



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Well-Maintained Auto Repair Property for Sale or Lease

2100 Del Monte Ave. | Monterey, CA

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MAHONEY & ASSOCIATES

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EXECUTIVE SUMMARY

2100 DEL MONTE AVE.
MONTEREY, CA 93940

ASKING SALE PRICE

\$1,995,000

ASKING LEASE RATE

\$10,000/MO + NNN



BUILDING SIZE
± 2,994 SF



LOT SIZE
± 13,603 SF



PARKING
12 OFF STREET



ZONING
**C3: GENERAL
COMMERCIAL**

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present to the market for Sale or Lease 2100 Del Monte Ave. Monterey. This is an exceptionally well-maintained 2,994 SF automotive repair building space with 5 roll-up doors with high visibility on the corner Casa Verde Way and Del Monte Ave which is a major thoroughfare between Monterey and Seaside. Recently refurbished in 2012, this auto repair property was built to the meticulous standards of the original owners of Advantage Auto and has such amenities as radiant floor heating, two above ground lifts (available for purchase), compressed air hook ups in each of the 5 bays and a newer asphalt parking surface. Two of the five bays have existing above-ground Rotary Lifts with 9,000 and 12,000 lbs. capacities respectively.

Zoned specifically for automotive repair and service, the subject property features a spacious layout complemented by 12 dedicated parking spaces to accommodate customers and staff. The open floor plan allows for customization, with ample room for service bays, showrooms, retail displays, or vehicle storage. The C3 zoning code allows as other principally permitted uses the following: retail sales; vehicle/equipment sales, services and rentals; automobile rentals; automobile washing; services stations; vehicle storage, among others. The older building has 2 service bays accessed via 10'x 10' metal overhead doors, while the newer building contains three bays with 10' x 10' doors, a staff restroom, air compressor and tool storage area. The original building features four skylights over the service area, a 374 SF office area and an ADA restroom. There is a Phase I environmental survey from 2021 which recommends no further action.

Located along one of Monterey's main thoroughfares, this property enjoys significant exposure and ease of access. Approximately two tenths of a mile to the south of the subject on Casa Verde Way there are both north and southbound on/off ramps to Highway 1 - a significant benefit - making the site one of the most centrally located on the Monterey Peninsula. The area is bustling with activity and in close proximity to other businesses, making it ideal for attracting a steady stream of local and out-of-town customers.

PROPERTY DETAILS

APN 013-022-024

Property Type Automotive Repair

Zoning [C3: General Commercial](#)

Total Building SF ± 2,994 SF

Lot Size ± 13,603 SF

Year Built 1960/2012

Parking 12 Off Street

Construction Wood Frame Construction, Cement Plaster Siding, Hot Mop Membrane and Concrete Tile Roofing, Sealed Concrete Flooring on a Concrete Slab

