

Developed by



Brokerage by



Campus Town

PHASE 1 HOTEL & RETAIL PADS

Seaside, CA

Pictures shown are for illustration purpose only

HOUSING | HOTEL | OFFICE SPACE
RETAIL | DINING | ENTERTAINMENT

Campus Town

A 122-acre master-planned mixed-use development

1,485 Housing Units | 250 Hotel Rooms | 150,000 SF Retail

CONSTRUCTION IS UNDERWAY



THE OFFERING

Phase 1 Hotel & Retail Pad Opportunity

A rare opportunity to acquire a 2.2-acre hotel pad delivered in blue-top lot condition, along with an adjacent 31,651 SF retail pad, both located within Phase 1 of the Campus Town Project, a transformative mixed-use development currently under construction.

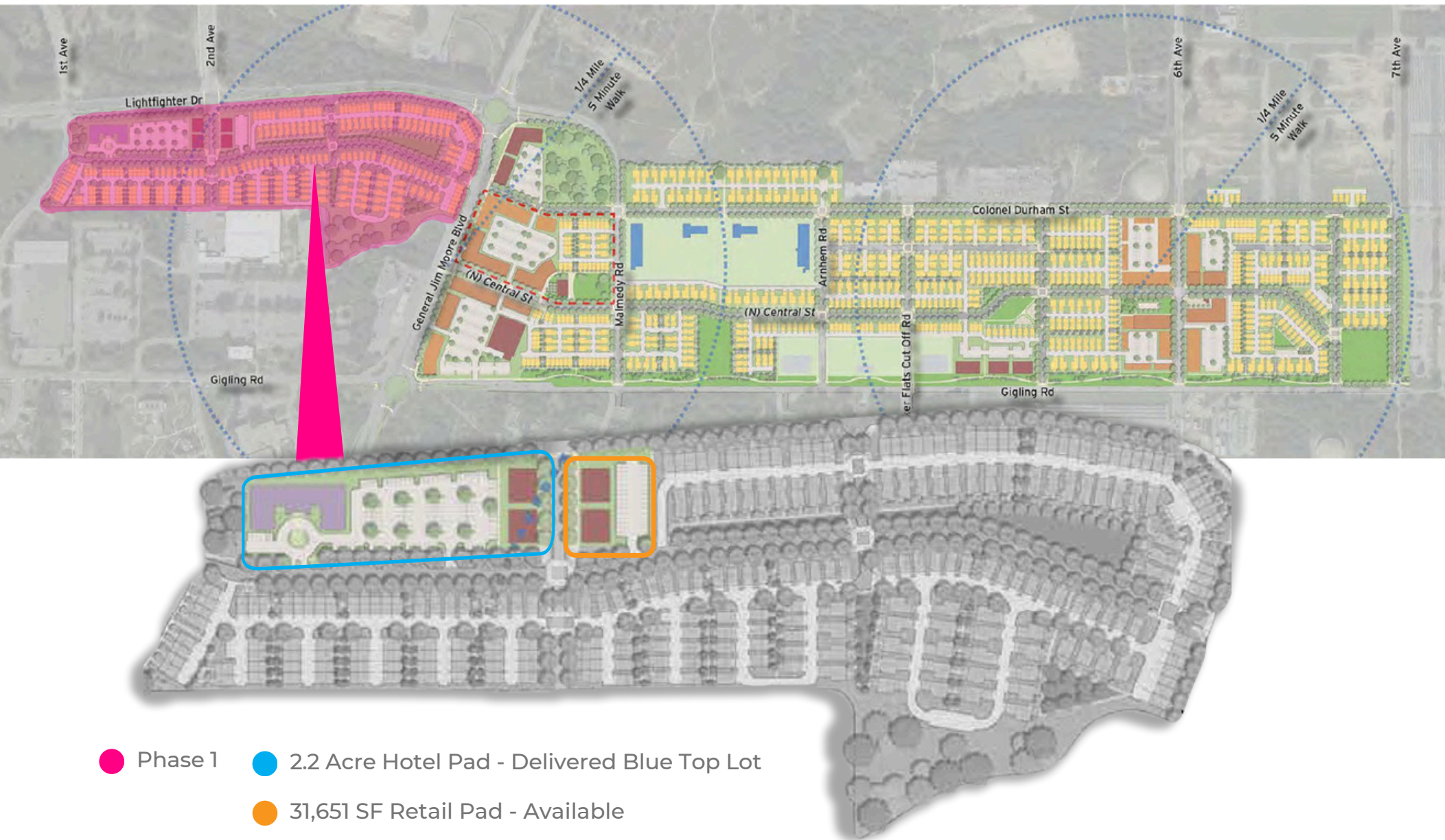
Upon completion, Campus Town will span approximately 122.23 acres and feature a dynamic mix of residential, hospitality, commercial, and recreational uses, including:

- 1,485 residential housing units
- 250 hotel rooms
- 75 hostel beds
- 150,000 SF of retail, dining, and entertainment space
- 50,000 SF of office, flex, makerspace, and light industrial space

