

FOR SALE

4 E. CARMEL VALLEY ROAD



Paramount Craftsmanship in Heart of Carmel Valley

Ryan Edwards, Josh Jones, Patrick Stafford

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

4 E CARMEL VALLEY RD.,
CARMEL VALLEY, CA 93924

ASKING PRICE

\$3,645,000



BUILDING SIZE
± 8,080 SF



LOT SIZE
± 23,400 SF



JURISDICTION
MONTEREY COUNTY



OCCUPANCY
VACANT



HVAC SYSTEM
CENTRAL A/C

Mahoney & Associates is pleased to present to market 4 East Carmel Valley Road for sale. Positioned in the vibrant heart of Carmel Valley Village, this exceptional ±8,400-square-foot commercial building offers a rare opportunity to establish a business in one of Monterey County's most sought-after destinations. Surrounded by acclaimed wineries, tasting rooms, restaurants, and boutique retail, the property benefits from steady visitor traffic and the Village's renowned atmosphere of sunshine, hospitality, and wine-country charm. Formerly home to the well-known Talbott Motorcycle Museum, this beautifully maintained building sits on approximately one-half acre and is widely regarded as one of the premier commercial properties in the Village.

PROPERTY DETAILS

APN	187-441-024
Zoning	LC-D-S (Light Commercial)
Year Built	1997
Parking	21 Spaces in Fenced Lot
Elevator	Elevator Served
Fire Sprinklers	Yes
Building Construction	Combination of wood frame and concrete block, roof-shingle
Security	Extensive security system
Electricity	240/120v - 3 phase - 600 Amps
Gated	Electrical gate

PROPERTY HIGHLIGHTS

Includes a spacious main-level showroom and entry area, an expansive lower-level open floor plan, private office space, abundant storage, restrooms on both floors, elevator access, and a grade level roll-up door. The fully gated site provides 21 on-site parking spaces, a valuable amenity in the Village core, along with a backup generator for operational reliability. With its prime location, flexible floor plan, excellent infrastructure, and strong curb appeal, 4 E. Carmel Valley Road presents a unique opportunity for businesses seeking a flagship presence in Carmel Valley Village.

