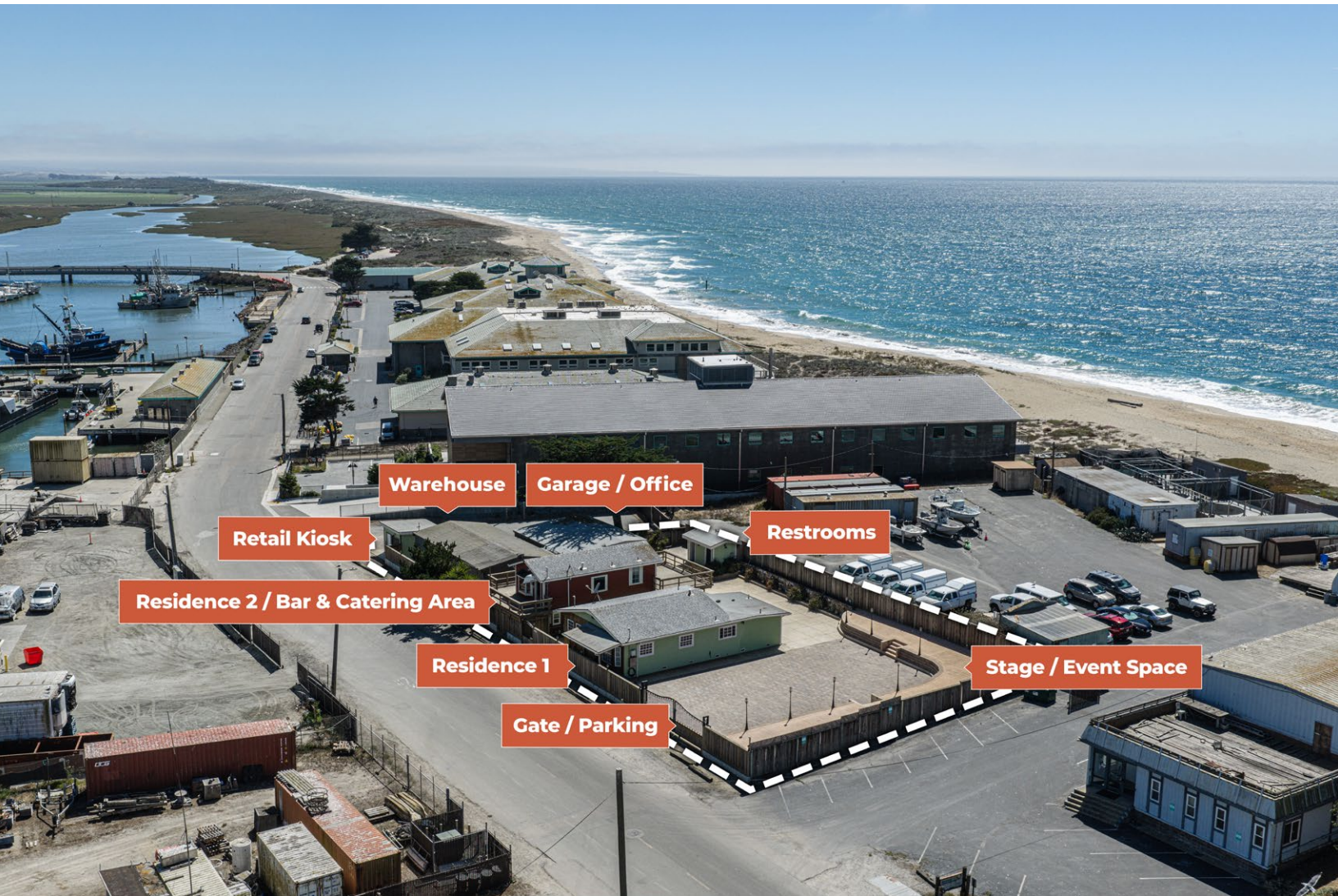




7550 Sandholdt Road, Moss Landing

MOSS LANDING HARBOR COMPOUND

MossLandingMixedUse.com



MOSS LANDING HARBOR COMPOUND

7550 Sandholdt Road, Moss Landing

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.



MOSSLANDINGMIXEDUSE.COM

Hold up your phone's camera to the QR code to visit the property's website & pricing.

2.5% Buyers Brokerage Compensation | Brokerage Compensation not binding unless confirmed by separate agreement among applicable parties.

