



MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

# Prime Retail Commercial Property Opportunity

Located within Monterey Peninsula's #1 Retail Trade Area

1020 Auto Center Parkway | Seaside, CA



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# EXECUTIVE SUMMARY

1020 AUTO CENTER PARKWAY  
SEASIDE, CA 93955

**\$3,750,000**



BUILDING SIZE  
**± 15,695 SF**



LOT SIZE  
**± 27,443 SF**



PARKING  
**11 OFF STREET**



ZONING  
**CRG: REGIONAL  
COMMERCIAL**

## PROPERTY OVERVIEW

**Mahoney & Associates** is pleased to present to the market for sale 1020 Auto Center Pkwy Seaside. This is an approximately 15,695 SF retail space with 3 roll-up doors at Monterey Peninsula Power Sports' former location, boasting high visibility on Del Monte Blvd, a main thoroughfare. This versatile building offers excellent visibility located directly across from Tesla and an expansive layout ideal for various commercial uses. The property was recently upzoned to CRG: Regional Commercial which allows for a host of retail-related uses. Positioned in a bustling area with Costco Wholesale and Gas, Marshalls, Ashley Furniture, Home Goods, Target, Lucky, Ross, Chipotle, Jamba Juice and more all located in the immediate vicinity with convenient access. The subject property offers an excellent investment for businesses seeking growth potential in a high-traffic location.

## PROPERTY DETAILS

APN	011-523-021
Price Per SF	\$238
Property Type	Retail/Commercial
Zoning	<a href="#">CRG: Regional Commercial</a>
Total Building SF	± 15,695 SF
First Floor	± 11,374 SF
Second Floor	± 4,481 SF
Lot Size	± 27,443 SF (.63 Acres)
Year Built	1985
Parking	11 Off Street
Construction	Prefabricated Steel Construction, Metal Roof and Siding, Mixed Flooring
Fire Protection	Alarm, no Sprinklers
Roll Up Doors	Three (3) Grade Level Overhead Doors
Ceiling Height	8' in Offices, 14.5' in Showroom, 22' in Storage
Power	425 amps - three phase

## ZONING

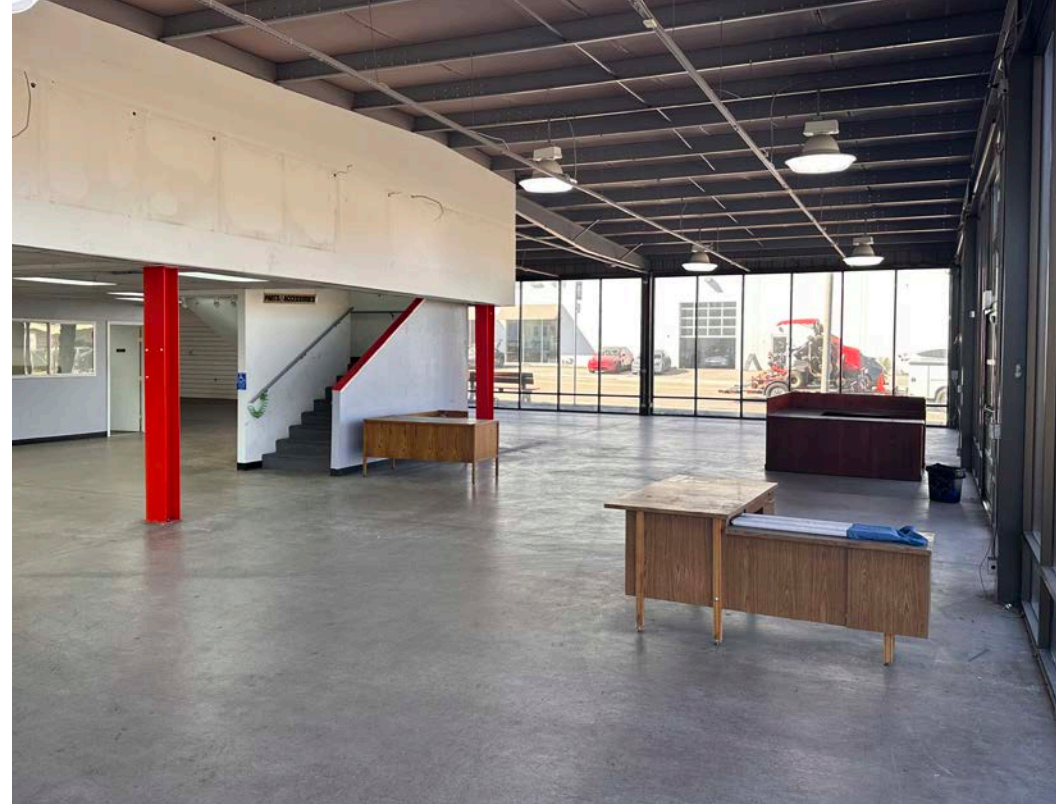
The City of Seaside is in the process of approving a new Seaside General Plan. In 2024, the City approved an upzone of the subject property to Regional Commercial (CRG) in anticipation of zoning changes the new General Plan will bring. The CRG Zoning allows for a wide variety of uses, either principally permitted or with a use permit, such as retail, office recreation/education/public assembly, cannabis retail, auto/vehicle rentals, auto parts sales, restaurant/bar, big box retail, building/landscape materials sales (indoor) convenience/liquor store, drug store, equipment rental (indoor), furniture store, grocery store, service station, wine tasting, bank, medical services (clinic/urgent care/laboratory), daycare, lodging, and vehicle services (minor maintenance/repair).