<https://discover.matterport.com/space/GH4kmo52oRs>



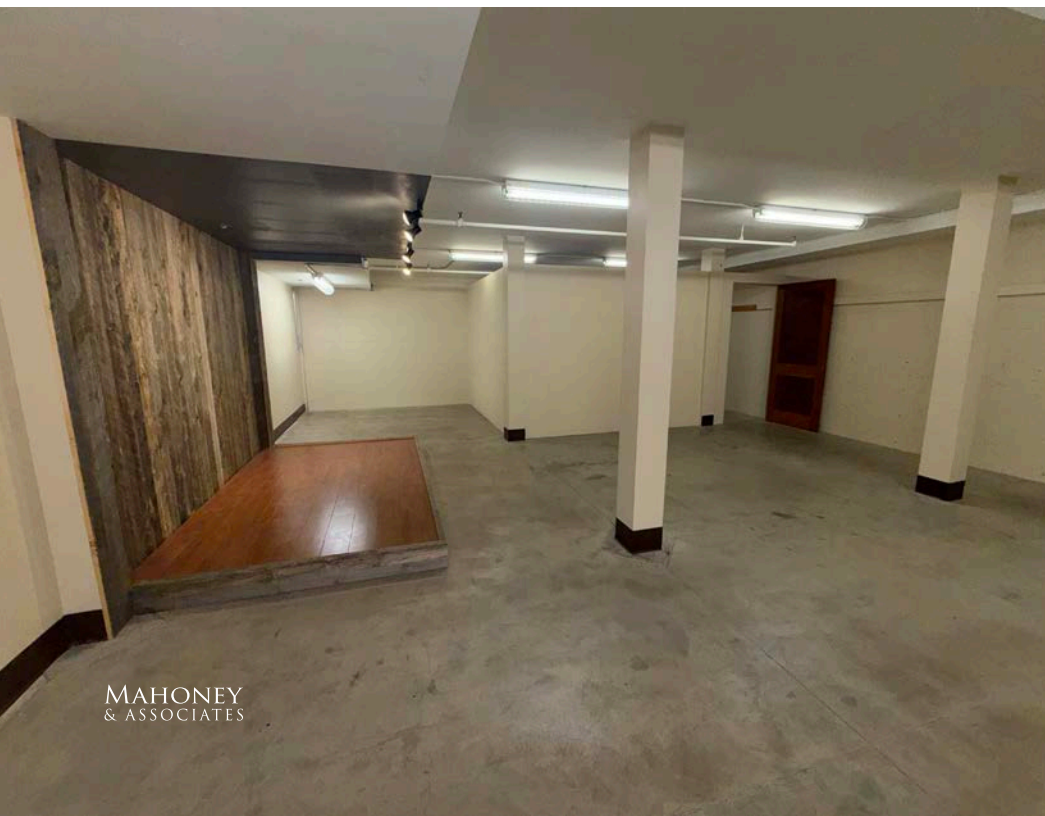


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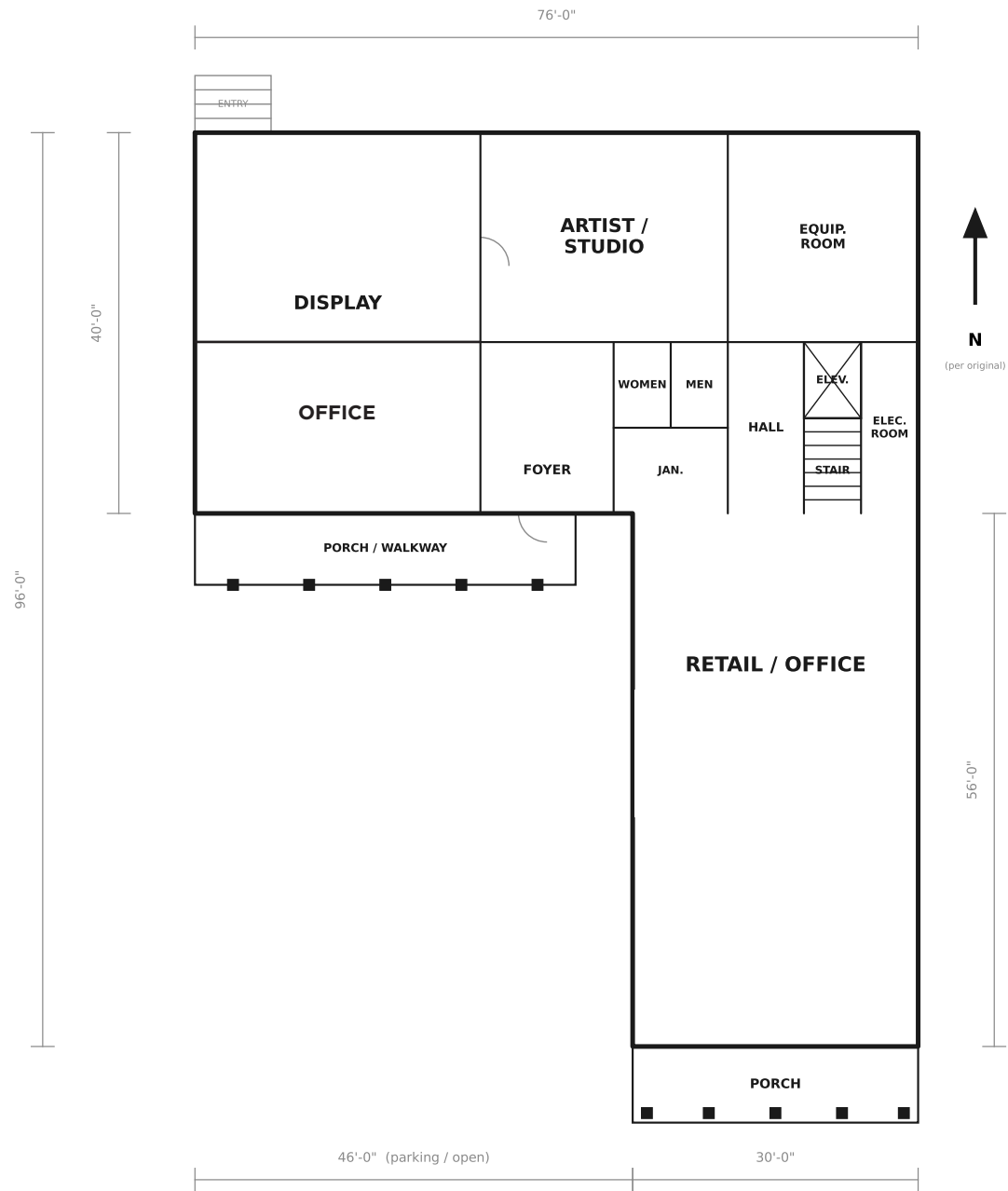