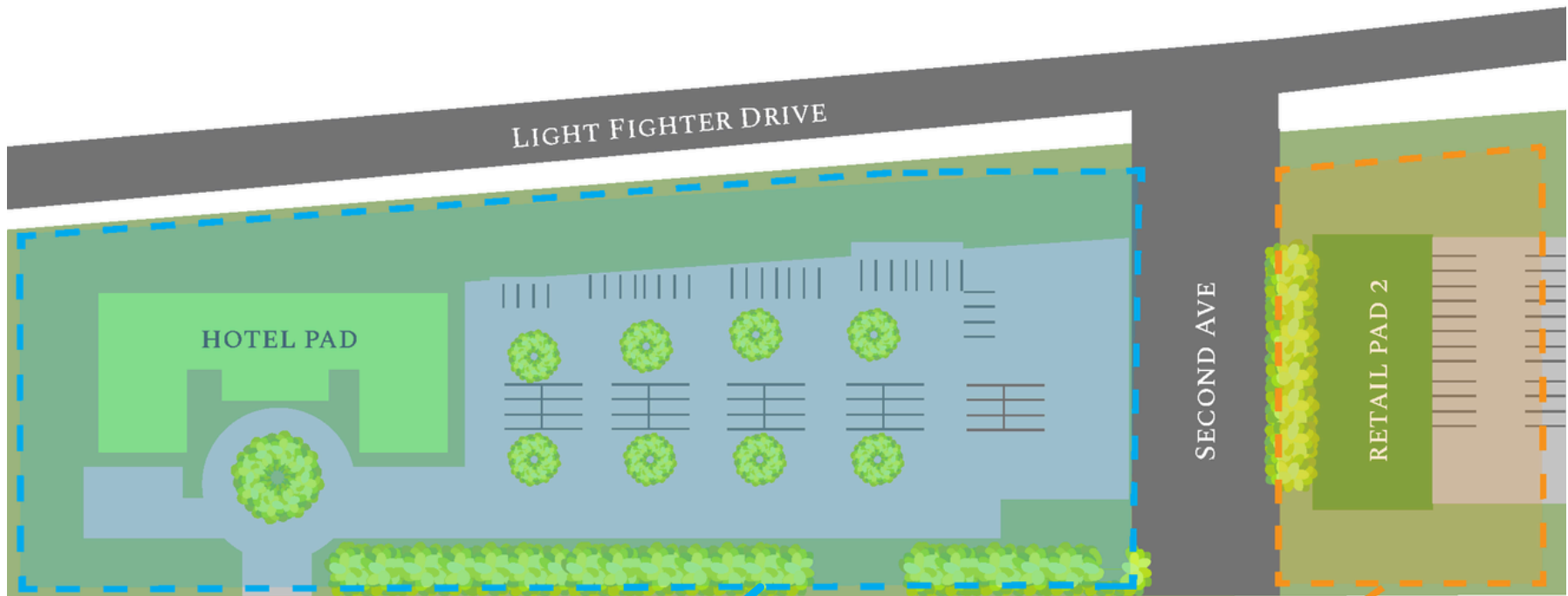
The project will also include extensive open space and amenities, including approximately 9 acres of public open space and 3.3 acres of private open space, along with roadways, parking, and supporting infrastructure.

Positioned within a vibrant master-planned environment, the hotel and retail pads present a unique opportunity to develop hospitality and retail assets within one of the region's most significant mixed-use developments.