According to the City of Seaside, once the general plan is approved, the subject's zoning code will be changing to Employment District. According to the Seaside General Plan, Employment District (EMP) consists of a range of employment and commercial uses to expand and diversify the City's economy. The primary allowed uses are office, R&D, light industrial, small manufacturing, hotel/lodging, live-work, neighborhood retail and regional retail. The secondary allowed land uses are auto sales/service and entertainment.

## FLOOR PLAN



















Marshalls



SUBJECT PROJECT

STORELLI BROTHERS AUTOBODY

DEL MONTE BLVD.



CENTRAL COAST





**DOWNTOWN  
MONTEREY**

**CANNERY ROW**

**PACIFIC GROVE**



**STORELLI  
BROTHERS  
AUTOBODY**



**DEL MONTE BLVD.**

**SUBJECT  
PROJECT**



# TAX MAP

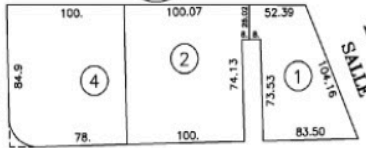
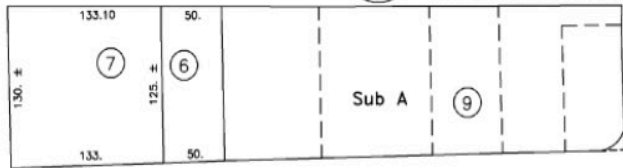
FIR AVE. 12 APTON AVE. TIoga 1 TAX CODE AREA  
 CALIFORNIA AVE.

COUNTY OF MONTEREY  
 ASSESSOR'S MAP  
 BOOK 11 PAGE 52

S.P.R.R.

521 Not a Part of the GATEWAY PROJECT

522

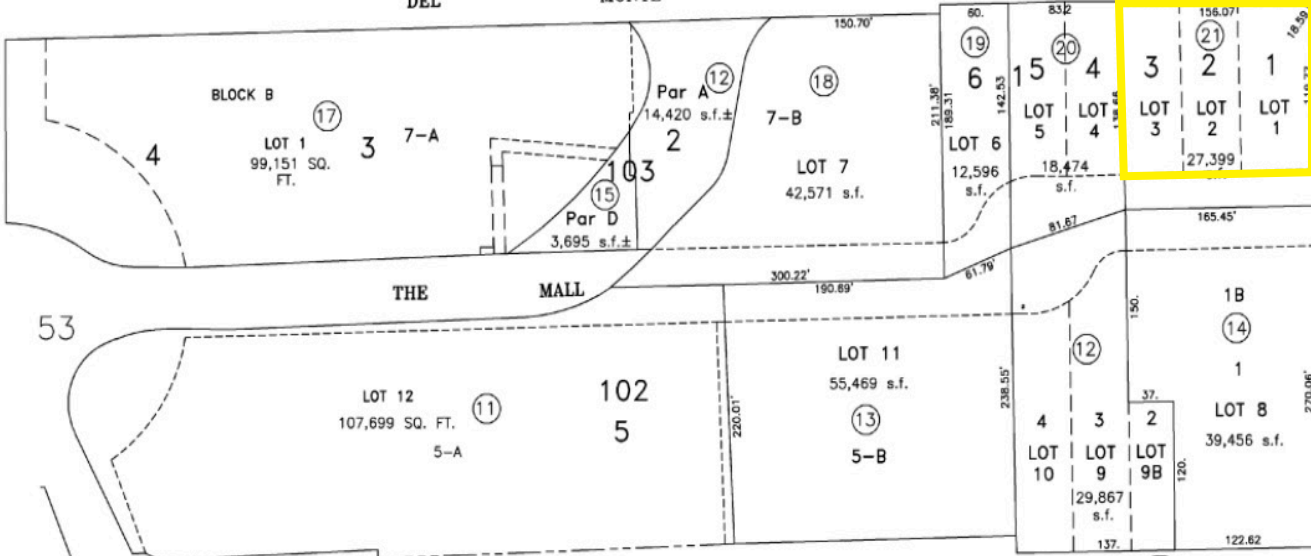


10



523

DEL MONTE BLVD.



5

LA

SALE

AVE.

LA

SALE

AVE.