4 E Carmel Valley Rd. | 5



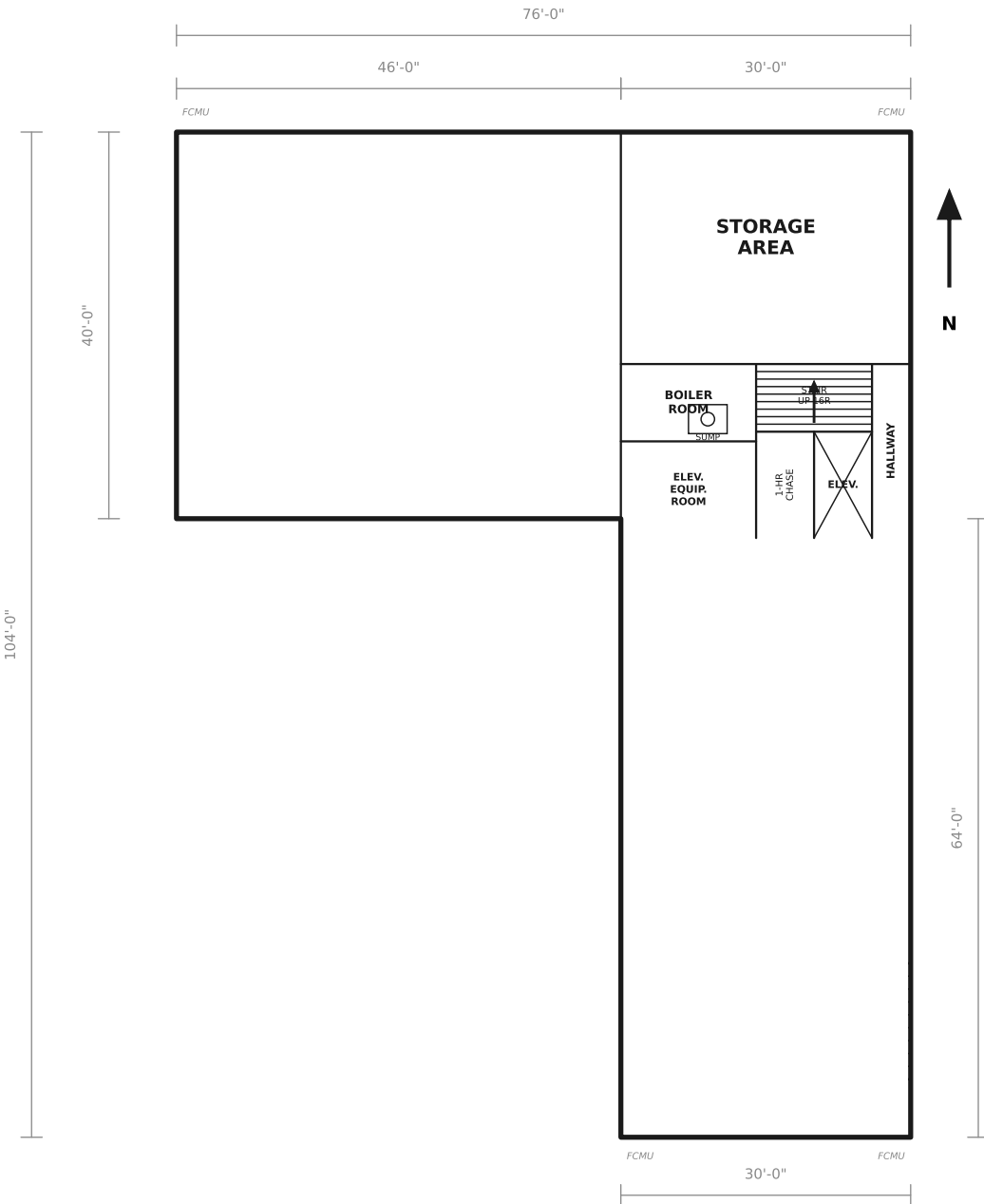


FLOOR PLAN



