

# VACANT CAR LOT INVESTMENT

LISTING PRICE: \$659,000 | LOT SIZE: 10,000 SF



Offering Memorandum

**For Sale | 254 E Market St. | Salinas, CA 93901**  
James Kendall | DRE #02010395



# VACANT CAR LOT INVESTMENT

## OFFERING MEMORANDUM

### TABLE OF CONTENTS:

Investment Overview	3
Property Photos	4
Aerial Map	6
Satellite Map	7
Site Plan	8
Firm Information	9

### PRESENTED BY:

**James Kendall**  
jkendall@mahoneycommercial.com  
831.646.1919 ext. 112  
DRE #02010395

.....

**Mahoney & Associates**  
501 Abrego St | Monterey, CA  
www.mahoneycommercial.com

# INVESTMENT OVERVIEW

## VACANT CAR LOT INVESTMENT

**Mahoney & Associates** is pleased to present for sale an approximately 10,000 sq. ft. lot located east of downtown Salinas. The subject property was previously leased as a used car lot. The mixed arterial zoning allows for a variety of commercial uses. Located on East Market St, the site is surrounded by numerous retail, commercial, and industrial establishments.

PROPERTY DESCRIPTION	
Address	254 E Market St. Salinas, CA 93901
Price	\$659,000
Price PSF	\$65.90
APN	003-114-004
Lot Size	10,000 SF
Zoning	Mixed Arterial Frontage
Opportunity Zone	Yes
Improvements	Single story wood-frame building of approx. 100 SF
Traffic Count	15,878 ADT

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.