Phase 1 - Available Hotel & Retail Pads



Phase 1 - Available Pads



● Available Hotel Pad

95,832 SF

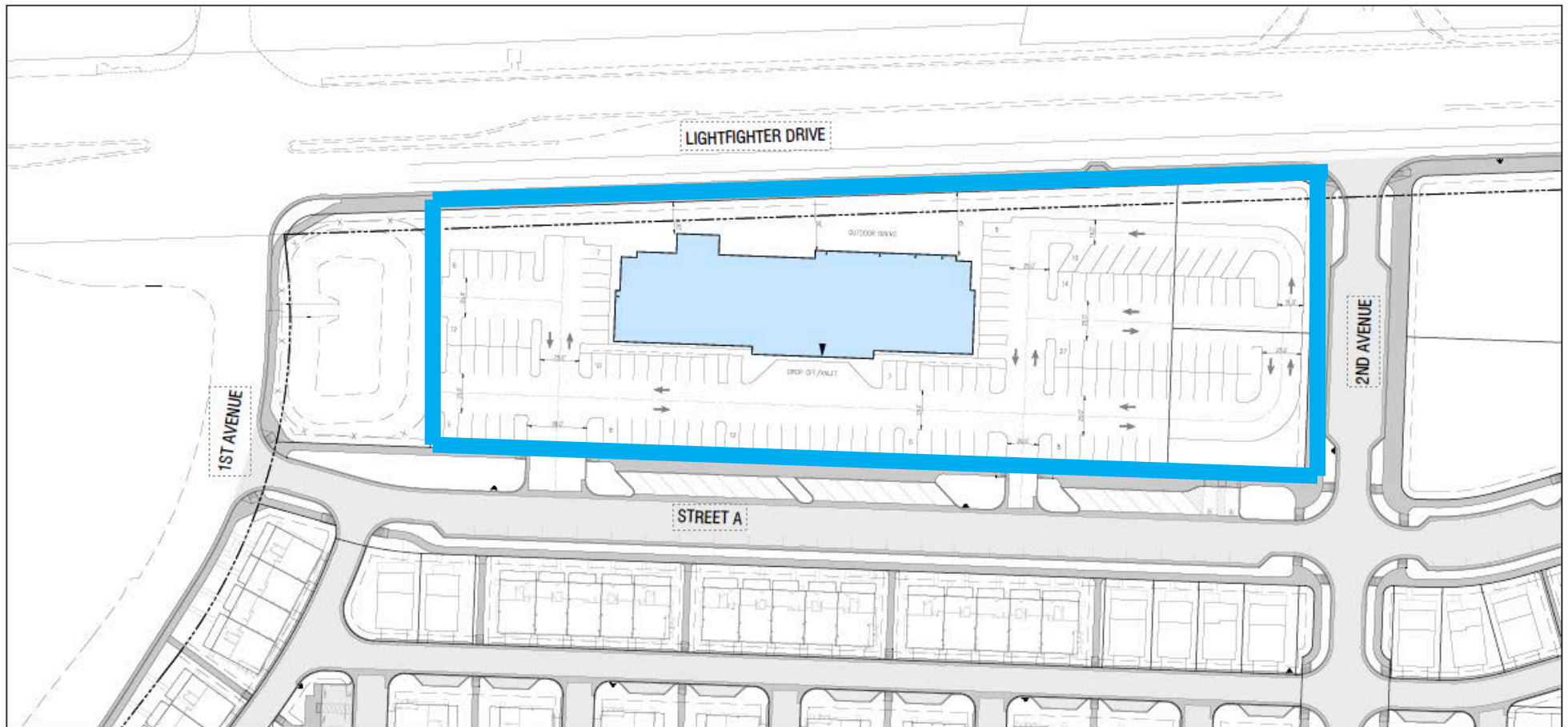
HOTEL PAD

● Available Retail Pad

31,651 SF

RETAIL PAD 2

CONCEPTUAL HOTEL SITE PLAN



PROJECT INFORMATION

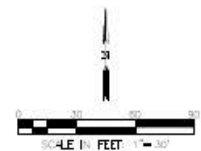
HOTEL FOOTPRINT

CAMBRIA (FROM OTHERS)
BLDG COVERAGE - 14,103 SF
NUMBER OF STORIES - 5
YIELD - 140 KEYS

PROPOSED PARKING

142 (1 SPACE/KEY + 2)*

*DOES NOT COUNT STREET A COMMERCIAL PERPENDICULAR PARKING



CAMPUS TOWN - PHASE 1
CONCEPTUAL HOTEL SITE PLAN - A
SEASIDE, MONTEREY COUNTY, CALIFORNIA

The image displays two site plan diagrams for 'PAD 1' and a photograph of a 'Dutch Bros. Off' coffee shop. The site plans show a building footprint, parking stalls, and surrounding streets (Second Avenue, Alley A5, Street A, Lightfighter Drive). The photograph shows the actual building with a windmill logo and a car parked in front.

PAD 1 LIGHTFIGHTER DRIVE

VEHICLE STACKING CAPACITY: 18 VEHICLES

VEHICLE STACKING CAPACITY: 21 VEHICLES

LANDSCAPE, TYP

5' CROSSWALK

PATIO AREA

5' CONC MEDIAN

DUTCH BROS. 40' x 24' 960 SQFT

TRASH ENCLOSURE

PARKING STALLS (10)

60' CONC PAD

SECOND AVENUE

ALLEY A5

STREET A

PAD 1 LIGHTFIGHTER DRIVE

VEHICLE STACKING CAPACITY: 18 VEHICLES

VEHICLE STACKING CAPACITY: 21 VEHICLES

LANDSCAPE, TYP

5' CROSSWALK

PATIO AREA

5' CONC MEDIAN

DUTCH BROS. 40' x 24' 960 SQFT

TRASH ENCLOSURE

PARKING STALLS (10)

