

# *Architectural Gem*

## *Most Desirable Block in Carmel*

ASKING PRICE: \$5,750,000



6 SW of Ocean on Dolores | Carmel-by-the-Sea, CA 93923

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**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE

# 6 SW of Ocean on Dolores | Carmel-by-the-Sea, CA 93923

## OFFERING MEMORANDUM

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# INVESTMENT OVERVIEW

**Mahoney & Associates** is pleased to present to the market 6 SW of Ocean on Dolores St. (previously known as the China Art Center) in downtown Carmel-by-the-Sea. The iconic property is situated on, arguably, the most desirable block in downtown Carmel.

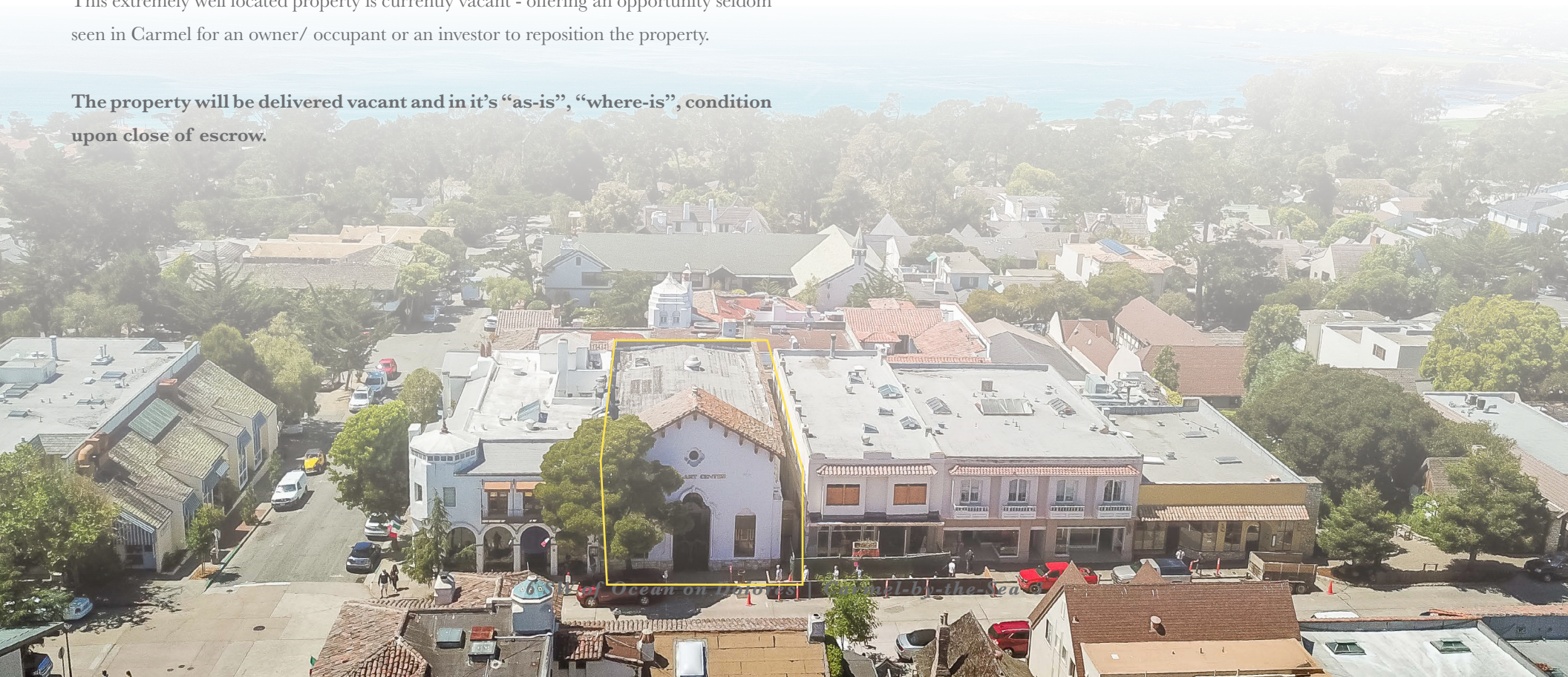
The previous 6,566 SF building (including basement, ground floor and second floor), has undergone a complete interior demolition, with only the basement, ground floor, and small landing on second floor remaining. This demolition was part of a planning approved interior renovation, which also approved a roof top deck with elevator service. The plans also allow for an outdoor terrace and a 1,172 square foot second floor to be reinstated.

This extremely well located property is currently vacant - offering an opportunity seldom seen in Carmel for an owner/ occupant or an investor to reposition the property.

