

FOR SALE

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

Rare Opportunity in Heart of Carmel Valley Village

25 West Carmel Valley Rd. | Carmel Valley, CA 93924



# LOCATION HIGHLIGHTS





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& ASSOCIATES**  
COMMERCIAL REAL ESTATE





# EXECUTIVE SUMMARY

25 W CARMEL VALLEY RD,  
CARMEL VALLEY, CA 93924

\$2,250,000



OCCUPANCY  
**VACANT**



LOT SIZE  
**± 1.57 ACRES**



LOCATION

**CARMEL VALLEY  
VILLAGE**

## PROPERTY OVERVIEW

**Mahoney & Associates** is pleased to offer for sale 25 W Carmel Valley Rd, a 1.57 acre vacant parcel, in the center of Carmel Valley Village. Included in the sale are plans for a mixed use project that includes 8,500 SF of retail/ office space and 4,300 SF of residential space.

## PROPERTY DETAILS

APN	187-433-017 & 187-433-018
Lot Size	±1.57 Acres
Zoning	Mixed Use Commercial

## PROPERTY HIGHLIGHTS

- Walking distance to 20+ wineries/ tasting rooms, 16 restaurants, a grocery store, multiple inns, spas and art galleries.
- The property has 5 open permits (2 discretionary planning permits, and 3 construction permits). Information on these permits along with plans are available via a DropBox link.
- There are 1.163 acre feet of water on record with the Monterey Peninsula Water Management District.

PROPERTY DESCRIPTION ON THE NEXT PAGE



## Property Description:

General development plan and combined development permit consisting of: (1) an administrative permit and design approval to allow one 5,135 square foot commercial retail building (building a) with a 1,558 square foot walking deck and a 2,365 square foot commercial retail building (building b) with a 289 square foot walking deck; (2) a use permit and design approval to allow four mixed use commercial and residential buildings (buildings c through f) within a commercial district; and a (3) use permit to allow the removal of 17 protected oak trees. The property is located at 25 West Carmel Valley Road, Carmel Valley (assessor's parcel numbers 187-433-017-000 and 187-433-018-000), at the eastern corner of the intersection of Carmel Valley Road and Del Fino Place, Carmel Valley master plan area.











SITE PLAN

SHEET NOTES

- (1) SPLIT FACE C.M.U. SITE RETAINING WALL
- (2) EXISTING TREE TO REMAIN - PROTECT DURING CONSTRUCTION
- (3) FIRE SPRINKLER RISER
- (4) ASPHALT CONCRETE PAVING
- (5) BIKE RACK
- (6) ACCESSIBLE PATH SEE - 3/A8.1
- (7) TRASH ENCLOSURE AREA SEE- 12/A8.1

- (8) BUILDING SIGN - SEE DETAIL 1/1 A1.0
- (9) CONCRETE PERMEABLE PAVERS
- (10) COLOR CONCRETE PAVING - 1/A8.4
- (11) PROPERTY LINE - SEE CIVIL DRAWINGS
- (12) EXISTING TREE TO BE REMOVED, TYP.
- (13) NOT USED
- (14) 1/2" MAX. GRADE DIFFERENCE
- (15) NOT USED
- (16) PROVIDE CONCRETE WHEEL STOP AT ALL PARKING SPACES.
- (17) DETECTABLE WARNING SURFACE PER CBC 1133B.5, PAVEMENT

Scope of Work

On an existing vacant parcel the project will be new site grading, utilities, septic system, drainage system and paving for 2 one-story commercial buildings, 4 two-story mixed-use buildings with a 1 bedroom apartment on the second floor and a commercial space on the first floor and surface parking areas. There are 4 attached carports and decks at the second floor units and around the one-story commercial buildings. There will be 23 trees removed and site retaining walls.