60' CONC PAD

SECOND AVENUE

ALLEY A5

STREET A

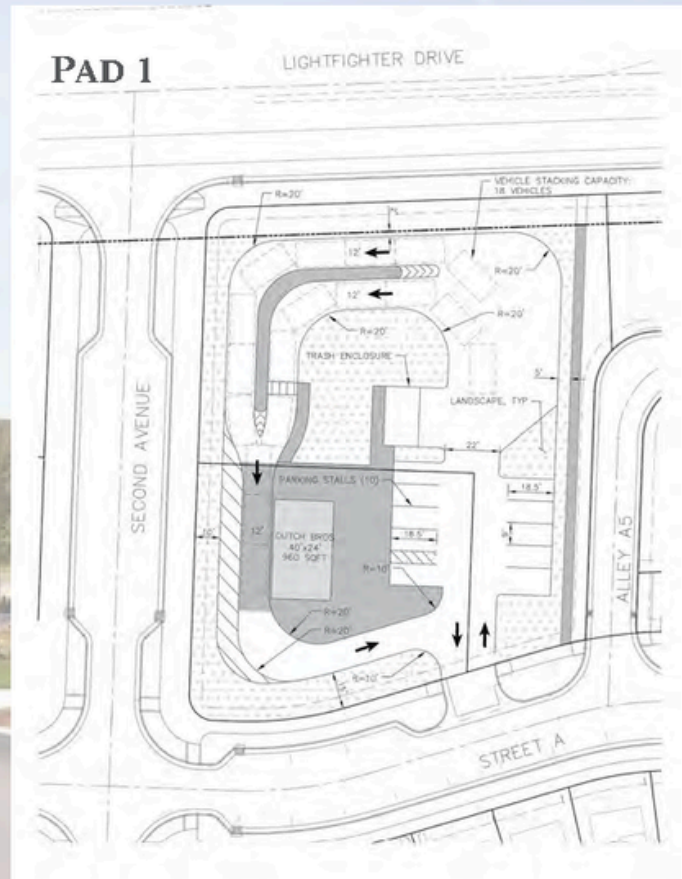
LEGEND

- CONCRETE
- LANDSCAPING
- BUILDING FOOTPRINT

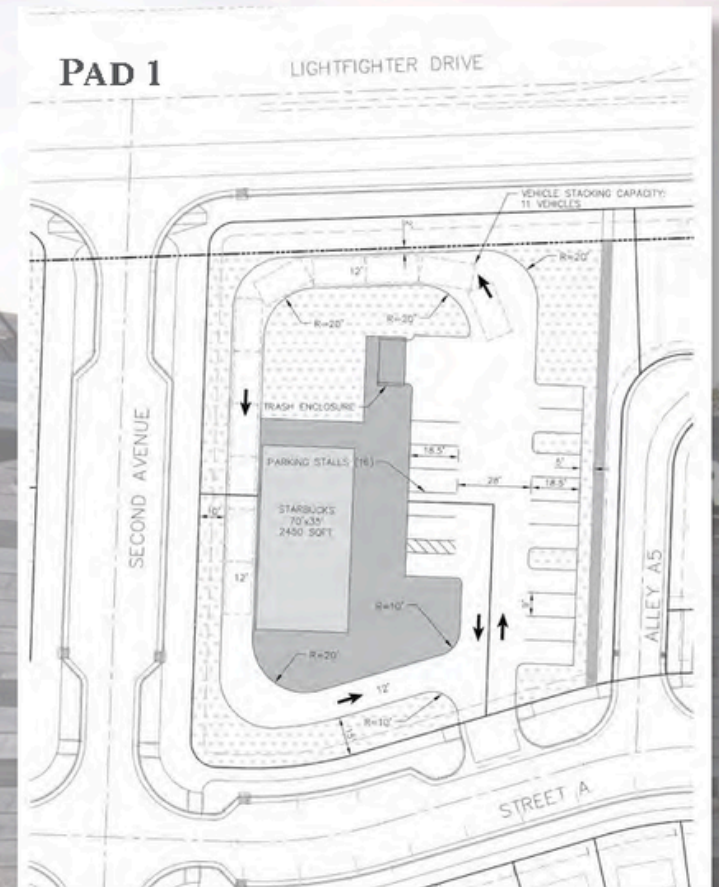
Dutch Bros. Off

