

* Group 2 Water



Prime Seaside Commercial Opportunity For Lease

1232 Broadway Avenue | Seaside, CA 93955

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

1232 BROADWAY AVE,
SEASIDE, CA 93955

Asking Rate

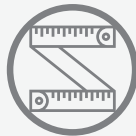
\$10,000/MO + NNN



BUILDING SIZE
± 6,749 SF



AVERAGE DAILY TRAFFIC
~11,000 VPD



ZONING
CMX

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present the opportunity to lease ±6,749 square feet of commercial space at 1232 Broadway Avenue in Seaside, California. Formerly occupied by Paris Bakery, the property offers a well-equipped commercial space with existing infrastructure that may be particularly attractive to food production, bakery, restaurant, catering, or other commercial users.

PROPERTY DETAILS

APN	012-193-004
Lot Size	± 7,500 SF
Year Built	1977
Water	Group 2 Water

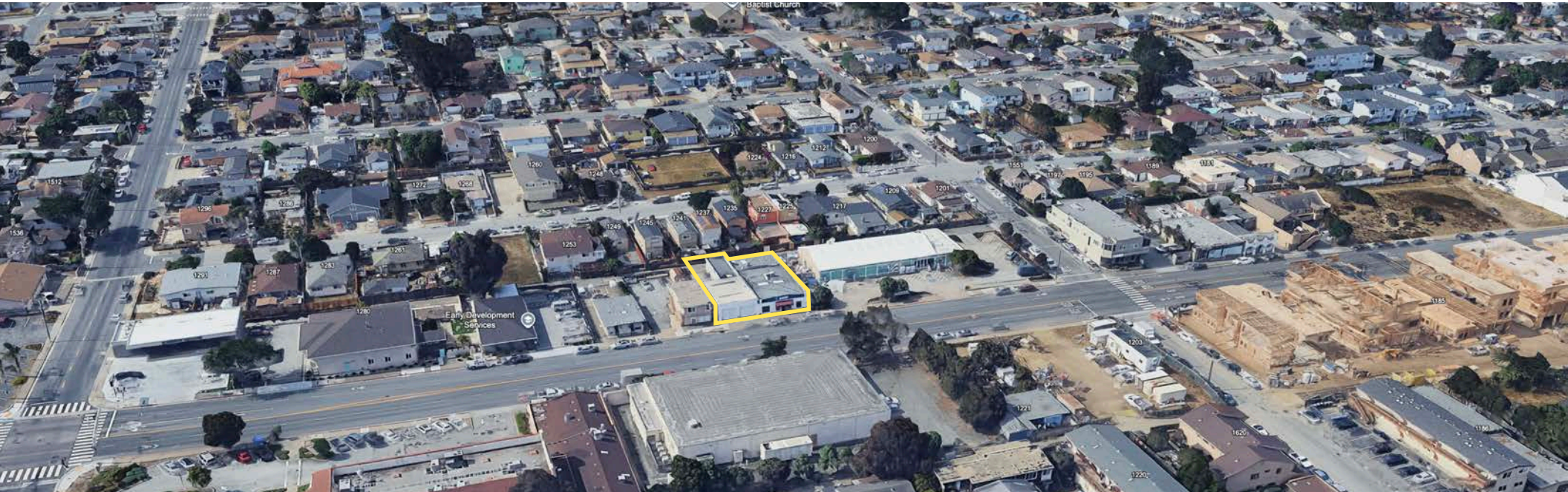
PROPERTY HIGHLIGHTS

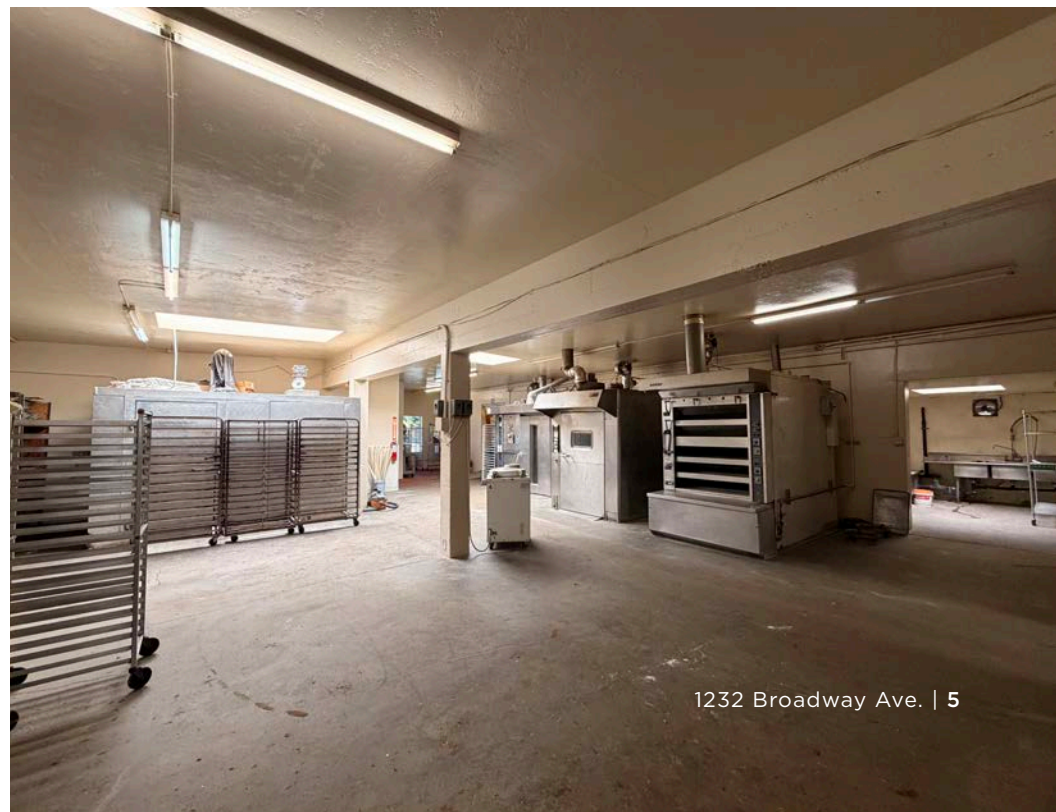
- Established Seaside Location along Broadway Avenue within an established commercial area
- Monterey Peninsula Location with convenient access to Monterey, Pacific Grove, Marina, and surrounding communities
- Commercial Kitchen Infrastructure
- Flexible Commercial Opportunity suitable for a range of potential businesses
- Two Roll-Up Doors for loading and deliveries
- Existing Commercial Improvements that may reduce tenant build-out requirements
- Coastal Monterey County Market benefiting from Seaside's position within the broader Monterey Peninsula economy

PROPERTY DESCRIPTION

The property features two roll-up doors, providing convenient access for deliveries, loading, and operational needs. The existing kitchen area includes commercial cooking infrastructure and equipment, including Revent, Polin, and Winkler cooking utilities, as well as sinks, storage areas, and stackable rolling trays. The existing improvements provide a strong foundation for a prospective tenant looking to establish a commercial food-service or production operation without starting from a completely raw space.

Located along Broadway Avenue in Seaside, the property offers convenient access throughout the Monterey Peninsula and surrounding communities. The combination of substantial square footage, existing commercial kitchen infrastructure, loading capabilities, and established location creates a unique leasing opportunity for qualified commercial users.







LOCATION MAP



FireFlight Paragliding

Fitzpatrick Gym

Local Bar

Seaside High School

Seaside Skate Park

Nissi Daycare

Ocean View Baptist Church

Eolian Dunes Preserve

Cabrillo Hwy



DEL MONTE BLVD.
FREMONT BLVD.