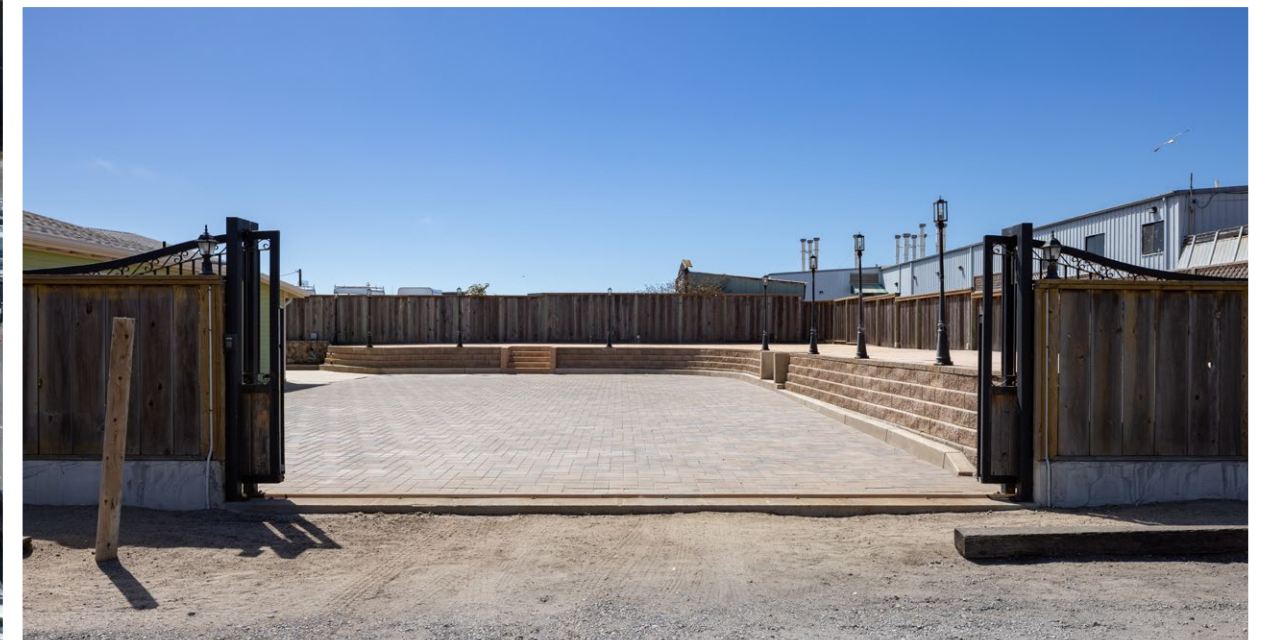
Presented by TIM ALLEN, COLDWELL BANKER GLOBAL LUXURY