OPEN

STREET A



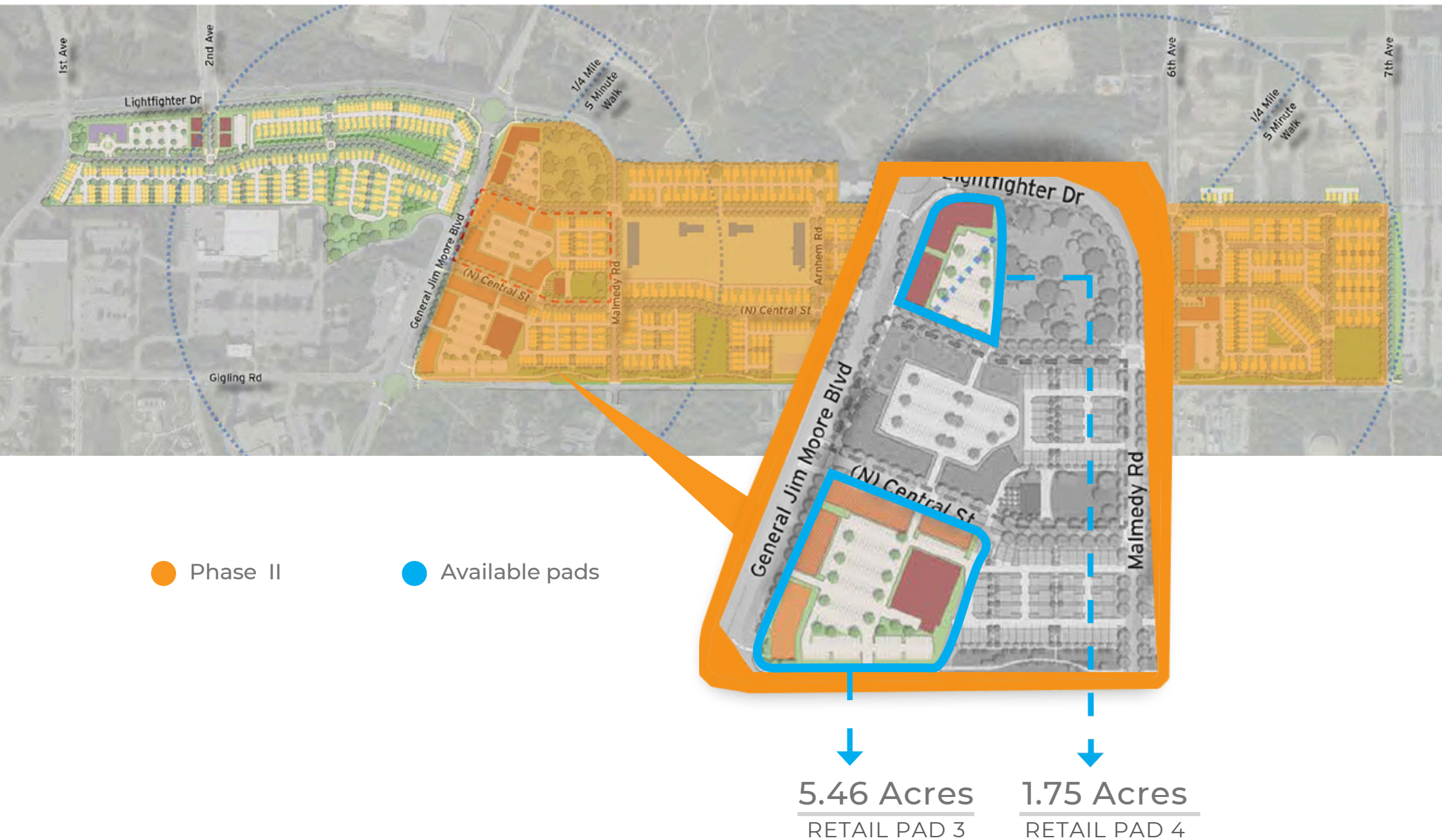
Phase 1 Retail Pad - Conceptual Layout



LEGEND

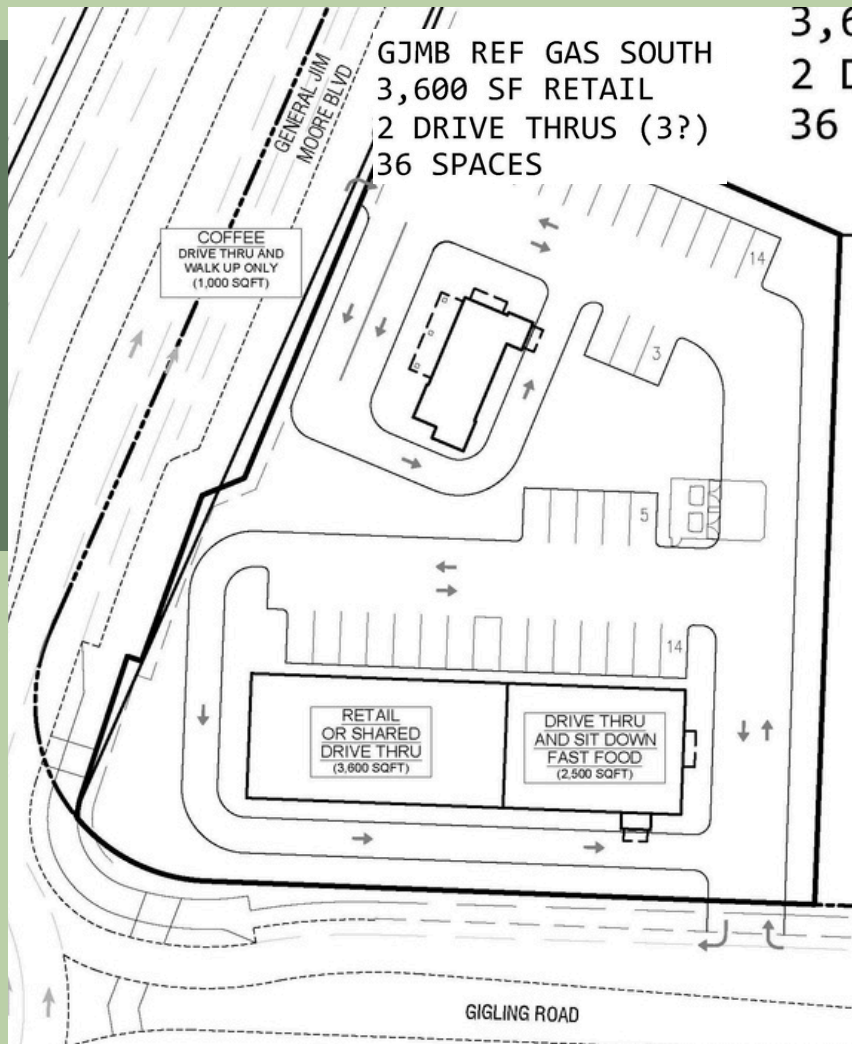
- CONCRETE
- LANDSCAPING
- BUILDING FOOTPRINT