Fire Protection Alarm, no Sprinklers

Roll Up Doors Five (5) Grade Level 10'x10' Overhead Doors

Ceiling Height 8' in Offices, 14.5' in Shop

Power 120 amps/240 volts

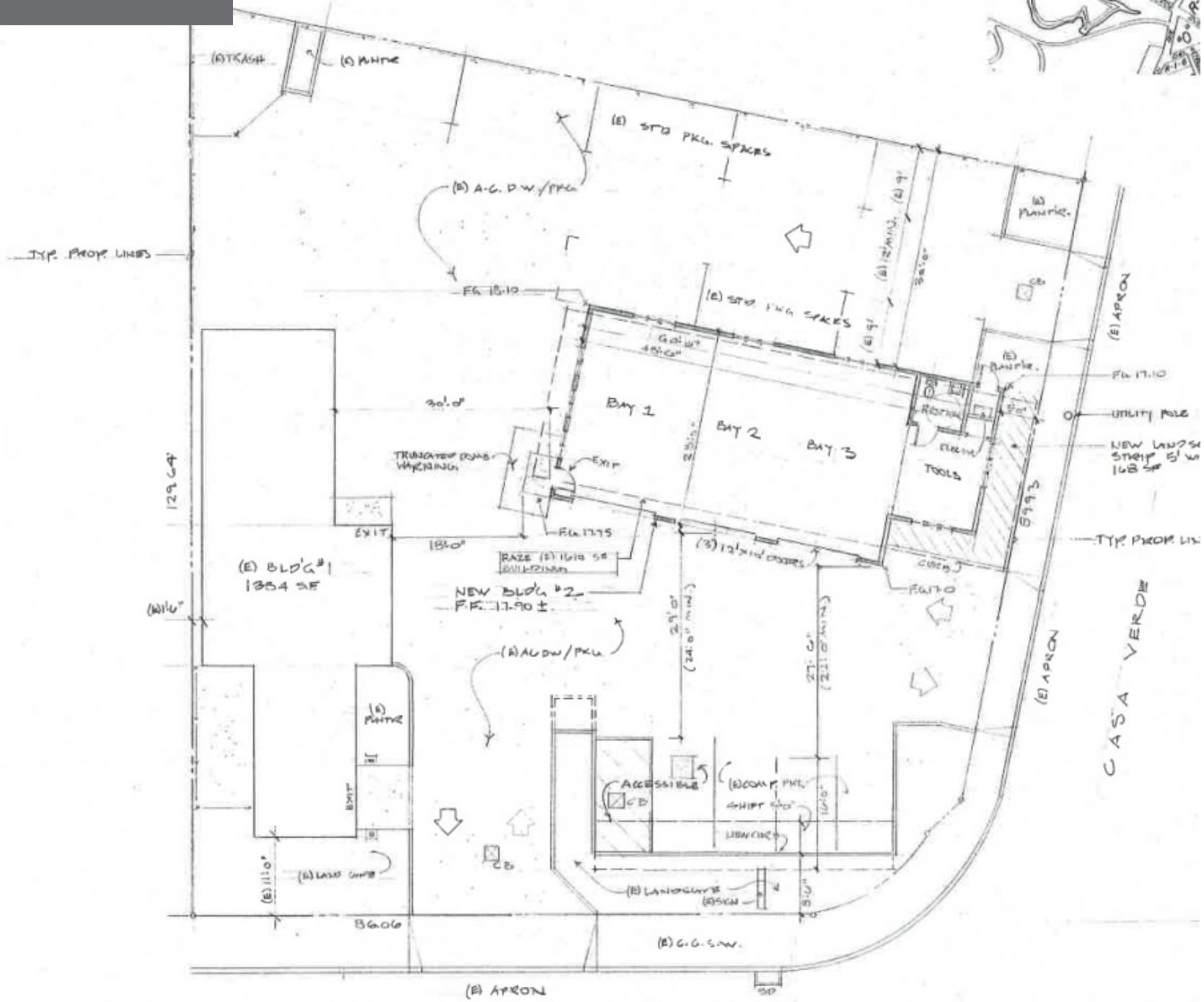








SITE PLAN

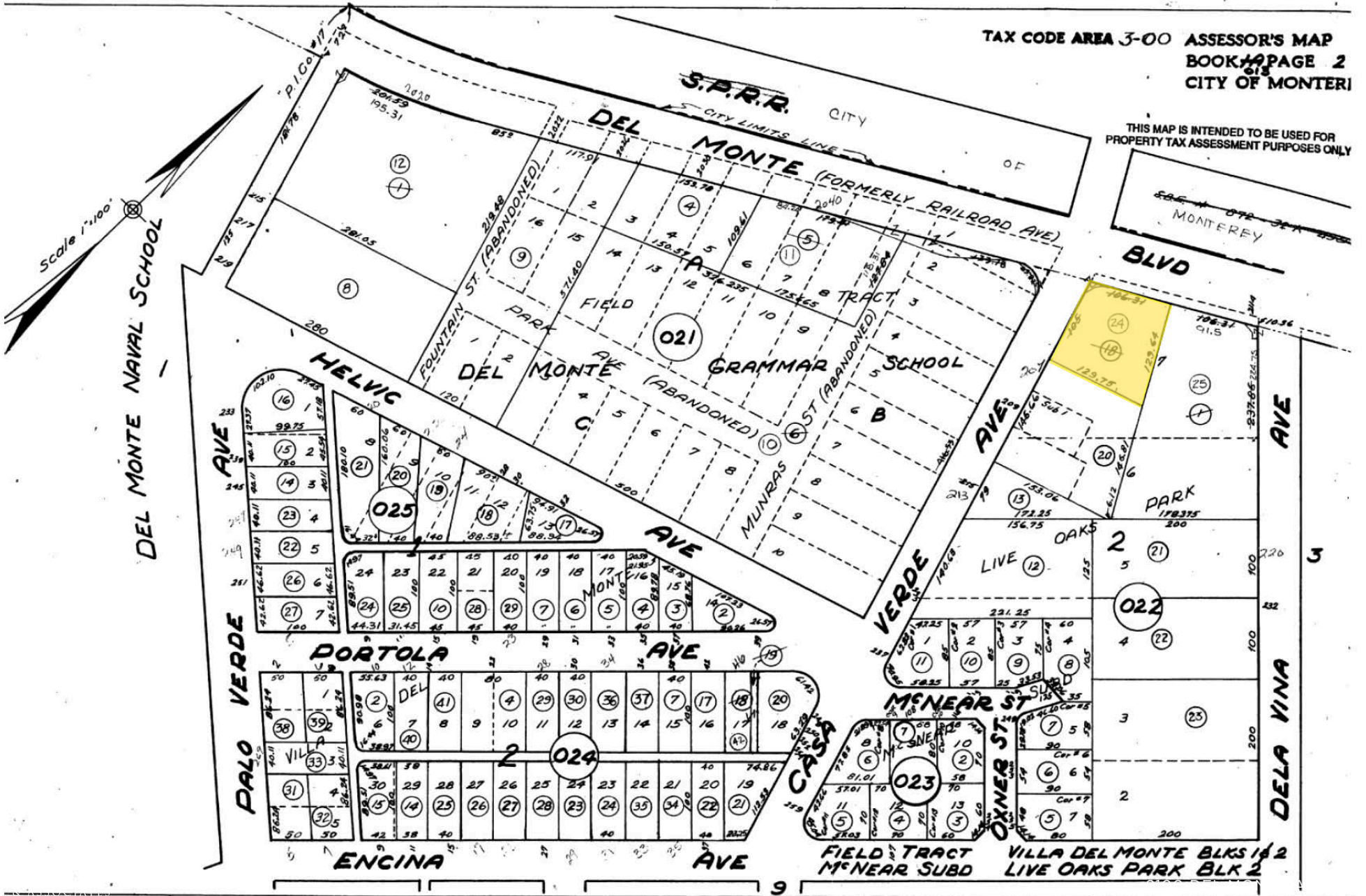


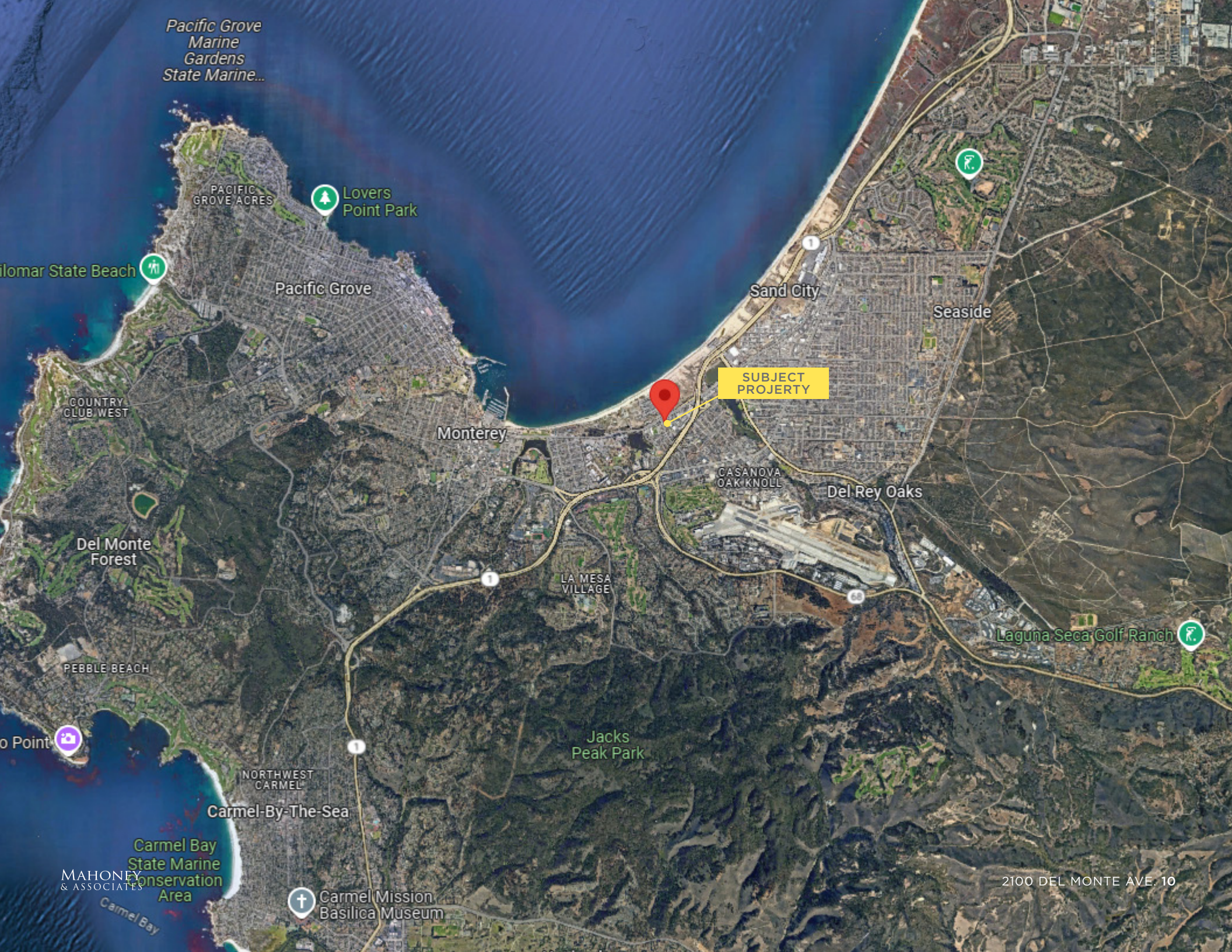
DEL MONTE AVE.