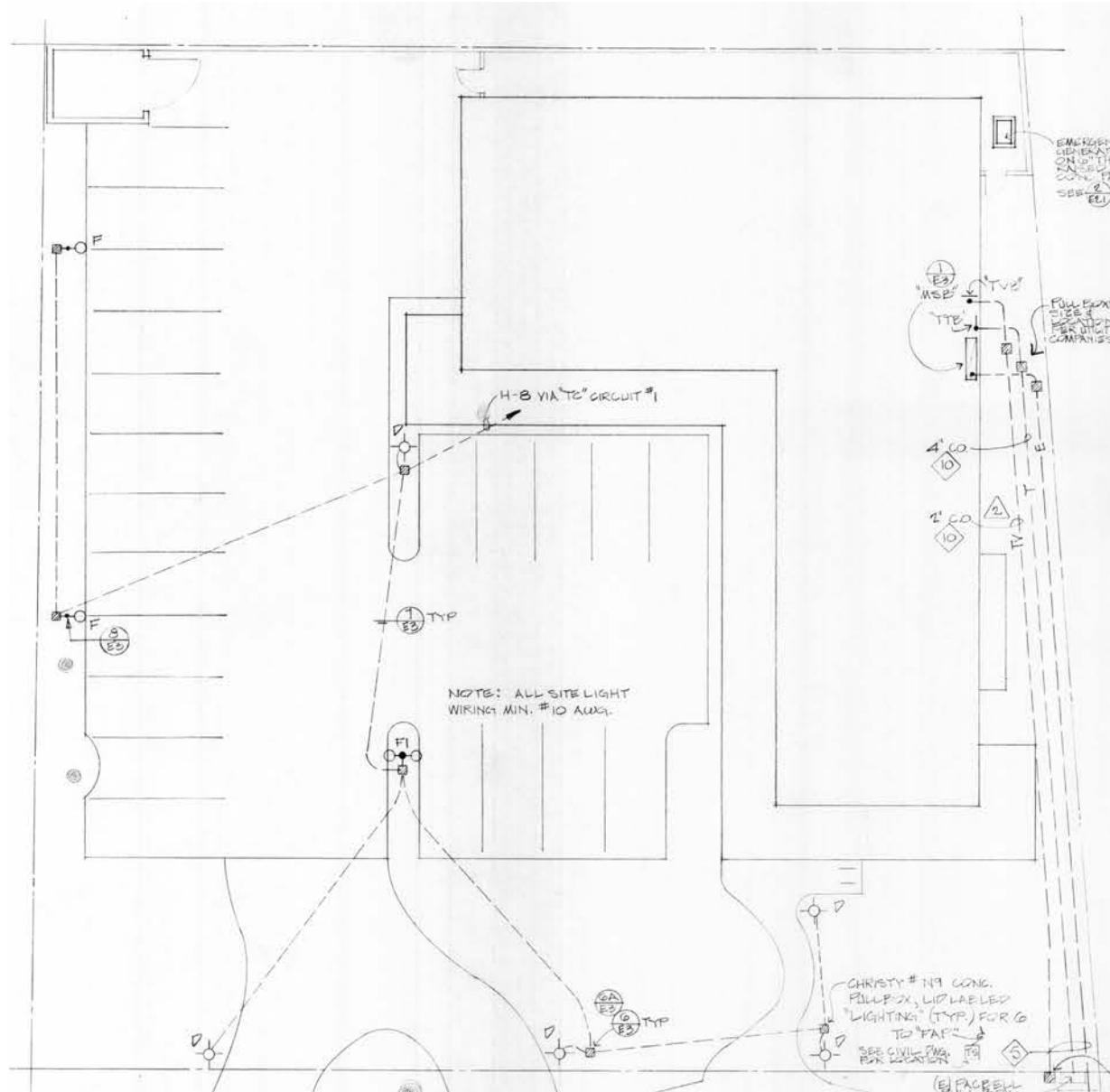
The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FLOOR PLAN (LOWER)



