



7550 SANDHOLDT ROAD

MOSS LANDING, CALIFORNIA

MOSS LANDING HARBOR COMPOUND

\$2,695,000

MossLandingMixedUse.com



A property unlike almost anything else on the Central Coast. Set in the heart of Moss Landing near the harbor, beach and working waterfront, this gated 0.36±-acre compound offers two residences with marina and water views, commercial and gathering spaces, a bar and catering area, warehouse and office space, multiple garages and workshops, a street-facing retail kiosk, generous outdoor areas and a freestanding restroom building. The appeal is its flexibility. Live and work in one place, create a deli or fish market, café, boat or marine shop, surf shop, hospitality or culinary destination, or reimagine the property around an entirely new concept. Gathering areas offer additional potential for events, live music and private functions, subject to applicable approvals. Located along Highway 1, the property provides convenient access to Santa Cruz, Monterey and the greater Central Coast while remaining connected to Moss Landing's distinctive harbor community, beaches, marine activity and coastal character. With substantial on-site and oversized-vehicle parking, harbor visibility and a rare combination of residential, commercial and owner-user potential, this is an exceptional opportunity for someone with a vision for what comes next.



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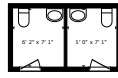
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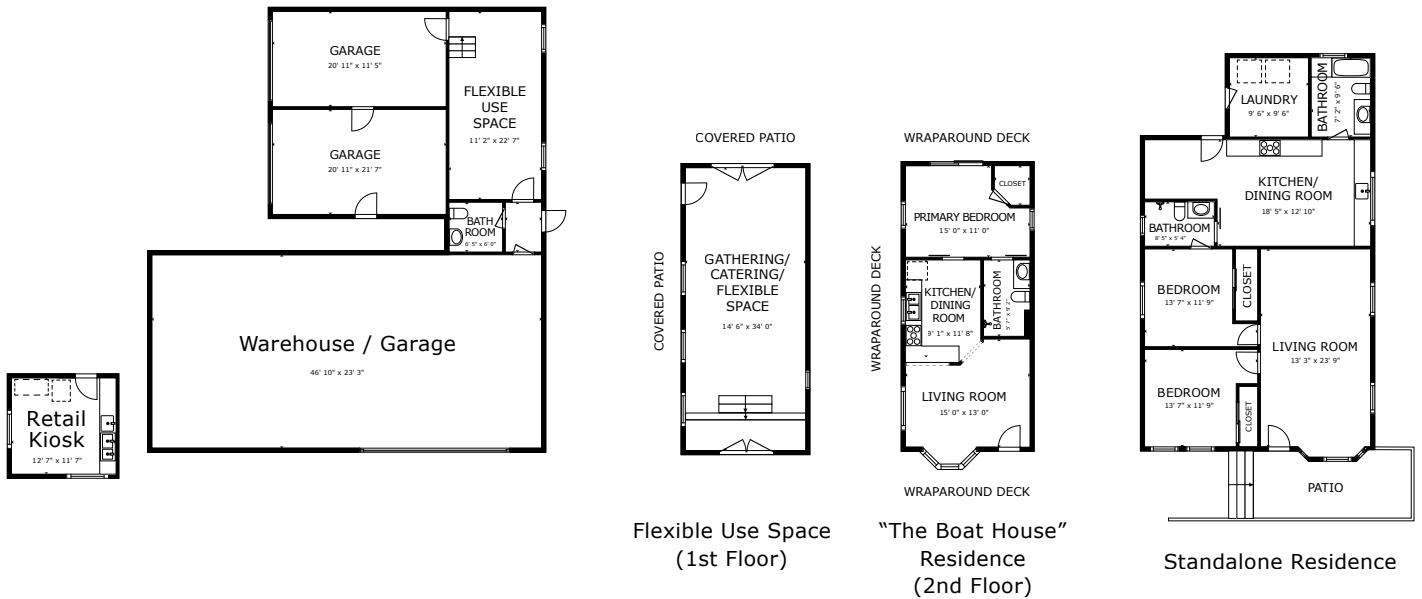
TIM ALLEN
PROPERTIES TEAM

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FLOOR PLAN



Freestanding Restrooms



This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.

INVESTMENT HIGHLIGHTS

- Rare gated harborfront mixed-use compound in Moss Landing
- Approx. 4,900 SF of improvements on approx. 0.36 acres
- Two residences with marina and water views
- Warehouse, office, garage, workshop, gathering and catering areas
- Street-facing retail kiosk and outdoor entertaining space
- Flexible owner-user, hospitality, culinary, marine, creative and live-work potential, subject to approvals
- Strategic Highway 1 location between Santa Cruz and the Monterey Peninsula
- Significant repositioning opportunity after years of inconsistent prior marketing