Future Phase II Pads



Future Phase II: Conceptual Layouts

Pad 3

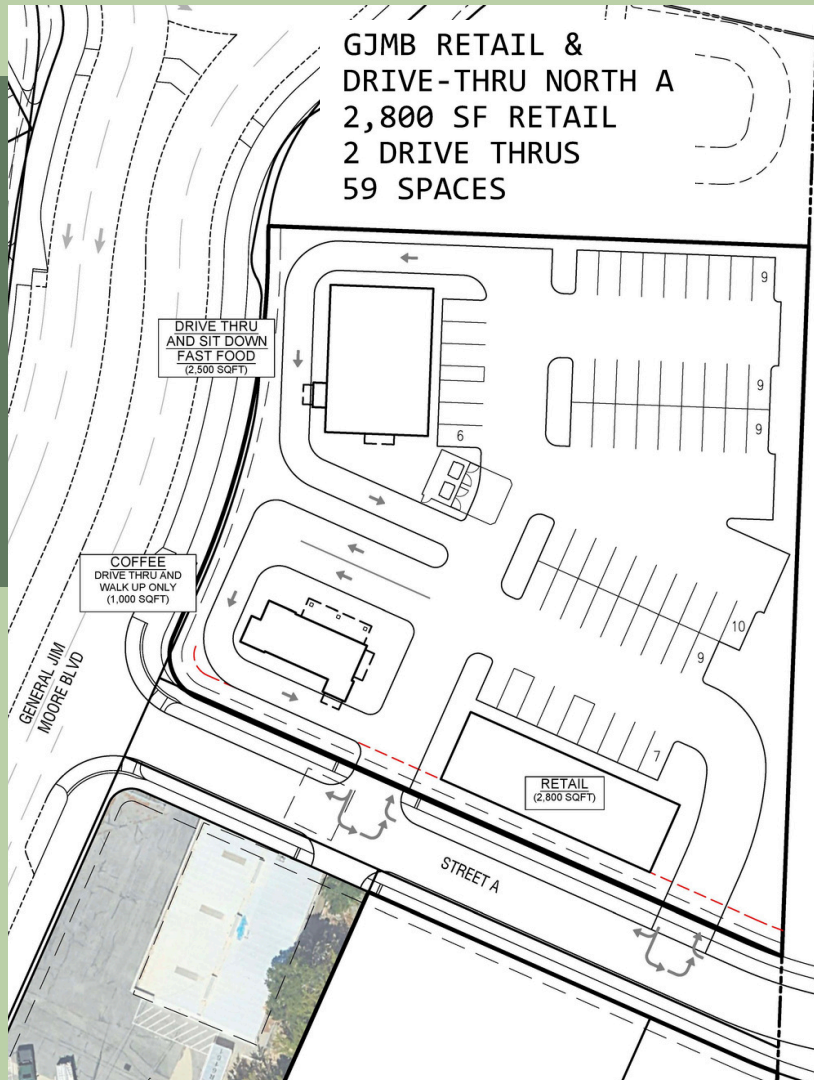


Pad 3

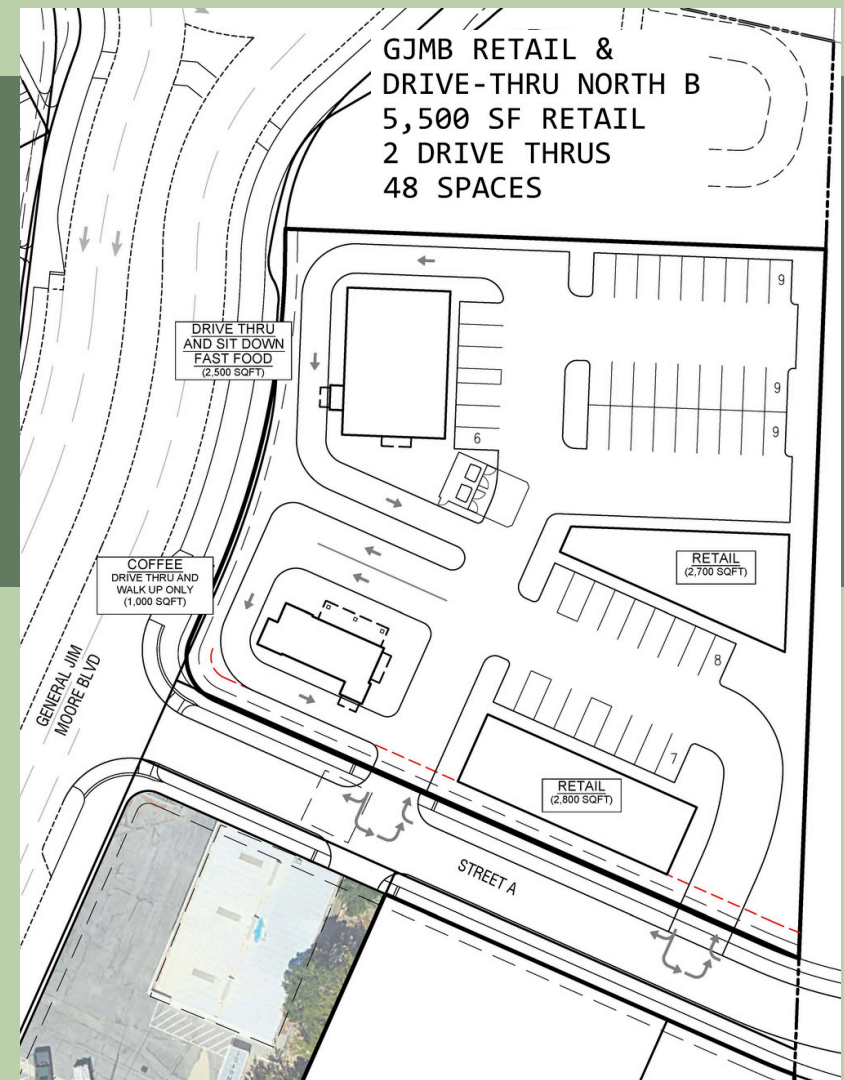


Future Phase II: Conceptual Layouts

Pad 4A

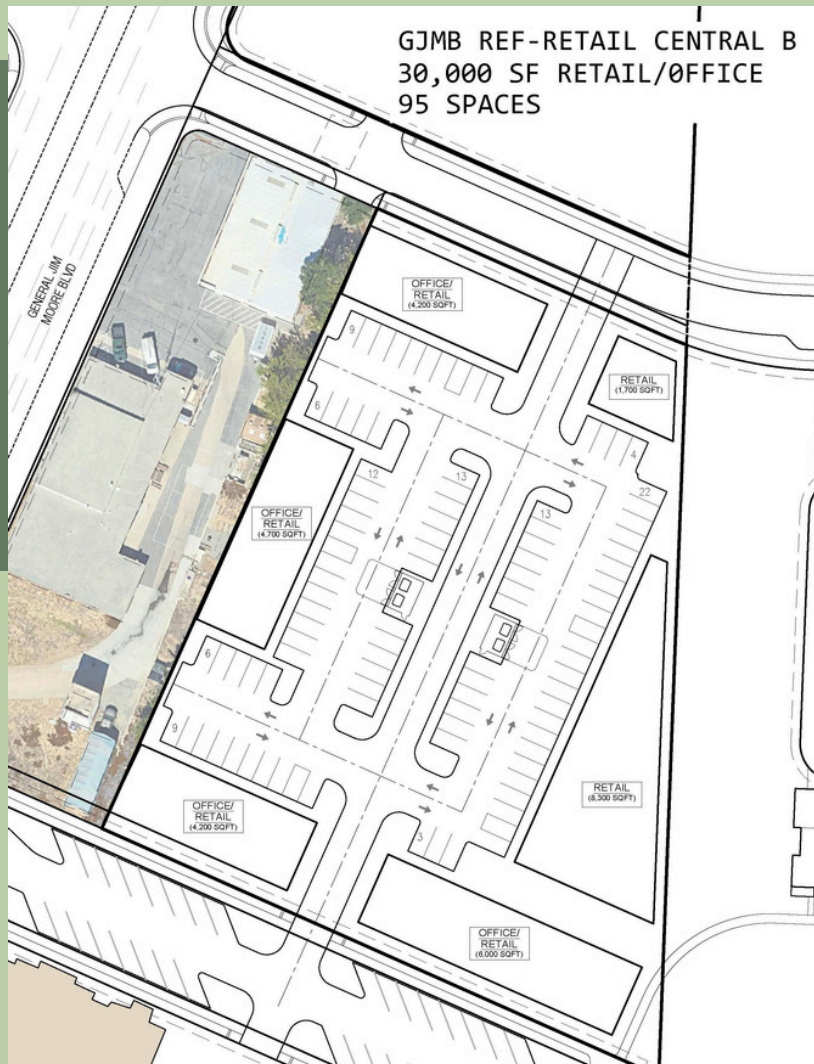


Pad 4A



Future Phase II: Conceptual Layouts

Pad 4B



Pad 4B

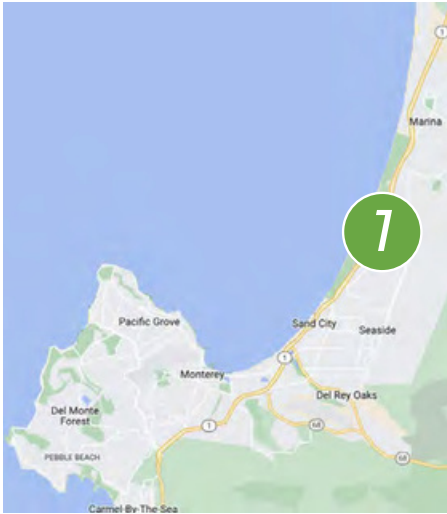


AREA INFORMATION | DEMOGRAPHICS



The Specific Plan Area is uniquely situated to support all of the three “E’s”: Education, Environment, and Economy that guide base reuse planning and land use decisions per the BRP. The northern boundary of the Campus Town area is the California State University at Monterey Bay. Campus Town is between State Route 1 and the Fort Ord National Monument, providing access to large swaths of land for recreation and conservation. The Specific Plan Area’s proximity to the university and other local developments provides the economic opportunity to truly develop a mixed-use neighborhood that appropriately connects and enhances the existing military family housing communities and services at the southern boundary.