PROPERTY LOCATION: 25 West Carmel Valley Road  
Carmel Valley, Ca  
Douglas Stearns  
P.O. Box 222887  
Carmel, Ca. 95022  
LOT SIZE: 1.57 acres or 68,390 SF  
ASSESSORS PARCEL NUMBER: 187-433-017 & 018  
CURRENT ZONING: LC-D-S  
GRADING: CUT: 3130 CYDS, FILL: 270 CYDS.  
TREE REMOVAL: 23 Trees- See Arborist Report for more information  
18 oaks ranging from 6" to 22"  
11 Other Trees

BUILDING	BLDG AREA (SF)	SITE COVERAGE (SF)	PERCENTAGE (%)
A (1-Story Commercial):	5,135	5,135	
Walking Deck:	1,558	1,558	
B (1-Story Commercial):	2,365	2,365	
Walking Deck:	289	289	
C thru E (2-Story Mixed Use)			
Lease Space (1st Floor): 1,007	3,021	3,021	
Carport (1st Floor): 187	561	561	
Residential Storage (1st Floor): 46	138	138	
Residential Apartment (2nd Floor): 1,000	3,000		
Covered Deck / Stairs: 184	368	368	
F 2-p Story Mixed Use			
Lease Space (1st Floor):	721	721	
Carport (1st Floor):	187	187	
Residential Laundry/Storage (1st Floor):	329	329	
Residential Apartment (2nd Floor):	2,000		
Covered Deck / Stairs:	194	194	
Sub total Building Area:	18,976	14,675	21.9%
Including Deck/Carport/Storage			
Retaining Walls: 405 SF x 4 Ave. = 1620 SF.			

THE PAUL DAVIS PARTNERSHIP

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Drawn By:

Drawing Date:

Project Number: 0640

Revisions:

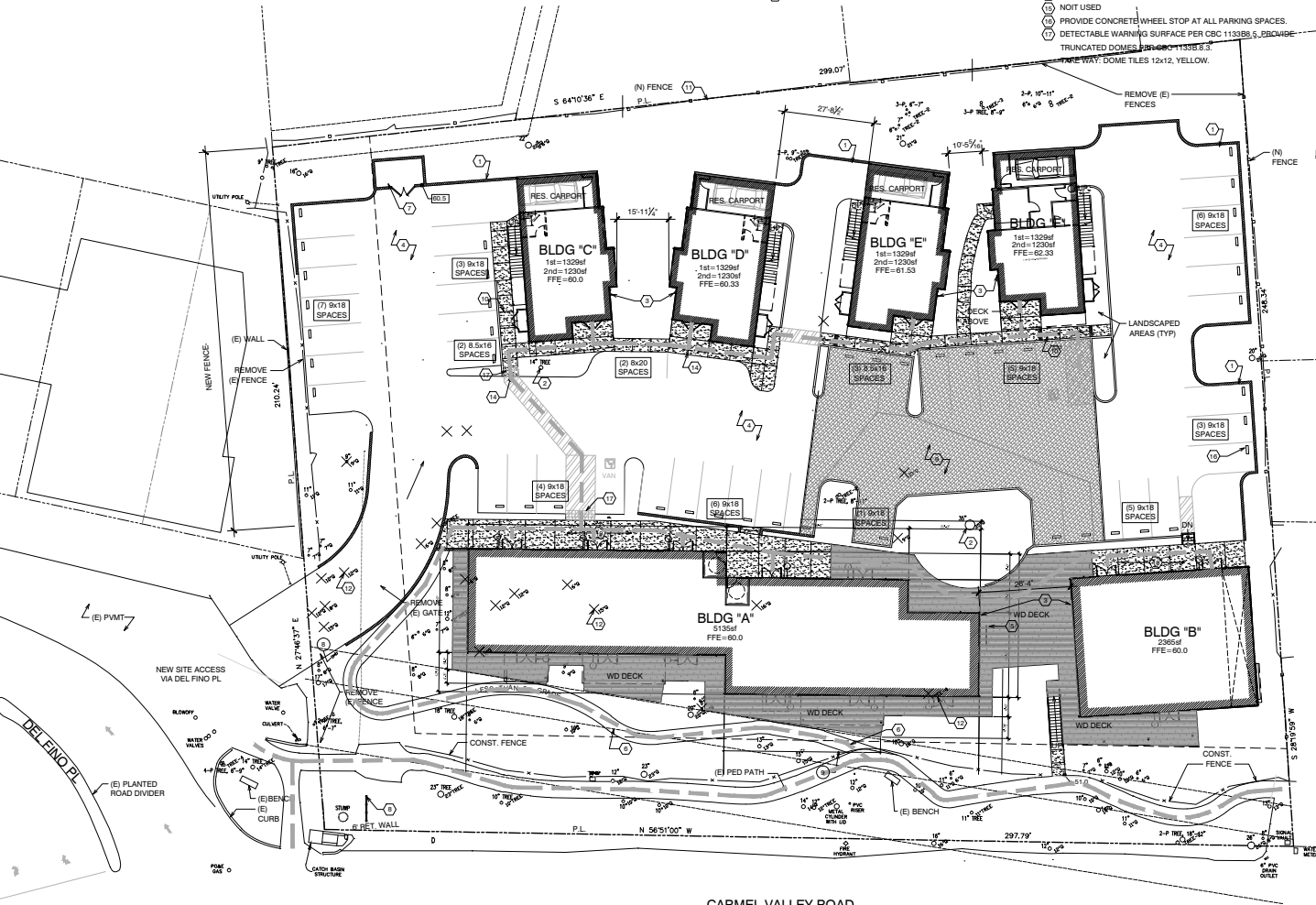
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Sheet Title:

SITE PLAN

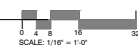
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CARMEL VALLEY ROAD  
(A 87 COUNTY ROAD)

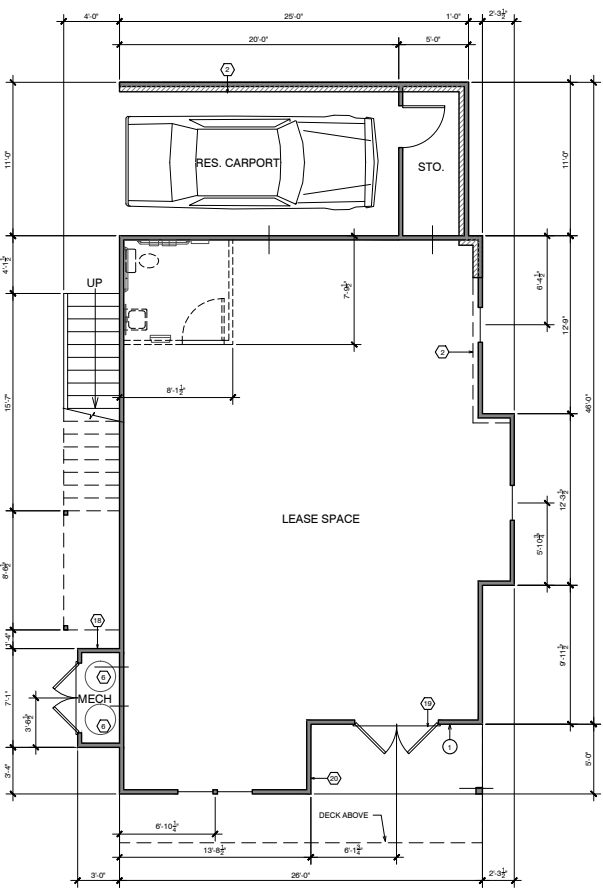
SITE PLAN



ACCESSIBLE PATH OF TRAVEL  
LESS THAN 5% SLOPE, MAXIMUM  
GRADE DIFFERENCE 1/2"