AUTO CNTR PKWY

O'REILLYS

HOMEGOODS

TARGET

COSTCO

SUBJECT PROPERTY

BROADWAY AVE.

NOCHE BUENA ST

SAN LUCAS ST

MAHONEY & ASSOCIATES

1232 Broadway Ave. | 7

SATELLITE IMAGE



ABOUT SEASIDE

Nestled on the scenic Monterey Bay along California’s Central Coast, Seaside is a vibrant, diverse city with a rich history, stunning coastal views, and a strong sense of community. Located just minutes from world-renowned destinations like Monterey, Carmel-by-the-Sea, and Pebble Beach, Seaside offers the charm of a small town with the culture, recreation, and opportunity of a dynamic coastal city.

From panoramic views at Bayonet & Black Horse golf courses to the golden sands of Seaside Beach, outdoor enthusiasts and nature lovers will find plenty to explore. Whether you’re surfing the Pacific, hiking in nearby parks, or simply enjoying a seaside sunset, Seaside lives up to its name.

History

Originally incorporated in 1954, Seaside has deep military and cultural roots, once serving as a home to Fort Ord—an influential military base that played a key role in American military history. Today, that legacy lives on through the thriving California State University, Monterey Bay (CSUMB), which occupies part of the former base and brings innovation, education, and youthful energy to the city.

Seaside is one of the most diverse communities on the Central Coast, where cultures, languages, and traditions blend into a welcoming and inclusive environment. The city is also undergoing a thoughtful period of growth, with revitalization projects, new businesses, and community-focused initiatives helping to shape a sustainable future.

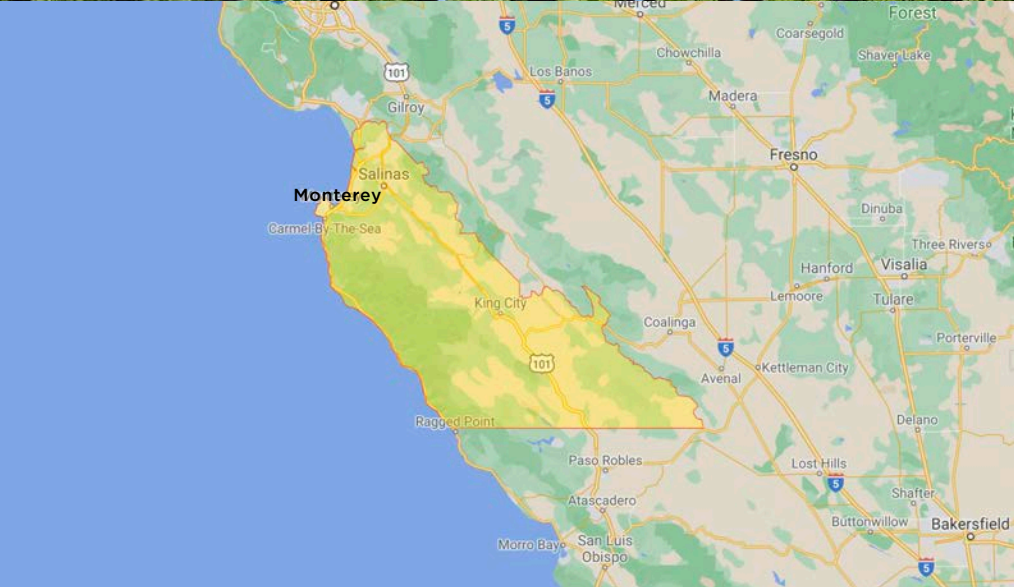
Whether you’re a visitor discovering the beauty of the Monterey Peninsula, a student looking for educational opportunity, or a family seeking a close-knit coastal community, Seaside offers something truly unique: a place where people care, cultures thrive, and the sea is never far away.

2024 Demographics

Population	± 31,160 and 31,524
Median Household Income	\$82,303
Median Home Value	\$690,000 to \$760,000
Per Capita Income	\$33,614
Median Age	31.3



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, 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

\$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 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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