LOCAL AERIAL



1| CAMPUS TOWN

2| CALIFORNIA STATE UNIVERSITY
MONTEREY BAY

3| THE DUNES ON MONTEREY BAY
by Shea Homes



BEST BUY *Michael's* **Target**
KOHL'S
KREI **ROSS** **OLD NAVY**
DRESS FOR LESS

Walmart

macy's **JCPenney** **Target**
HOBBY LOBBY
OLD NAVY **sears** *Michael's*
KOHL'S **SALLY** **Marshall's**
BEAUTY SUPPLY

COSTCO WHOLESALE *HomeGoods*
Target **Total Wine & MORE** **PETSMART**
WORLD MARKET **SALLY** **SALLY**
WORLDMARKET.COM BEAUTY SUPPLY

Walmart **COSTCO WHOLESALE**
PETSMART **ROSS** **DICK'S**
OfficeMax
DRESS FOR LESS SPORTING GOODS

macy's **petco**
POTTERY BARN **WHOLE FOODS MARKET**





CAMPUS TOWN

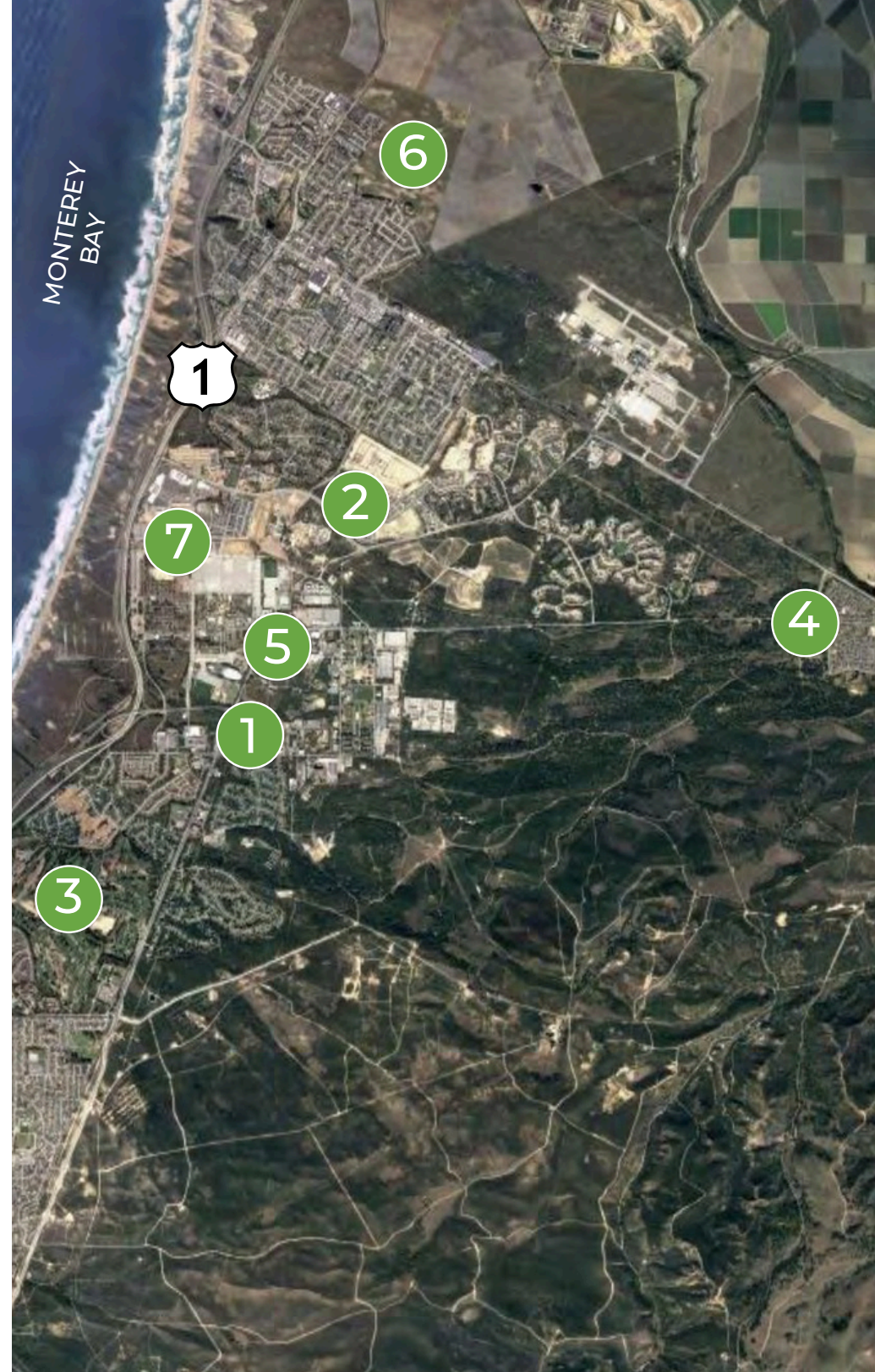
- | | |
|---|---------------------------|
| 1 | PEBBLE BEACH GOLF COURSES |
| 2 | MONTEREY BAY AQUARIUM |
| 3 | CANNERY ROW |
| 4 | LAGUNA SECA RACEWAY |
| 5 | MONTEREY BAY WINERIES |
| 6 | CARMEL BY THE SEA |

The Monterey Bay Region remains one of the premiere tourist destinations in the United States. More than eight million tourists visit the region each year with 65% - 70% staying in the area for a minimum of three nights. Many visitors enjoy the area activities including over 24 area golf courses.