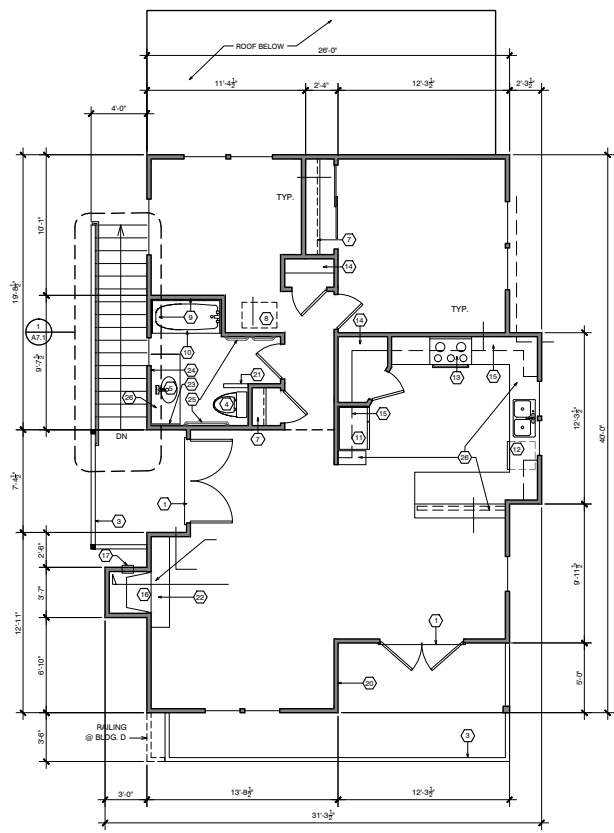
# FLOOR PLAN



FIRST FLOOR

FLOOR PLAN (BUILDINGS "C&E") (BLDG "D" Mirror Layout)

SCALE: 1/8" = 1'-0"



SECOND FLOOR

- 17 OUTSIDE COMBUSTION AIR w/ DAMPER
- 18 PROVIDE 200 S.I. WALL LOUVER WITHIN 12" OF FIN. FLS. AND 12" OF FIN. CLS.
- 19 1/2" MAX. HGT. DIFFERENCE @ THRESHOLD.
- 20 WALL MOUNTED FIRE EXTINGUISHER/ CABINET +48". FE: SLS, 2A.108.C.
- 21 36" HIGH PONY WALL W/ WOOD CAP.
- 22 STONE HEARTH WITH STONE ON WALL TO MANTEL ABOVE
- 23 RECESSED MEDICINE CABINET
- 24 MIRROR
- 25 TOWEL BAR
- 26 CONCRETE COUNTER TOP & SPLASH

## SHEET NOTES

- 1 1" THRESHOLD.
- 2 REFER TO GRADING PLANS FOR RETAINING WALL LENGTH, HEIGHTS. SEE DETAIL 19/A8.1
- 3 36" MIN. HIGH GUARDRAIL- SEE DETAIL 6/A8.1
- 4 TOILET
- 5 LAVATORY
- 6 WATER HEATER
- 7 SHELF & POLE
- 8 22"x30" ATTIC ACCESS
- 9 TILE DECKG. & WALLS TO CEILING. SHOWER HEAD HEIGHT @ +82" A.F.F.
- 10 CURVED SHOWER CURTAIN ROD
- 11 REFRIGERATOR- PROVIDE WATER HOOK-UP FOR ICE MAKER
- 12 DISHWASHER
- 13 RANGE / OVEN W/ MICROWAVE VENT HOOD ABOVE
- 14 5- ADJUSTABLE SHELVES
- 15 UPPER CABINETS
- 16 FIREPLACE- GAS APPLIANCE MAJESTIC DIVER 36IN CIRCULATING DIRECT VENT GAS WITH TEMPERED GLASS VIEWING PANEL (NOT OPENABLE) USE FACTORY TYP. WALL OR T. ROOF SYSTEM- PRODUCT LISTING ANSI Z21.88 2002/CSA 2.33 2002.