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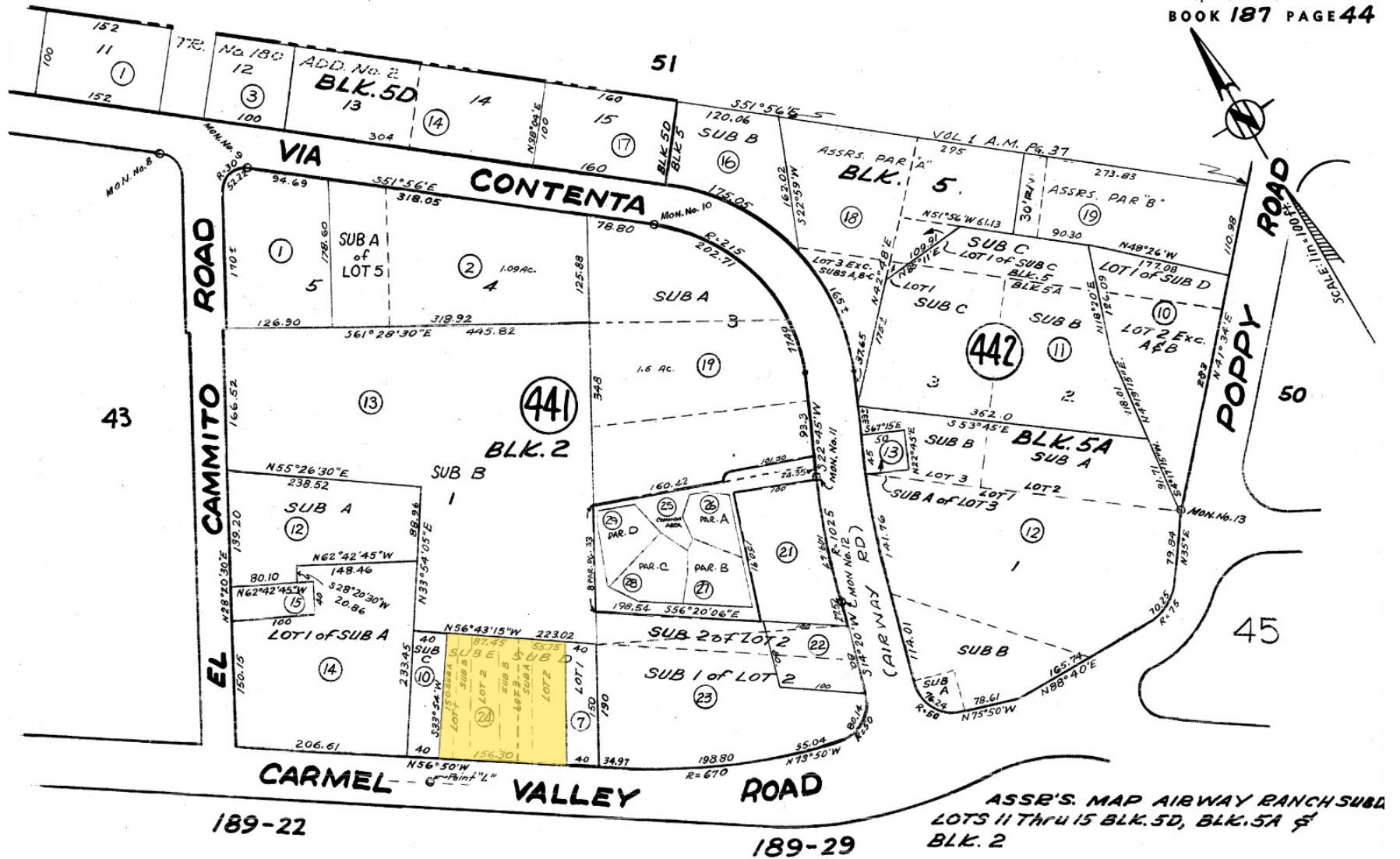
SITE PLAN