**The property will be delivered vacant and in it's "as-is", "where-is", condition upon close of escrow.**

## Property Details

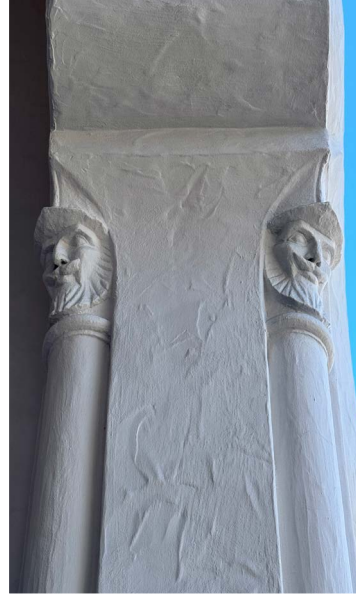
Address	6 SW of Ocean on Dolores St, Carmel
Asking Price	\$5,750,000
APN	010-147-006
Property Type	Retail/Commercial
Zoning	Central Commercial
Total SF	± 5,787 SF (± 6,566 planning approved)
First Floor	± 3,794 SF
Second Floor	± 150 SF (± 1,172 planning approved)
Basement	± 1,843 SF
Lot Size	± 4,000 SF
Year Built	1930





# BUILDING HISTORY

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## **William Johnstone & Hugh Comstock**

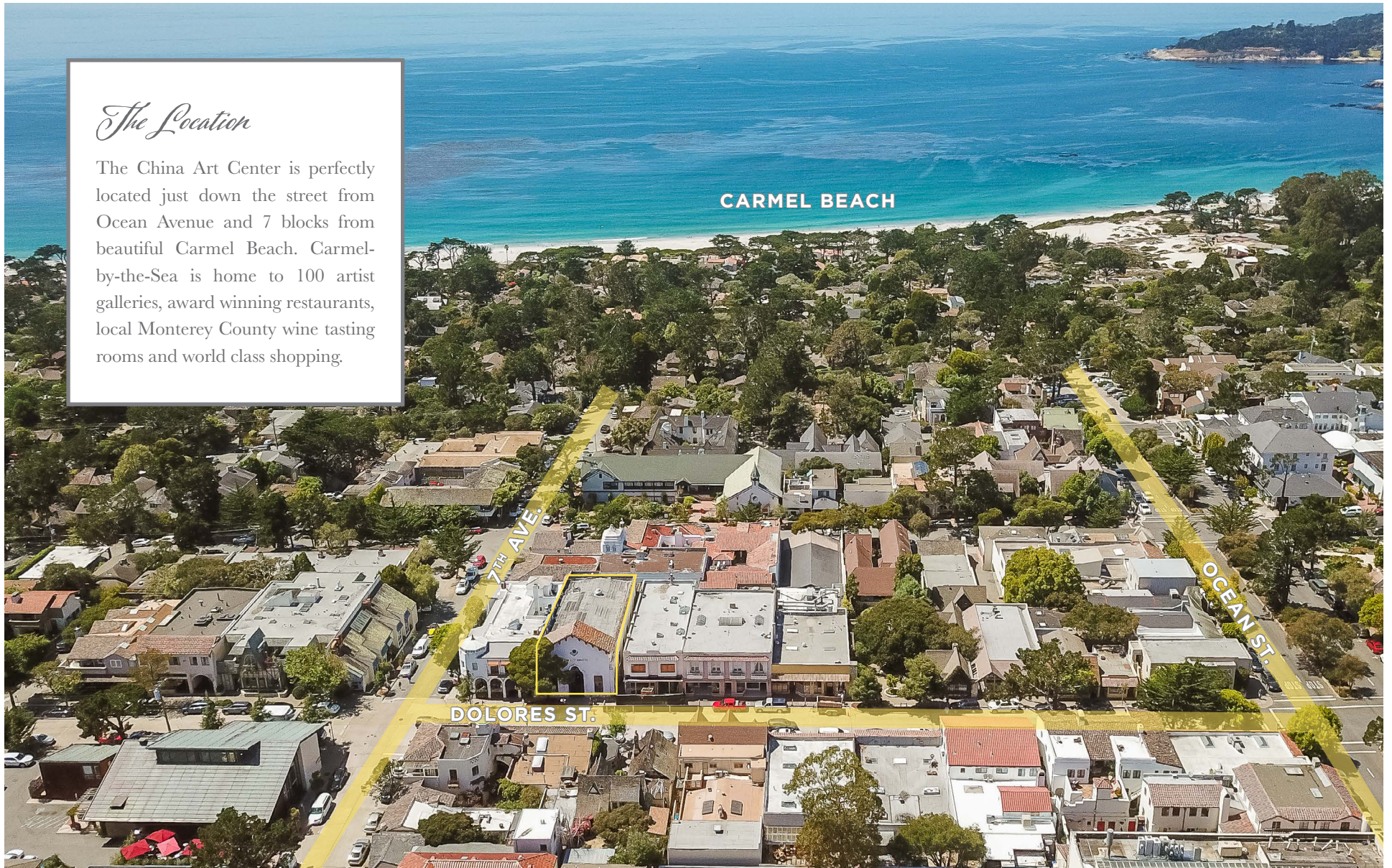
Famous for his Tudor “Fairy Tale” style of architecture, Hugh Comstock built cottages and commercial buildings in and around Carmel-by-the-Sea. Designed and built by Comstock, this two-story Spanish Mission Revival style building was originally built to house the Monterey County Trust & Savings in 1930. The Building is well known for its historic concrete beams and figures painted to look like wood as you enter the building. Comstock hired a famous Scottish artist and writer, William Johnstone, to create these mission-styled decorative figures. The designs were adapted from Queen Isabella’s palace in Castile as well as combined with drawings from the walls of a monastery in Saragossa, Spain. Another notable Comstock building lies directly across Dolores Street from this building, the Tuck Box and The Garden Shop.