PROPERTY PHOTOS





# AERIAL MAP

VACANT CAR LOT INVESTMENT

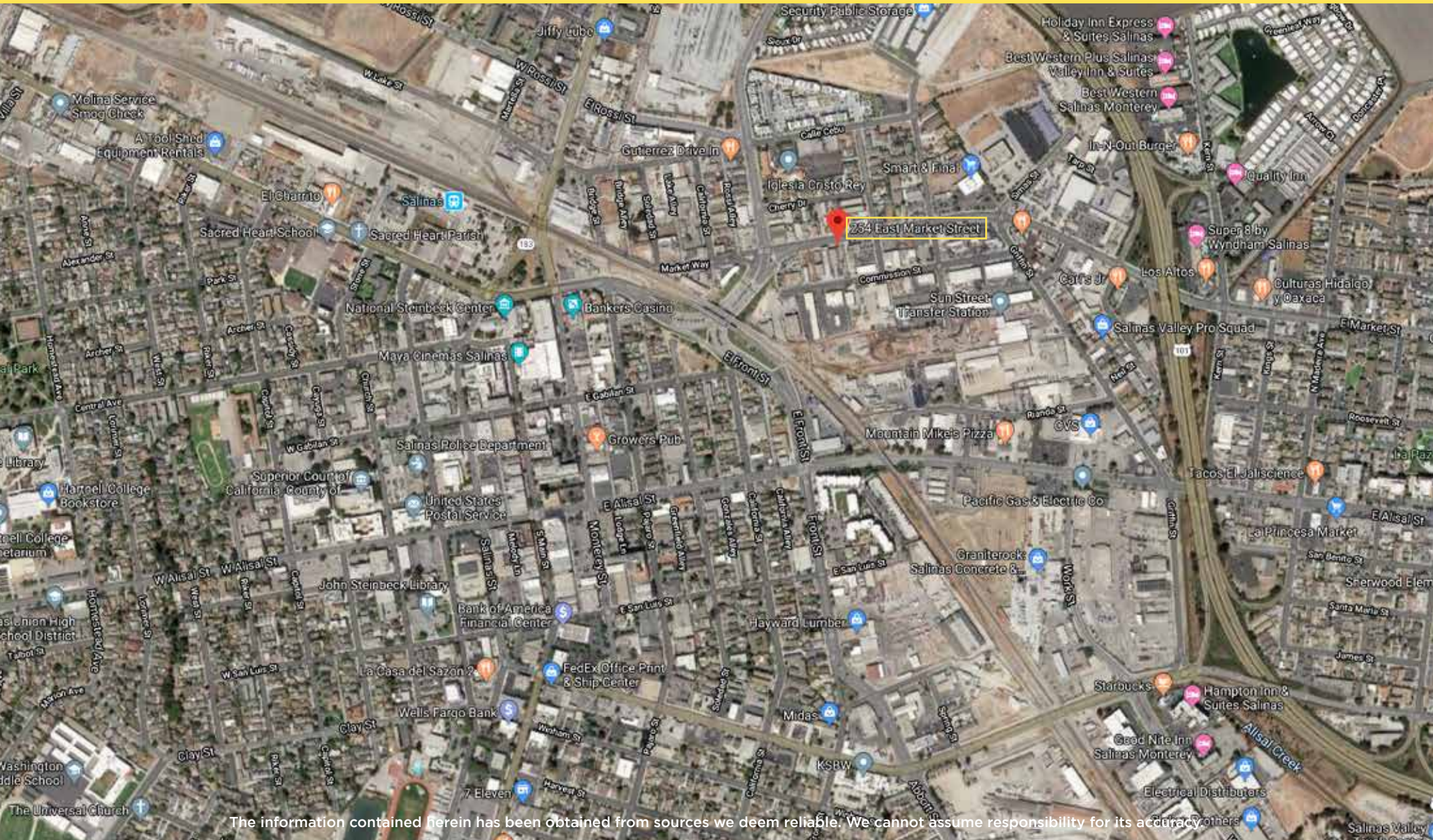


The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



# SATELLITE MAP

## VACANT CAR LOT INVESTMENT

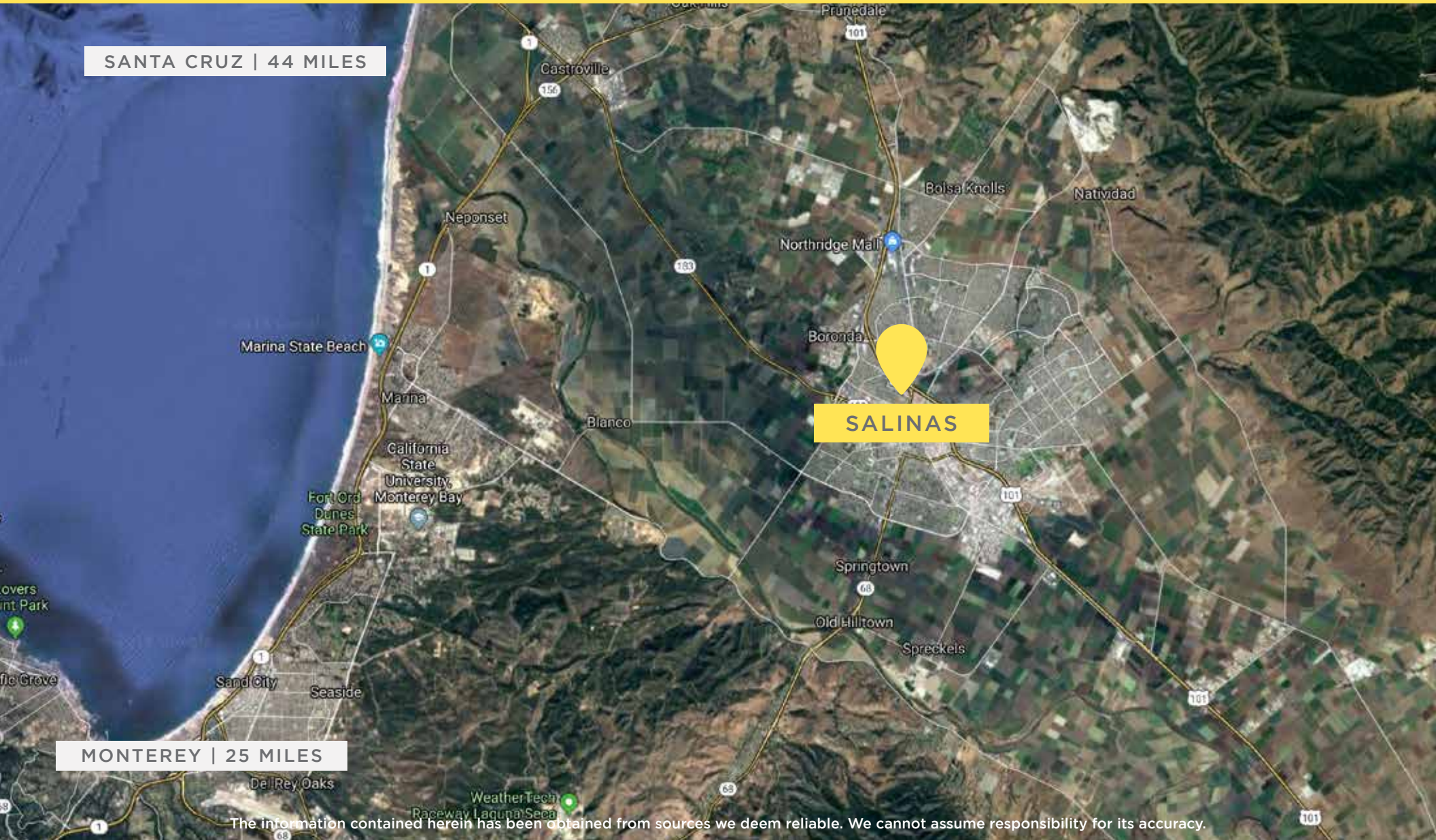


The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy or completeness.



