



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Downtown Hollister Infill Development Opportunity

220 4th Street | Hollister CA 95023

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EXECUTIVE SUMMARY

220 4TH STREET,
HOLLISTER, CA 95023

\$459,000



LOT SIZE

± 10,642 SF



LOCATION

**DOWNTOWN
HOLLISTER**



ZONING

AP

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present 220 4th St., Hollister, CA, a ±10,640 SF downtown mixed-use development site ideally positioned just one building off San Benito Street, Hollister's primary commercial corridor. The property fronts Fourth Street and is located near the highly trafficked intersection of Fourth and San Benito Streets, one of the busiest areas in downtown Hollister. The parcel benefits from convenient access from Fourth Street as well as Hawkins Alley, enhancing circulation and design potential for future improvements.

PROPERTY DETAILS

APN	054-140-006
Lot Size	± 10,642 SF (0.244 Acres)
Zoning	AP (Administrative Professional - permits commercial, residential, or mixed-use development)
Property Type	Vacant Land - Mixed Use Development Opportunity

PROPERTY HIGHLIGHTS

- Flexible AP zoning allows for commercial, residential, or mixed-use development
- Located in the heart of Hollister's downtown commercial district
- Ideal opportunity for infill development or investment
- 93 Walk Score with immediate access to retail, dining, and services

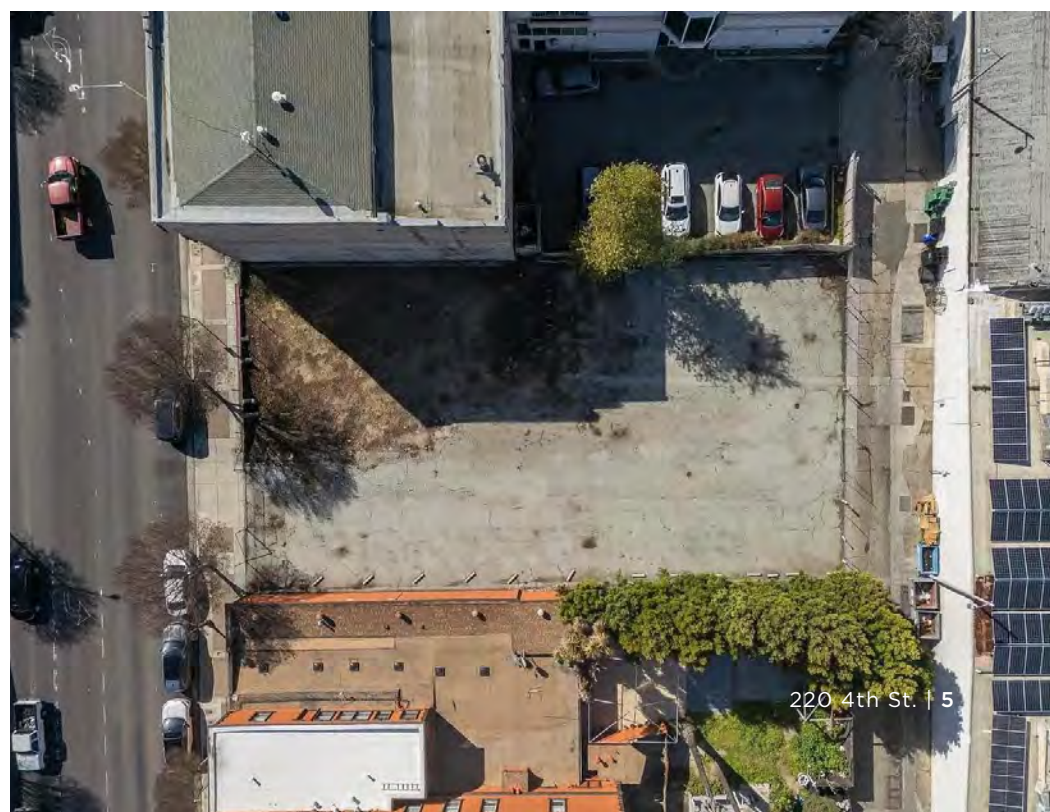
PROPERTY INFORMATION

Prime infill redevelopment site located in downtown Hollister's central business district. This 10,642 SF rectangular parcel sits one building off San Benito Street's primary commercial corridor, providing immediate access to established retail, dining, professional services, and regional transit connections.

