



2200 San Juan Road, Hollister CA

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EXECUTIVE SUMMARY

2200 San Juan Road, Hollister CA

[\$2,500,000.00]

Single Family Home



- Numerous Outbuildings Rented to Commercial Tenants
- 5.35 Acres of Flat Heavy Industrial Land Ready for Development

Property Overview

Rare investment opportunity at 2200 San Juan Rd, Hollister! Situated on ±5.35 acres of M2 Heavy Industrial-zoned land, in an Opportunity Zone, this fully fenced property offers incredible income and development potential. Includes a ±1,120 SF income-producing single-family residence and multiple tenants generating \$9,300+/month in rental income. A newly signed \$22,000/year cell tower lease adds passive revenue. Located just outside city limits, the site benefits from flexible entitlements and possible cannabis use (buyer to verify). The property offers drive-in access, ideal for trucks or heavy equipment, and boasts easy connectivity to Hwy 156 & Hwy 25. Perfect for investors or owner-users looking for versatility, income, and industrial potential. Don't miss this high-opportunity parcel in the path of growth!

2200 San Juan Road, Hollister CA

Tenant	SQ Footage	Rent
1	1,500	\$1,935.00
2	1,250	\$1,500
3	1,500	\$1,935.00
4	1,000	\$322.50
5	1,000	\$322.50
6	1,000	\$2,400.00
7	1,000	\$322.50
8	1,000	\$322.50
9	1,000	\$322.50
Total:	10,250	\$ 9,382.5

PROPERTY PHOTOS





M2 ZONING

What's Allowed in Heavy Industrial / M-2 Zones

Heavy industrial zoning permits activities with more substantial impacts than light industrial. While specific allowances in Hollister must be checked in the Municipal Code (Title 17), typical permitted or conditionally permitted uses include:

- Manufacturing, assembly, fabrication, and processing facilities.
- Warehousing, distribution centers, logistics operations.
- Heavy equipment operations, large-scale production, and recycling facilities.
- Outdoor storage, loading docks, and large vehicle access—subject to design and environmental compliance.
- Environmental controls (e.g., noise, emissions) are likely required depending on the use.

OPPORTUNITY ZONE BENEFITS

Maximize Returns with Federal Tax Incentives

This property is located within a federally designated Qualified Opportunity Zone (QOZ) — a unique investment area created by the 2017 Tax Cuts and Jobs Act to encourage long-term investment and economic development. Investors purchasing or redeveloping property in this zone may be eligible for significant capital gains tax benefits through a Qualified Opportunity Fund (QOF).

Key Potential Benefits

Capital Gains Tax Deferral

- Defer payment of federal capital gains taxes on the amount invested in a QOF until December 31, 2026.

Partial Tax Exclusion

- Reduce taxable gains through a basis step-up if requirements are met before the deferral period ends.

Tax-Free Growth

- Hold the investment for 10+ years through a QOF and pay no federal capital gains taxes on any appreciation in the investment's value.
- Ideal for Development or Redevelopment
- OZ incentives are particularly attractive for projects involving substantial improvements, new construction, or major repositioning.

Why This Matters for This Property

- Located in a growing industrial corridor with strategic access to the Bay Area, Silicon Valley, and Central Valley.
- Ideal candidate for long-term hold, redevelopment, or new construction to maximize OZ tax benefits.
- Expands buyer pool to include high-net-worth individuals, family offices, and institutional investors seeking tax-advantaged real estate opportunities.

SAN BENITO COUNTY OVERVIEW

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Location & Connectivity:

San Benito County is strategically located in the heart of California’s Central Coast region, bordered by Santa Clara County to the north, Monterey County to the west, and Merced/Fresno Counties to the east.

Its central location provides easy access to the San Francisco Bay Area, Silicon Valley, and the Central Valley, making it a prime distribution and industrial hub

Quality of Life:

Residents enjoy a blend of small-town charm, outdoor recreation, and proximity to urban amenities. With lower housing costs than Silicon Valley, excellent weather, and scenic surroundings, the county attracts both businesses and a skilled workforce seeking a balanced lifestyle.