HOUSING SUMMARY

Over 2,459 newly built homes, with another 4,000+ on the way

- 1 CAMPUS TOWN:** Includes 1,485 housing units, 250 hotel rooms, and 150,000 square feet of retail on 122.23 acres of land. Developed by KB Home and Bakewell, under construction.
- 2 SEA HAVEN:** This 248-acre project located one mile from The Dunes and is fully entitled for 1,050 single family homes and 192 affordable units. All infrastructure has been completed and 600 homes have been built.
- 3 ENCLAVE:** The Developer has completed the \$14M upgrade of the Bayonet and Black Horse golf courses at this destination resort. The next phase of development located about two miles south of The Dunes will include a four-star hotel with approximately 275 rooms, 175 condominiums, including 125 custom residential houses fronting the two golf courses.
- 4 EAST GARRISON VILLAGE:** This 244-acre community, being developed by Century Communities, is located in unincorporated Monterey County about 4.5 miles east from the Dunes development. The County has approved this development for 1,150 homes. Over 900 homes have already been built.
- 5 CALIFORNIA STATE UNIVERSITY MONTEREY BAY:** Adjacent to The Dunes on Monterey Bay is California State University, Monterey Bay. A public university of approximately 7,000 students with over 50% living on campus.
- 6 MARINA STATION:** Includes 1,360 homes, located on 320 acres of the Armstrong Ranch, within the city limits of Marina and is fully entitled.
- 7 THE DUNES ON MONTEREY BAY:** The residential component of this 330-acre mixed use community, being developed by Shea Homes, will include 1,237 homes including apartments, condos, townhouses and single family detached homes. Over 532 homes have already been built.

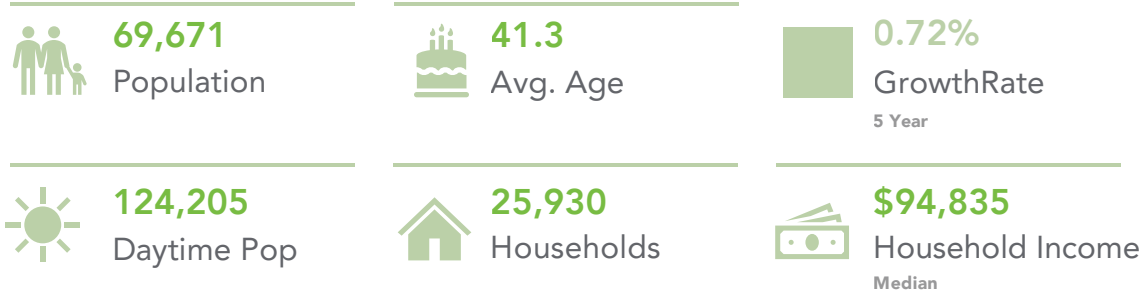


Demographics

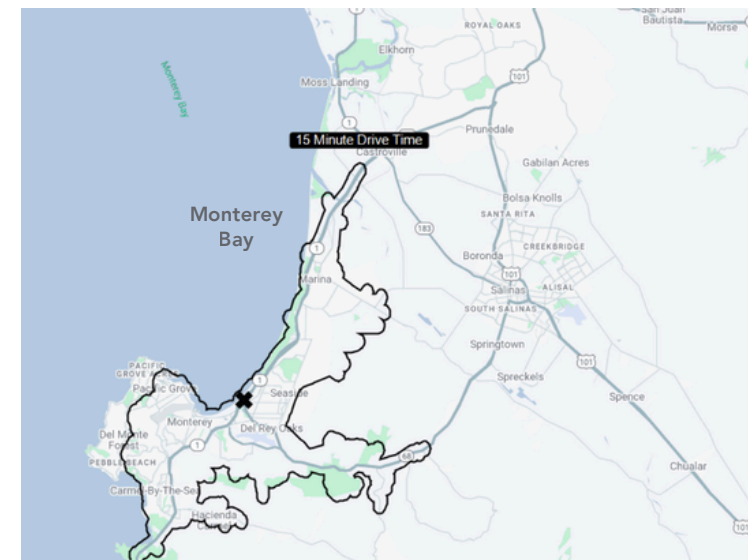
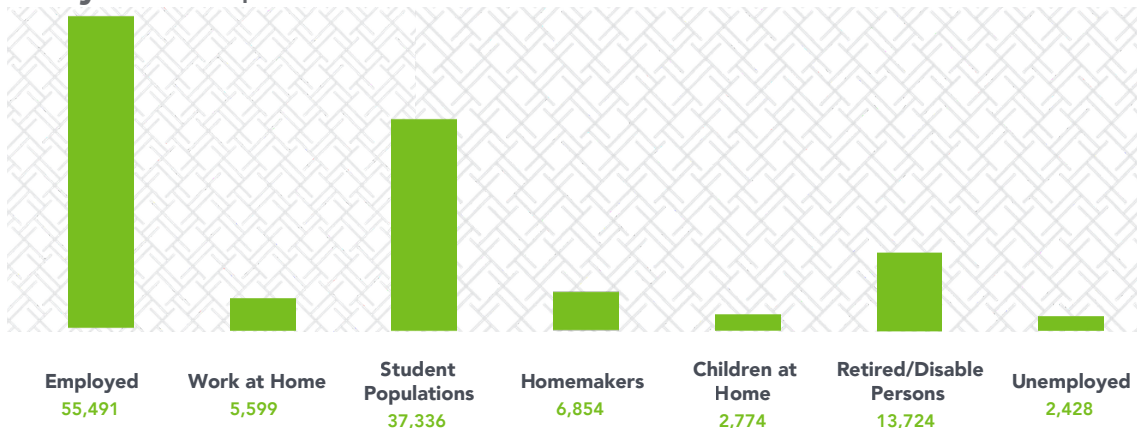
Demographics

Distance	3 Miles	5 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Est. Pop	52,411	88,224	21,922	69,671	115,072
Daytime Pop	100,845	140,316	49,810	124,205	163,816
Median HH Income	\$92,132	\$100,836	\$89,881	\$94,835	\$99,758
Households	19,905	33,291	11,872	25,930	43,749

Demographics (10 minute drive time)



Daytime Population (10 minute drive time)





RALPH BORELLI

+1.408.521.7117

ralph@ralphborelli.com

DRE # 00465691

CALEB SCHERER

+1.408.521.7126

caleb@borelli.com

DRE # 02018513



MICHAEL SCHOEDER

+1.831.647.2105

michael.schoeder@cushwake.com

DRE #00989268

Developed by