The property offers flexible AP zoning that accommodates commercial, residential, or mixed-use development configurations. Site features include dual vehicular access via Fourth Street frontage and rear alley access adjacent to Baler Market, with on-site parking potential. The central downtown location and 93 Walk Score support various development programs including ground-floor commercial with residential units above, townhome-style products, or standalone commercial uses.

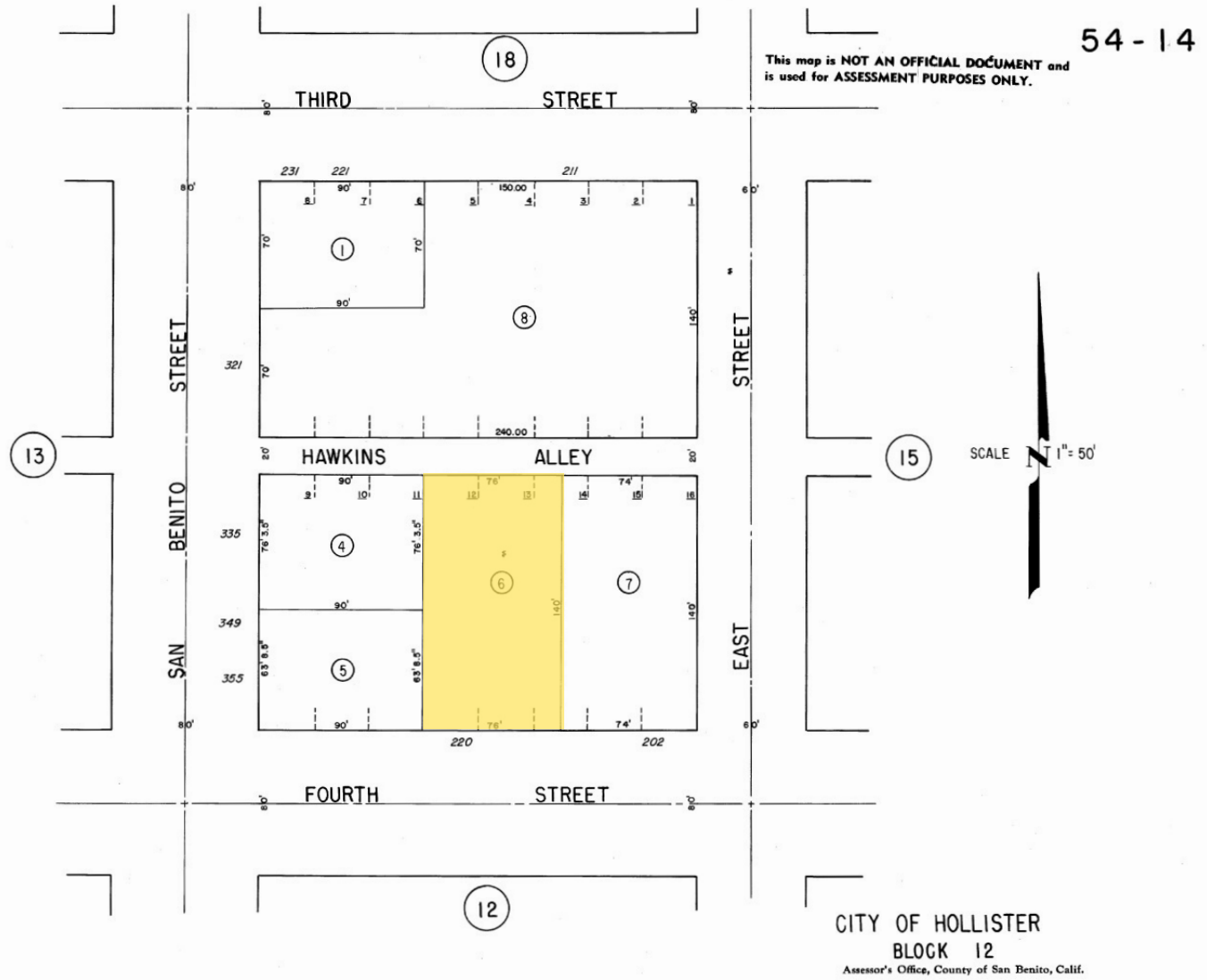
Previous development planning included mixed-use concepts with townhomes over commercial space. Engineering studies and preliminary plans were completed locally before the project was suspended due to municipal capacity constraints during COVID-19. Available due diligence materials will be provided to qualified prospects.