# SATELLITE MAP

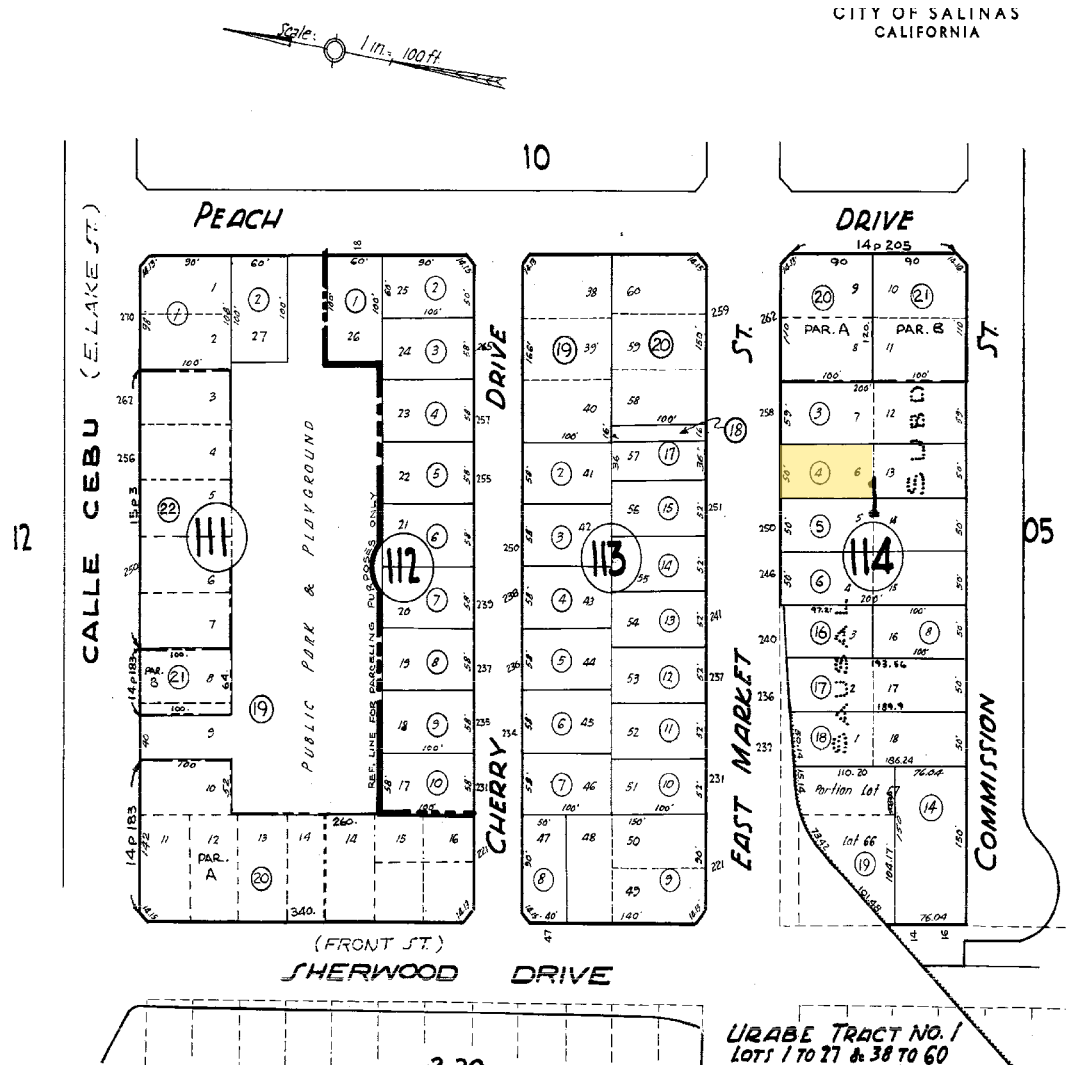
## VACANT CAR LOT INVESTMENT



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

# SITE PLAN

## VACANT CAR LOT INVESTMENT



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



# MAHONEY & ASSOCIATES

## FIRM INFORMATION

**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.

**JAMES KENDALL | SALES ASSOCIATE**  
DRE #02010395

Born and raised in Pacific Grove, James Kendall earned his Bachelor's of Science degree in Business Administration from Columbia College while completing majors in Marketing, Management, Human Resources, and International Business. During his studies he spent extensive time in Colombia, South America where he learned and became fluent in Spanish. Residing in beautiful Carmel Valley, James enjoys spending time with his wife and two young boys on the family horse ranch and hiking the surrounding hills and parks. An avid motorsports fan, he regularly attends events and Laguna Seca Raceway as a volunteer for SCRAMP. James is a Monterey Commercial Property Owner's Association board member, Salinas City Center Improvement Association sub-committee member, and on the Carmel Valley Land Use Advisory Committee.

## 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

---

**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 does not serve as a financial advisor 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.

## EXCLUSIVELY LISTED BY:

.....

**JAMES KENDALL**

DRE #02010395

[jkendall@mahoneycommercial.com](mailto:jkendall@mahoneycommercial.com)

831.646.1919 ext. 112

.....

**MAHONEY & ASSOCIATES**

501 Abrego St | Monterey, CA

[www.mahoneycommercial.com](http://www.mahoneycommercial.com)

831.646.1919

**MAHONEY  
& ASSOCIATES**

---

COMMERCIAL REAL ESTATE