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**MIXED-USE  
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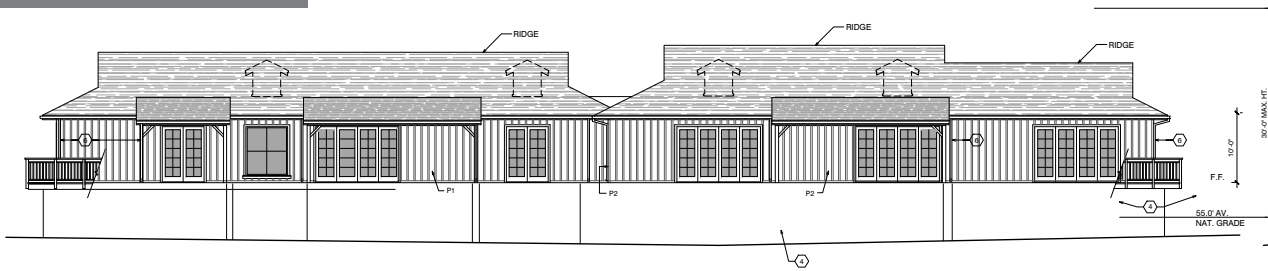
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**FLOOR PLANS  
BUILDING "C-E"**

Sheet Number:

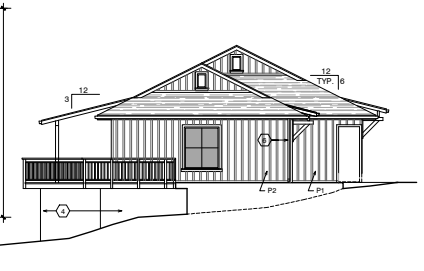
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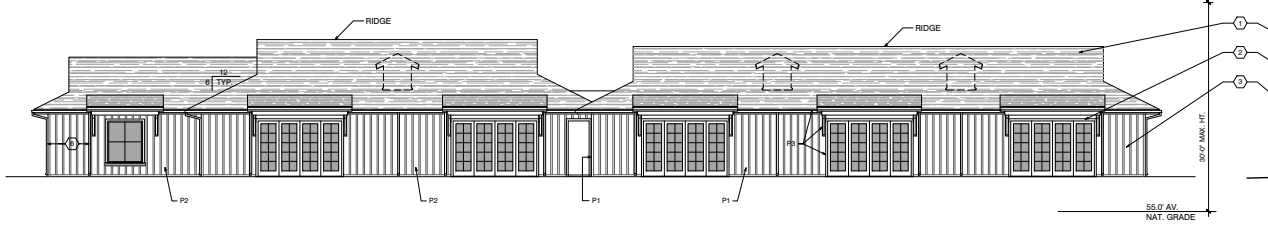
ELEVATIONS



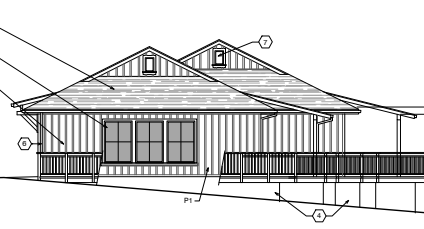
1 SOUTH ELEVATION- BUILDING A  
1/8" = 1'-0"



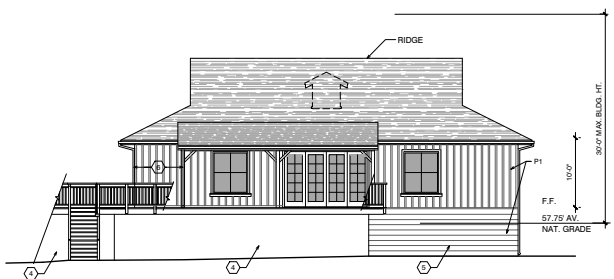
2 EAST ELEVATION- BUILDING A  
1/8" = 1'-0"