PARCEL MAP



LOCATION MAP



MCDONALDS

TACOBELL

STARBUCKS

QUICKSTOP

EL NOPAL BAKERY

BANK OF AMERICA

SUBJECT PROPERTY

HEIDY'S COFFEE

HOLLISTER SUPER #2

CAFE CON LECHE CON AMOR

Cavilan Coll
Hollister Briggs

PAINE'S RESTAURANT

4TH ST.

LAS MICHELADAS

LA CATRINA MEXICAN GRILL

BUENOS DIAS CAFECITO

SAN BENITO ST.

EAST ST.

JOHNNY'S BAR & GRILL

SAN BENITO FOODS

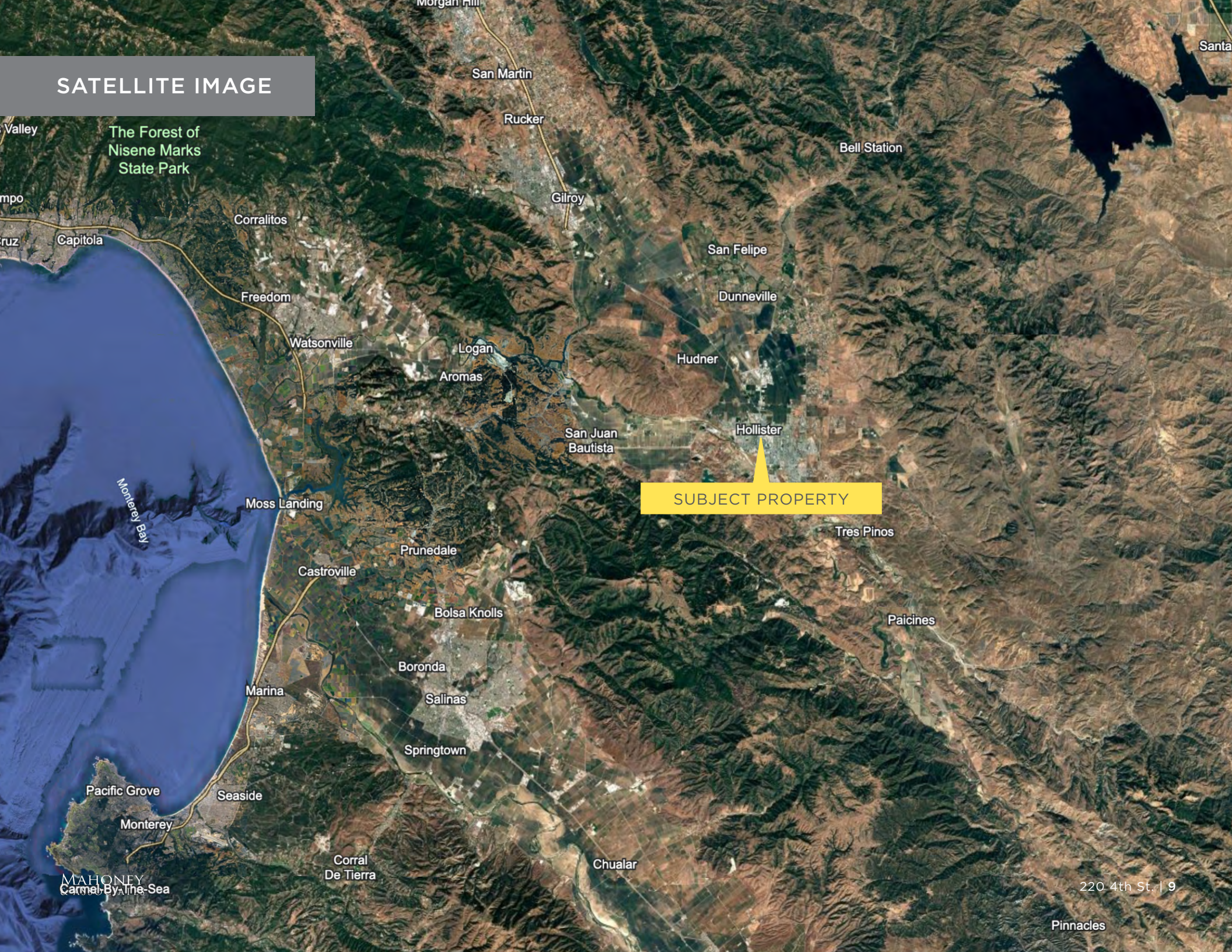
WELLS FARGO BANK

Hollister United
Methodist Church

Hollister
Brazilian Jiu Jitsu

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SATELLITE IMAGE



SUBJECT PROPERTY

ABOUT HOLLISTER

Hollister is the county seat of San Benito County and serves as the economic and civic center for the region. Located in the heart of Northern California's Central Coast region, Hollister benefits from close proximity to Silicon Valley, Monterey Bay, and major transportation corridors including U.S. Highway 101. The city offers a unique blend of small-town character, agricultural heritage, and growing residential and commercial development.

Agriculture remains a cornerstone of the local economy, with the surrounding San Benito County region producing a wide variety of crops including leafy greens, vegetables, vineyards, and specialty produce. In addition to agriculture, Hollister's economy is supported by manufacturing, logistics, retail, education, and healthcare. Major regional employers include Hazel Hawkins Memorial Hospital, Earthbound Farm, San Benito County, and the Hollister School District.

History

Hollister was founded in the late 1800s during the expansion of the Southern Pacific Railroad through California's interior valleys. The arrival of the railroad helped transform the region into an important agricultural

hub, connecting local farmers and ranchers to markets throughout the state.

Incorporated in 1872, Hollister developed as the commercial center for the surrounding farming communities. Downtown Hollister grew along San Benito Street, which remains the city's primary retail and business corridor today. Historic buildings, local businesses, and community events continue to give the downtown district its distinctive character.

Over the past several decades, Hollister has experienced steady growth as more residents seek the quality of life, affordability, and open space offered by San Benito County while maintaining access to employment centers in Silicon Valley and the greater Bay Area.

2025 Demographics

Population	45,453
Median Household Income	\$108,088
Median Home Value	\$719,195
Per Capita Income	\$38,979
Median Age	33.6 years old

Housing

Hollister offers a diverse range of housing options, from historic homes near the downtown district to newer master-planned communities throughout the city. Tree-lined neighborhoods, family-oriented communities, and scenic views of the surrounding hills and farmland contribute to the city's appeal for both longtime residents and newcomers.

Recent residential growth has introduced modern single-family homes, townhouses, and planned developments, while established neighborhoods continue to provide a mix of traditional homes and smaller residences. The city's housing market has attracted buyers seeking greater space and affordability compared with neighboring Silicon Valley communities.

New and expanding residential communities continue to support Hollister's steady population growth while maintaining the city's welcoming small-town atmosphere and strong sense of community.



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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