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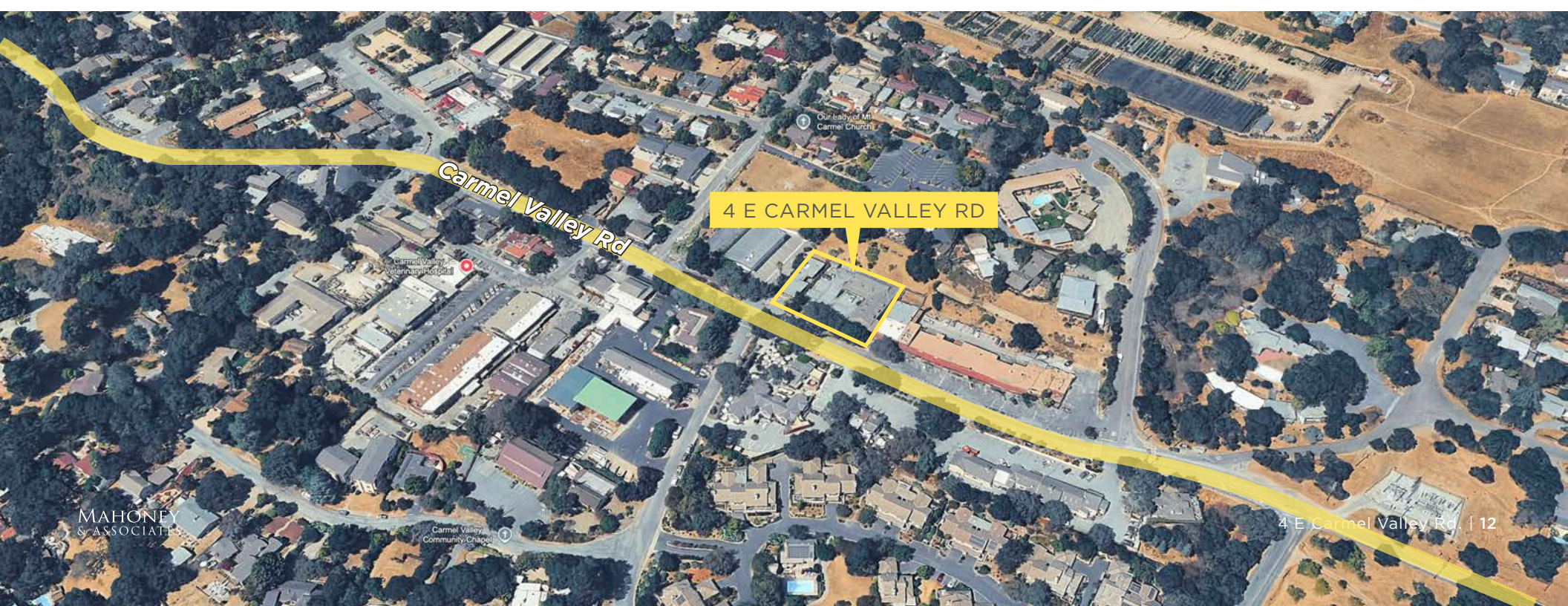
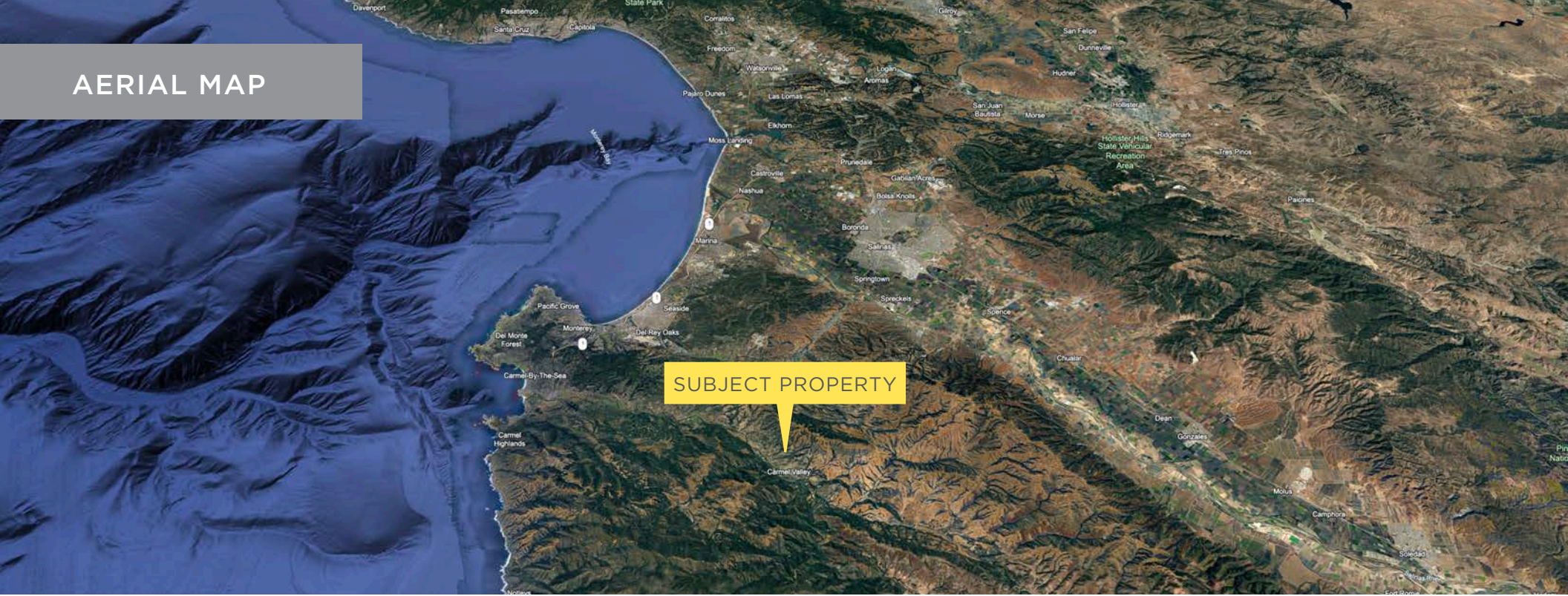
TAX MAP

