



Paco's Shop & Towing
Storage
(831) 675-0144
75 Gonzales River Rd.

75

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Commercial/Industrial Property in Gonzales For Sale

75 & 79 Gonzales River Road , Gonzales CA 93926

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EXECUTIVE SUMMARY

75 & 79 GONZALES RIVER ROAD
GONZALES, CA 93926

Asking Price

\$1,450,000



BUILDING SIZE
± 6,211 SF



TOTAL LOT SIZE
± 19,166 SF



ZONING
**COMMERCIAL/
INDUSTRIAL**

Mahoney and Associates is pleased to present to the market the opportunity to purchase 75 & 79 Gonzales River Rd., in Gonzales, CA. The offering includes an industrial building within the Blomquist Industrial Park as well as 1/8 interest in a shared stormwater retention system. 75 & 79 Gonzales River Road are conveniently located near major agricultural operators, including Taylor Farms and Braga.

PROPERTY DETAILS

APN	020-021-029 020-021-030
Year Built	2002
Zoning	Industrial

PROPERTY HIGHLIGHTS

- Salinas Valley, Monterey County — easy Hwy 101 access
- 500 SF office + three shop bays
- Five 12'x15' roll-up doors
- ~94 ft of street frontage
- Mostly asphalt-paved, fully fenced
- Single driveway with double gate entry
- Industrial zoning — suits service-commercial or light industrial
- City offers economic development incentives
- Labor costs ~40% below CA average

PROPERTY DESCRIPTION

75 Gonzales River Rd

The subject property is located on Gonzales River Road near its intersection with Puente del Monte Avenue, within the Blomquist Industrial Park. It features a single driveway access from Gonzales River Road and offers approximately 94 linear feet of street frontage.

Improvements consist of a single industrial building reportedly constructed in 2002 by the current owner for use as an auto repair and towing facility.

The building is of metal industrial construction, with a concrete slab foundation, steel framing, enameled steel exterior, and steel standing-seam roof panels incorporating skylights. The interior layout includes a street-facing office of approximately 500 square feet, with three shop bays behind the office opening onto the driveway/yard. Two bays each have two 12' x 15' roll-up doors, and the third bay has one 12' x 15' roll-up door. Interior demising walls are wood-framed with sheetrock: the wall between the office/restroom/storage area and the first bay is standard ceiling height, the wall between bays 1 and 2 is full height to the roof, and the wall between bays 2 and 3 is a pony wall approximately 12 feet high. There are two restrooms serving the office and one restroom in the second bay, all appearing to be ADA-compliant, and the building is equipped with fire sprinklers.

Total building area is approximately 6,211 square feet, with about 500 square feet improved as office. Most of the parcel is asphalt-paved, with only a narrow side yard along the building and the rear yard left unpaved. The site is fully fenced, with a double gate at the driveway entrance. Overall, the improvements are suitable for continued service-commercial or light industrial use.

79 Gonzales River Rd

An undivided 1/8 interest, which includes a stormwater retention pond to receive runoff from Parcels 2 through 8 and Parcel B. A pipeline along the southeasterly boundary of Parcels 2 through 8 conveys stormwater into this pond. The pond, pipeline, and all related stormwater facilities are collectively referred to as the “stormwater retention system.”

Taylor farms

Puente Del Monte Ave

Puente Del Monte Ave

Paco's Shop

79

Gonzales River Rd

AERIAL MAP



Gonzales High School

Gonzales Branch -
Monterey County Free...