# LOCATION

## *The Location*

The China Art Center is perfectly located just down the street from Ocean Avenue and 7 blocks from beautiful Carmel Beach. Carmel-by-the-Sea is home to 100 artist galleries, award winning restaurants, local Monterey County wine tasting rooms and world class shopping.





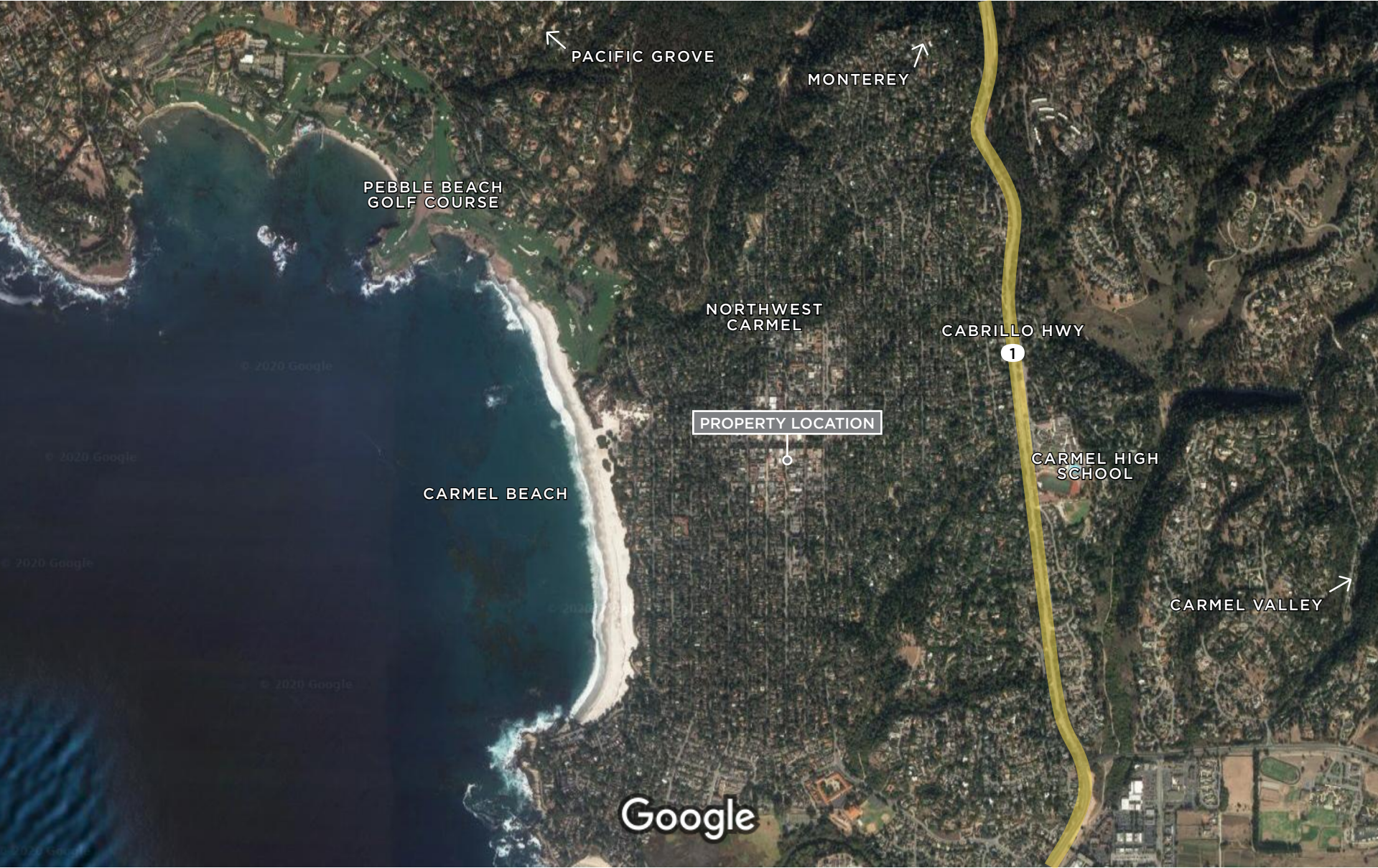
PROPERTY PHOTO



*6 SW of Ocean on Dolores | Carmel-by-the-Sea 6*



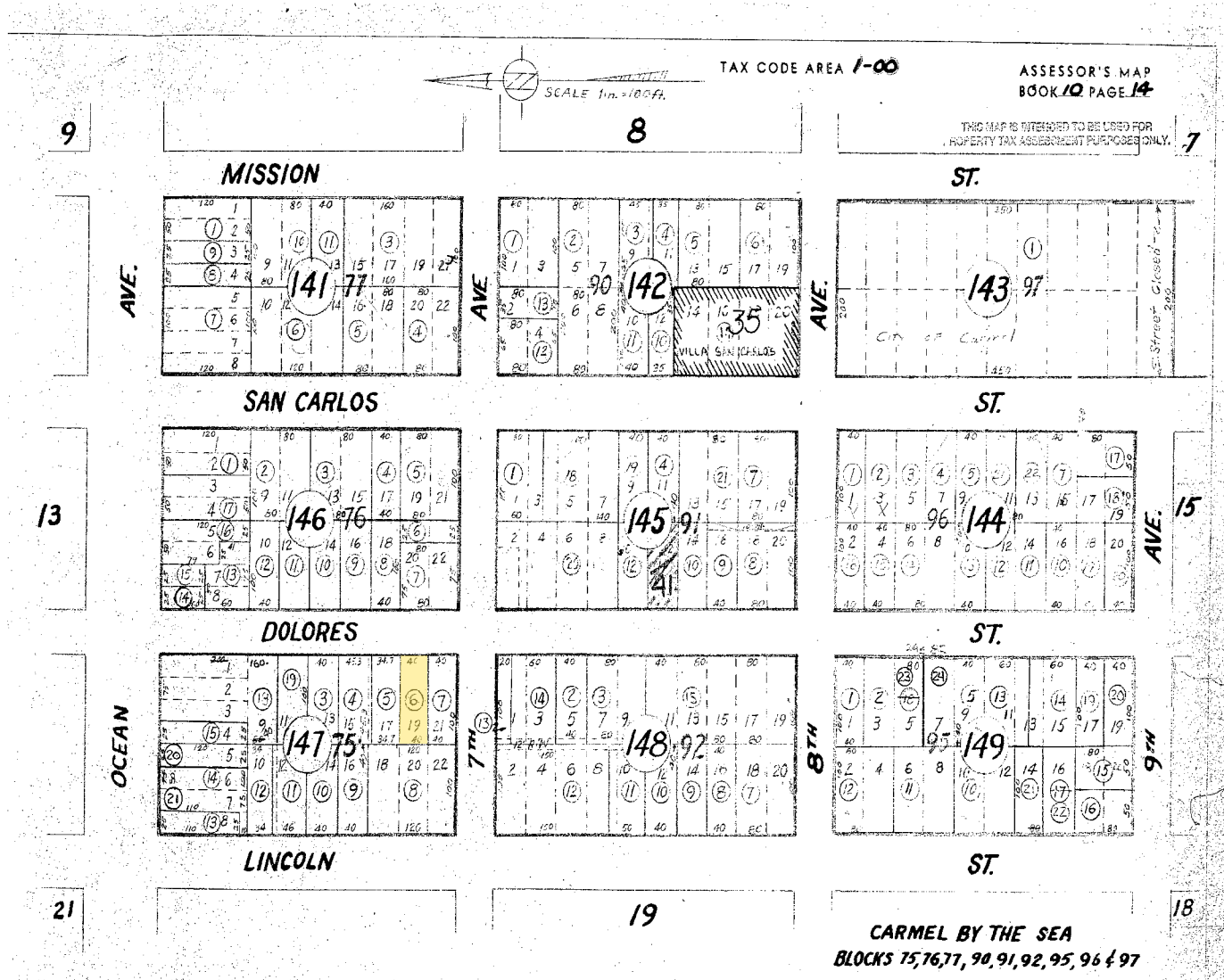
AERIAL MAP



6 SW of Ocean on Dolores | Carmel-by-the-Sea 7



# PLAT PLAN





# MAHONEY & ASSOCIATES

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**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION... MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$3 BILLION**

IN TRANSACTION VOLUME

**1,000+**

ASSETS SOLD

**6,000,000**

SQUARE FEET LEASED

**1,750+**

LEASE TRANSACTIONS



# DISCLAIMER

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## **EXCLUSIVELY LISTED BY:**

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