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



GATED PARKING AREA / EVENT SPACE WITH STAGE



Virtually Staged



Virtually Staged

RESIDENCE 1: EXTERIOR & LIVING ROOM



RESIDENCE 1: KITCHEN & DINING



RESIDENCE 1: BEDROOMS & BATHROOMS



RESIDENCE 2: EXTERIOR



RESIDENCE 2: LIVING ROOM



RESIDENCE 2: KITCHEN, BEDROOM & BATHROOM



RESIDENCE 2: DECK



Virtually Staged



Virtually Staged



BAR & CATERING SPACE



Virtually Staged



Virtually Staged



COVERED PATIO & FREESTANDING RESTROOMS



OFFICE, GARAGES & HALF BATHROOM



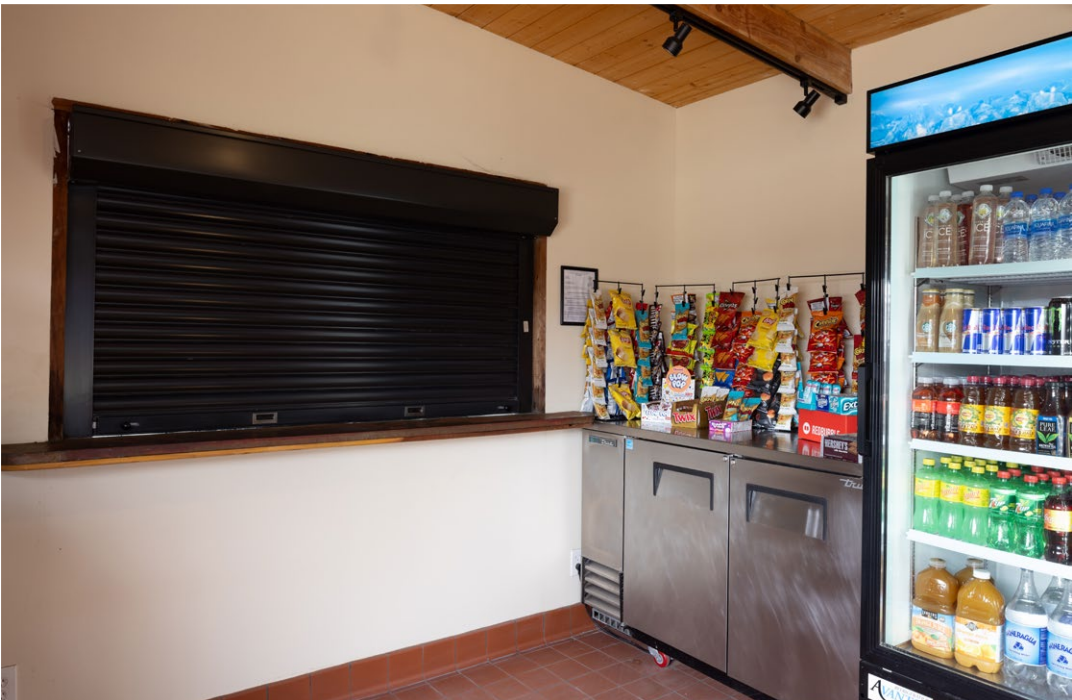
WAREHOUSE



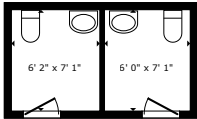
RETAIL KIOSK: EXTERIOR



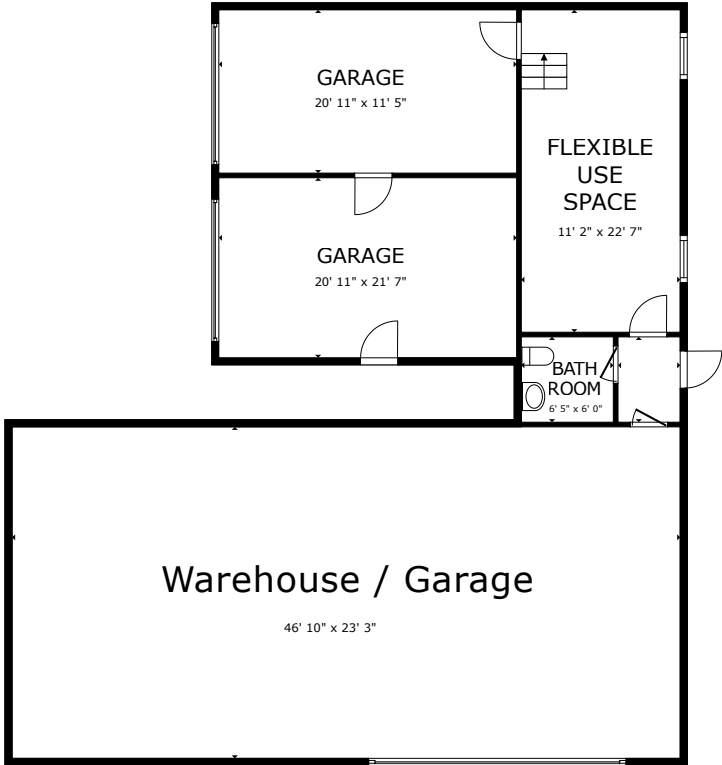
RETAIL KIOSK: INTERIOR



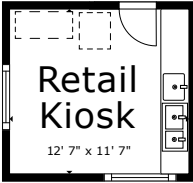
FLOOR PLAN



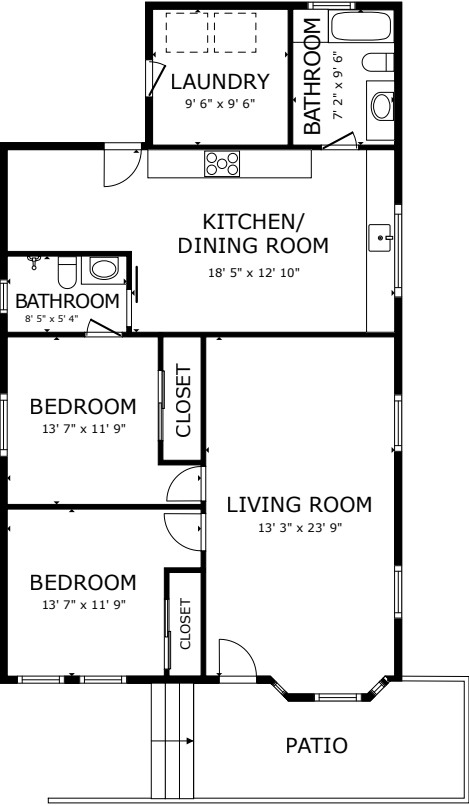
Freestanding Restrooms



Flexible Use Space
(1st Floor)



"The Boat House"
Residence
(2nd Floor)



Standalone Residence



**COLDWELL
BANKER**

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TIM ALLEN
PROPERTIES TEAM

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