ASSESSOR'S MAP
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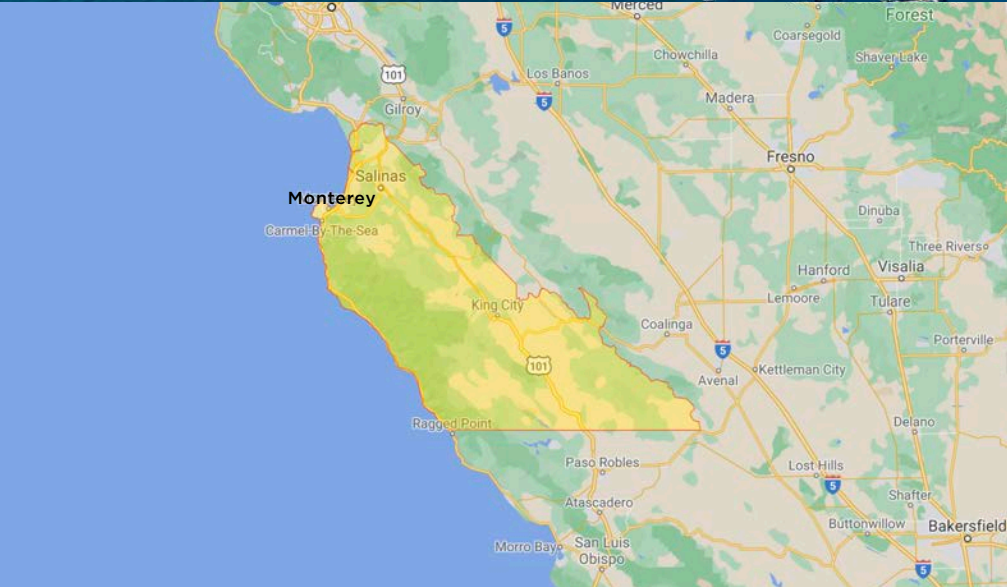


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AERIAL MAP



MONTEREY COUNTY OVERVIEW



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 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

\$5 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 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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