single tenant NNN asset.

SITE PLAN



±8,192 SF

BUILDING (TENANT OWNED)

\$12,375

RENT PER MONTH, NNN

\$148,500 RENT PER YEAR, NNN

\$3,000,000

SALE PRICE

JON STANSBURY

Senior Vice President 408.588.2340 jon.stansbury@kidder.com LIC N° 01125699

SITE PLAN NOT TO SCALE

DEMOGRAPHICS



Population

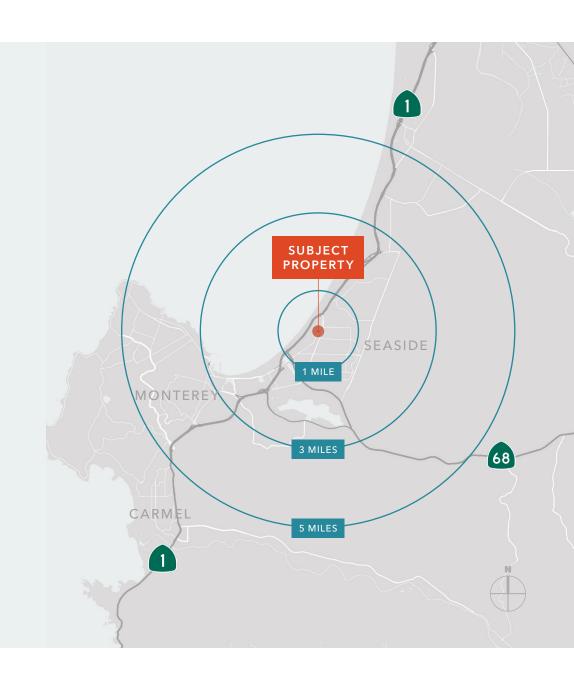
	1 Mile	3 Miles	5 Miles
2024 POPULATION	18,435	45,144	94,834
2029 PROJECTION	18,295	45,044	95,094
MEDIAN AGE	35.9	37.6	38.7
BACHELOR'S DEGREE OR HIGHER	18%	27%	38%



Household Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,644	16,028	35,100
AVERAGE HOUSEHOLD INCOME	\$88,087	\$105,327	\$112,208
MEDIAN HOUSEHOLD INCOME	\$70,341	\$83,515	\$88,012
MEDIAN HOME VALUE	\$714,285	\$751,920	\$842,270

Data Source: ©2025, CoStar



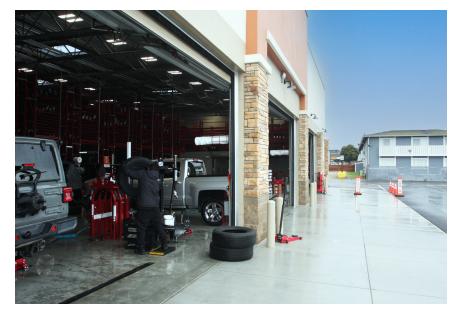


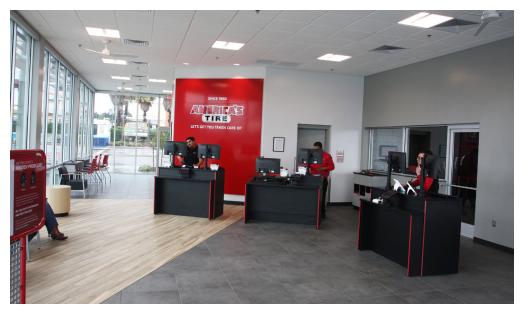














Exclusively listed by

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