Key Advantages for Industrial & Commercial Users:

- Lower operating costs than Bay Area markets
- Excellent transportation access to Northern and Central California
- Available skilled labor force

Transportation Infrastructure:

- Highways: State Routes 25, 156, and 152 connect to Highway 101, I-5, and the Bay Area
- Airports: Within 50 miles of San Jose International Airport and Monterey Regional Airport
- Rail: Union Pacific rail access in certain industrial zones
- Ports: Access to Port of Oakland and Port of San Francisco within ~90 minutes

Business Climate:

San Benito County offers competitive land costs compared to neighboring Silicon Valley counties, streamlined permitting in industrial zones, and an expanding commercial base.

The County actively supports economic development, with opportunities for manufacturing, logistics, renewable energy, and agricultural processing.

Population and Growth

- Population: ~67,000 residents (City of Hollister accounts for ~41,000)
- Strong annual growth rate driven by Bay Area outmigration and quality-of-life migration
- Growing workforce base with skilled labor in agriculture, manufacturing, logistics, and service industries

Economy

- Agriculture: World-renowned for wine grapes, vegetables, and specialty crops
- Manufacturing & Distribution: Expanding industrial base serving Bay Area markets
- - Tourism: Gateway to Pinnacles National Park, historic San Juan Bautista, and wine country
- - Proximity to Silicon Valley enables tech-adjacent manufacturing and support industries

ABOUT



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Commercial & Multifamily Investment Specialist

With over 12 years of comprehensive experience spanning luxury construction, property management, and real estate investment, I bring a rare combination of operational expertise and market knowledge to commercial and multifamily transactions. My hands-on background in every aspect of real estate—from ground-up construction to day-to-day operations—provides clients with insights that traditional brokers simply cannot offer.

Construction & Development Expertise

My background as a luxury general contractor gives me an invaluable edge in evaluating commercial and multifamily properties. I can assess structural integrity, identify value-add renovation opportunities, and accurately estimate construction costs and timelines. This technical knowledge allows me to help investors understand the true potential and risks of any property, whether it's a ground-up development opportunity or a value-add acquisition.

Property Management Operations

Having managed multifamily and commercial properties, I understand the operational realities that drive investment performance. I know what separates a profitable investment from an expensive headache—from tenant management and maintenance requirements to cash flow optimization and expense control. This operational insight helps my clients make informed decisions based on real-world performance metrics, not just proforma projections.

Investment Portfolio Strategy

I have dedicated my career to helping sophisticated investors build and optimize their commercial and multifamily portfolios. My experience spans luxury residential, commercial properties, and multifamily assets, giving me a comprehensive understanding of how different property types fit into broader investment strategies. I help clients identify opportunities that align with their risk tolerance, return objectives, and portfolio diversification goals.

Silicon Valley Market Authority

As a longtime Silicon Valley resident specializing in both luxury residential and commercial markets, I understand the unique dynamics that drive property values in our region. I work with tech executives, private equity professionals, and institutional investors who require sophisticated market analysis and seamless transaction execution.

End-to-End Investment Solutions

Whether you're acquiring your first investment property, expanding an existing portfolio, or considering a complex 1031 exchange, I provide comprehensive guidance throughout the entire investment lifecycle. My unique combination of construction knowledge, operational experience, and market expertise ensures that every transaction is evaluated through multiple lenses—technical feasibility, operational efficiency, and investment performance.

Specialties:

- Multifamily investment properties
- Commercial real estate acquisitions
- Value-add and development opportunities
- Portfolio optimization and 1031 exchanges
- Construction and renovation guidance
- Investment underwriting and analysis
- Silicon Valley commercial market expertise
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"I don't just broker commercial real estate deals—I understand how properties are built, how they operate, and how they perform as investments. This comprehensive perspective helps my clients make smarter decisions and achieve better returns."