3 NORTH ELEVATION- BUILDING A  
1/8" = 1'-0"

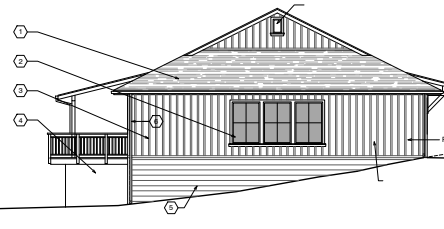


4 WEST ELEVATION- BUILDING A  
1/8" = 1'-0"

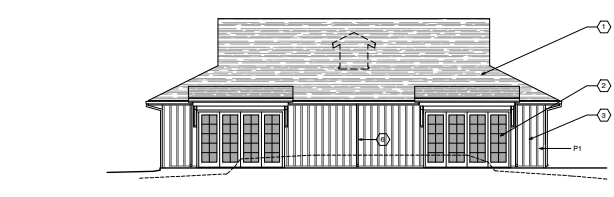


5 SOUTH ELEVATION- BUILDING B  
1/8" = 1'-0"

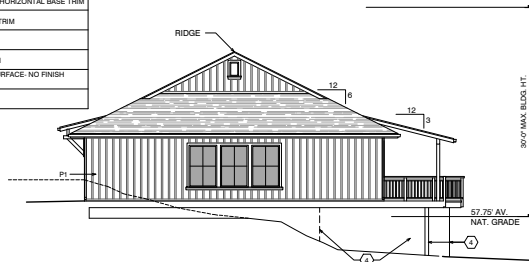
PAINT SCHEDULE	
P1	BODY COLOR OF SIDING, HORIZONTAL BASE TRIM
P2	BODY COLOR OF SIDING, HORIZONTAL BASE TRIM
P3	FASCIA, WINDOW DOOR TRIM
P4	DECK RAILING
P5	DECK RAILING CAP, STAIN
P6	DECK & STAIR TREADS SURFACE, NO FINISH
P7	STAIR RISERS - PAINT
P8	STAIR RISERS



6 EAST ELEVATION- BUILDING B  
1/8" = 1'-0"



7 NORTH ELEVATION- BUILDING B  
1/8" = 1'-0"



8 WEST ELEVATION- BUILDING B  
1/8" = 1'-0"

SHEET NOTES

- 1 COMPOSITION SHINGLE
- 2 WOOD CLAD ALUMINUM WINDOWS & DOORS
- 3 BOARD/BATT: WOOD SIDING
- 4 LATTICE SIDING- SEE DETAIL 20/A8.1
- 5 10" HORIZ. WOOD SIDING
- 6 ALL DOWN SPOUTS TO TERMINATE AS SHOWN ON CIVIL DRAWINGS
- 7 GABLE VENT

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated 40 year High Definition asphalt shingles on Type 15 felt (CBC Table 15-B-1). Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: Galvanized Sheet Metal

BOARD SIDING: 1x4 batts @ 16" o.c. of 4' X 10' vertical cedar rough- sawn T & G plywood or Board siding on Kraft weather-resistive barrier. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.

Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

NOTES:

- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
- Paint all roof jacks, roof caps, dampers and flues to match roof color.
- Vary joints in siding with one no closer than 4' from joint above & below. Verify layout with owner.