Meyer Park

Central Park
Basketball Courts

La Gloria
Elementary School

HWY 101

Alta St

St Theodore Church

Centennial
Park

Puente Del Monte Ave

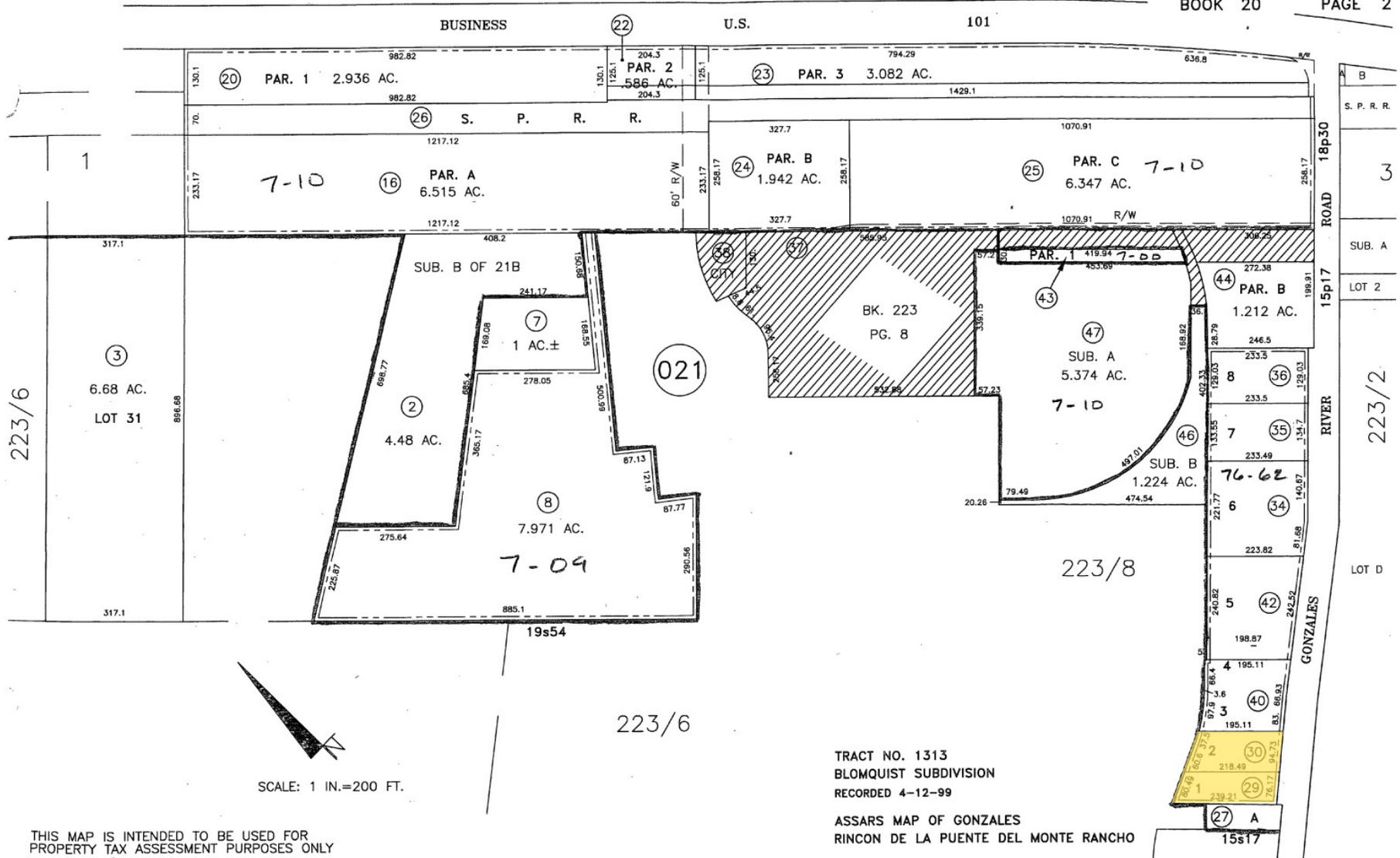
75 & 79

Gonzales River Rd

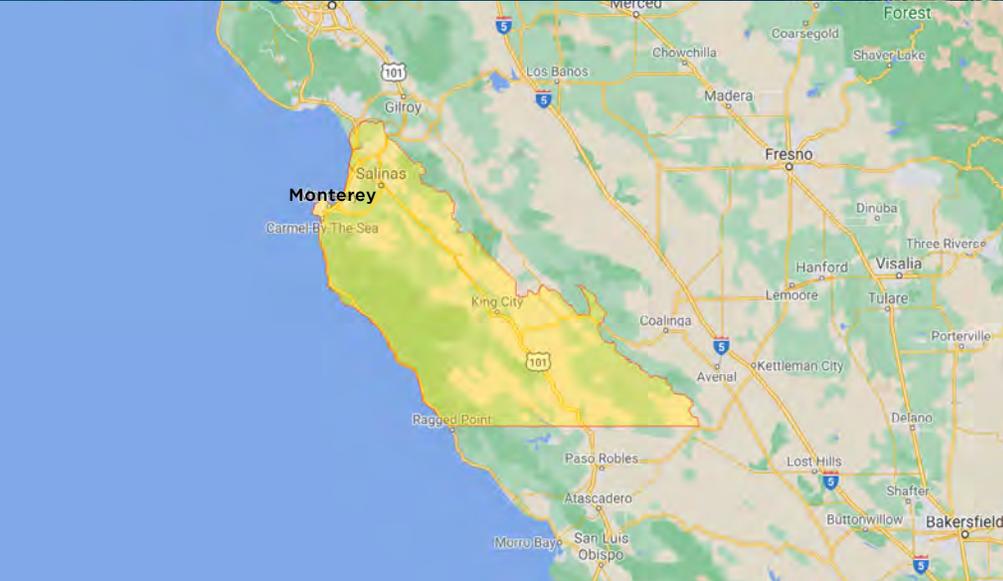
PARCEL MAP

ALTA STREET TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 20 PAGE 2



MONTEREY COUNTY OVERVIEW



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings 3\$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 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

\$4 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A do not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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