TAX MAP

TAX CODE AREA 3-00 ASSESSOR'S MAP
 BOOK 19 PAGE 2
 CITY OF MONTEREY

THIS MAP IS INTENDED TO BE USED FOR
 PROPERTY TAX ASSESSMENT PURPOSES ONLY





Pacific Grove
Marine
Gardens
State Marine...

PACIFIC
GROVE ACRES

Lovers
Point Park

Del Monte State Beach

Pacific Grove

Sand City

Seaside

SUBJECT
PROPERTY

COUNTRY
CLUB WEST

Monterey

CASANOVA
OAK KNOLL

Del Rey Oaks

Del Monte
Forest

LA MESA
VILLAGE

Laguna Seca Golf Ranch

PEBBLE BEACH

Jacks
Peak Park

Point

NORTHWEST
CARMEL

Carmel-By-The-Sea

Carmel Bay
State Marine
Observation
Area

Carmel Mission
Basilica Museum

MAHONEY
& ASSOCIATES

2100 DEL MONTE AVE. 10

THE CITY OF MONTEREY

ABOUT THE AREA

Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages approx. 29,000, but during peak tourist season that number reaches more than 70,000.

ECONOMY

Monterey’s economic mainstays now are tourism and the military. Other significant sectors of the economy include agriculture, trade, transportation, and utilities.

DEMOGRAPHICS

The median household income is \$76,900 with a median age of 34.7. The market in this area has very high barriers to entry.

TRANSPORTATION

Monterey is served by the north-south Highway 1, and the east-west Highway 68. Nearby airports include the Monterey Regional Airport as well as San Jose Mineta International Airport.

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.



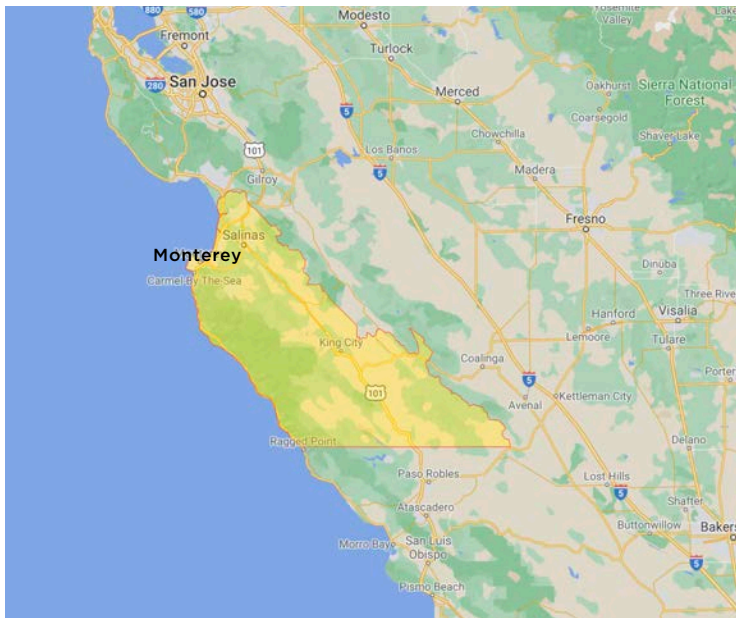
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MONTEREY COUNTY OVERVIEW

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.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

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

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 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.

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