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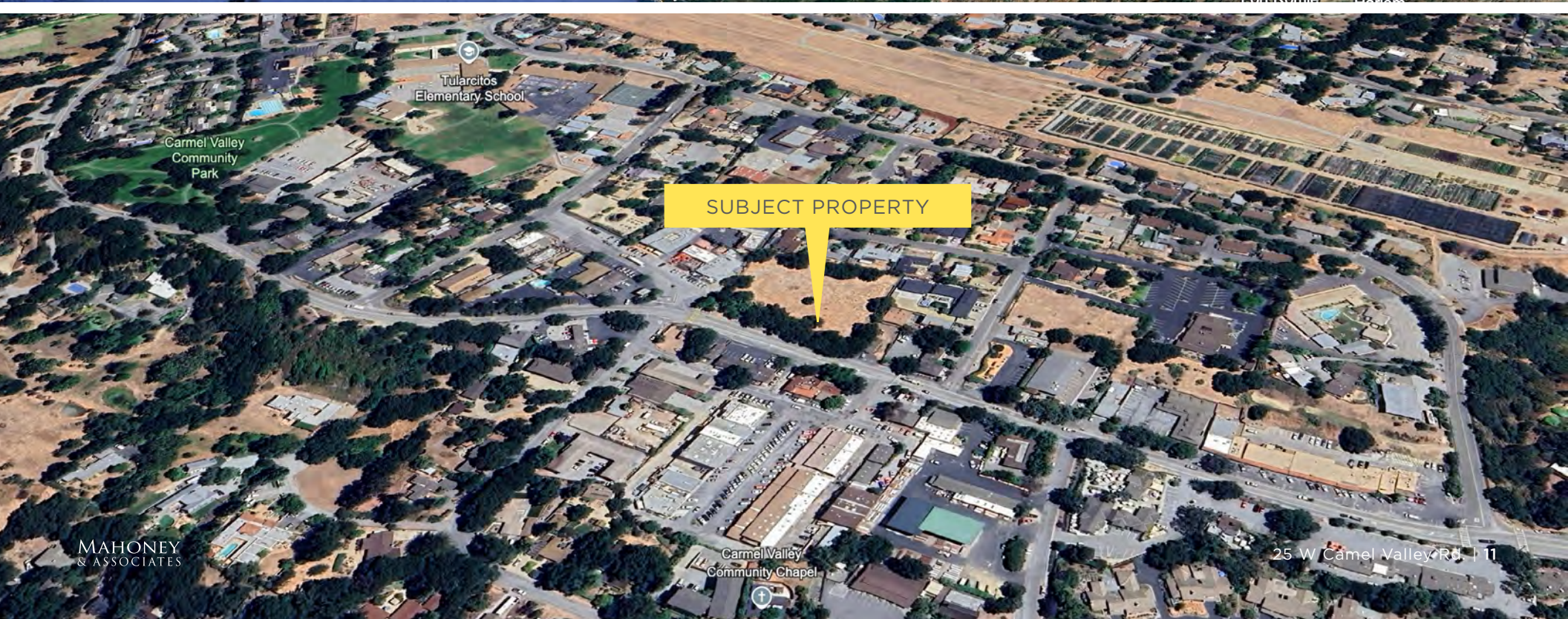
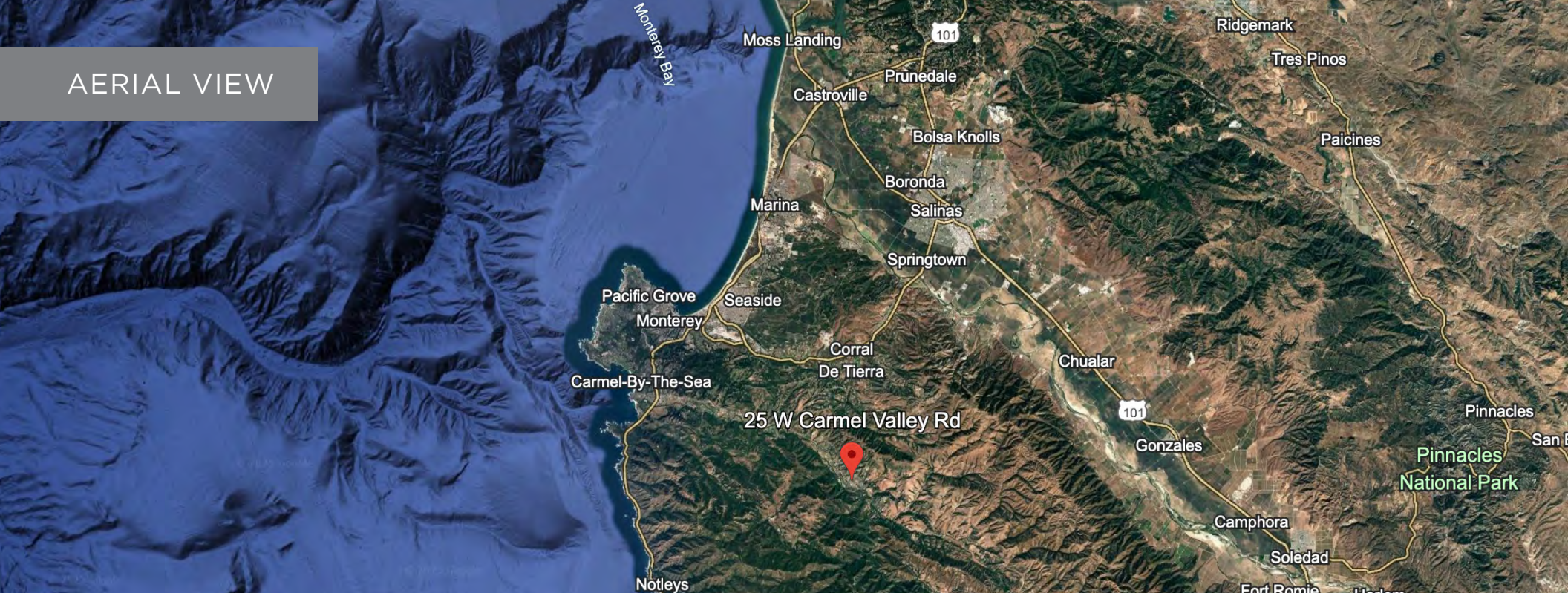
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**BUILDINGS A & B  
ELEVATIONS**

Sheet Number:

A3.1



# AERIAL VIEW

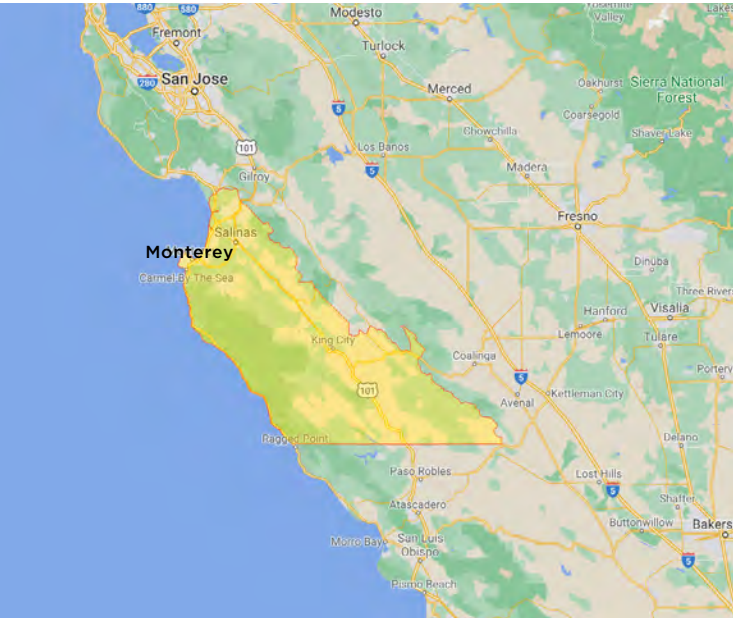




# MONTEREY COUNTY OVERVIEW

## ABOUT MONTEREY COUNTY

Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



## REGIONAL HIGHLIGHTS



Major US  
Agricultural  
Hub



Large  
Tourism  
Sector



Military  
Presence



## ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



## 2024 DEMOGRAPHICS

436,251

Population

132,170

Households

35.3

Median Age

\$88,035

Median Household  
Income



## MAHONEY & ASSOCIATES

**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, founded by John Mahoney, has been known as a local and regional trusted industry leader. 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, 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 objectives. 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 bring order and enrichment to their lives and the community in which their property sits.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$4 BILLION**

IN TRANSACTION VOLUME

**2,000+**

ASSETS SOLD

**6,000,000**

SQUARE FEET LEASED

**1,750+**

LEASE TRANSACTIONS



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