524

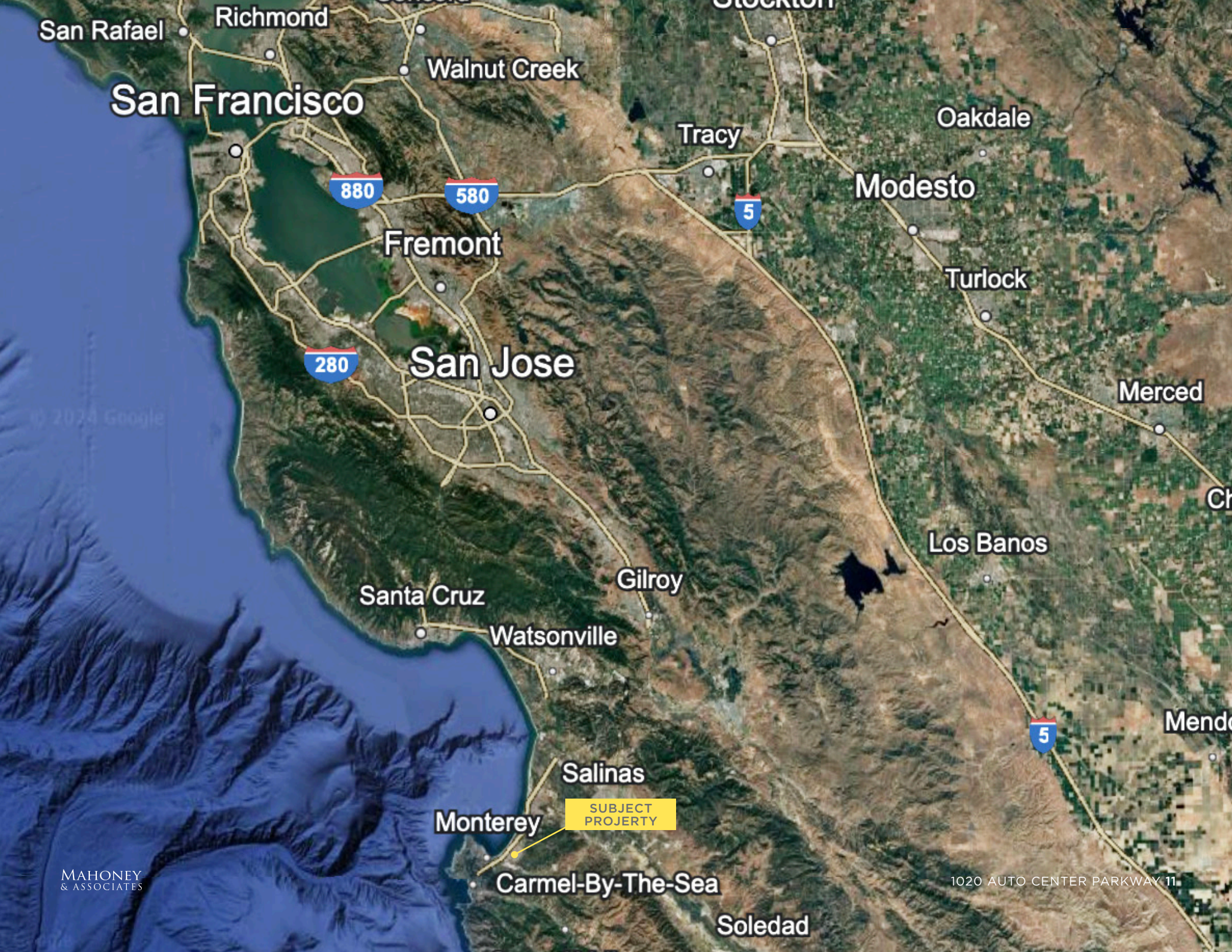


525

HOT SPRINGS Tr. MAP 1 & GATEWAY REDEVELOPMENT PROJECT

526





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1020 AUTO CENTER PARKWAY 11



## ABOUT THE AREA

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The city of Seaside overlooks Monterey Bay on the central coast of California. This oceanfront community is approximately 115 miles south of San Francisco, and boasts beautiful views, abundant coastal activities, and plenty of shopping and dining attractions.

## COMMUNITY

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Founded in 1887, Seaside is a 10 square mile city that continues to boast a bustling and diverse population. Young families and retirees alike make up the almost 33,000 residents that call Seaside home.

## EDUCATION

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As part of the Monterey Peninsula's world-class educational environment, Seaside contains both California State University at Monterey Bay and the Monterey College of Law. Seaside is also in close proximity to the Naval Postgraduate School, Defense Language Institute, and the Monterey Institute of International Studies.

## SHOPPING AND ATTRACTIONS

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Seaside's convenient locations affords many shopping, dining and outdoor activities and attractions. Visitors and residents alike can enjoy hiking, biking, kayaking, world class golf, and a chance to shop and dine at a variety of locally owned stores and restaurants.

## CITY FEATURES

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The city of Seaside continues to grow with projects ranging from golf courses and 5-star resorts to conference centers and new commercial and residential developments.

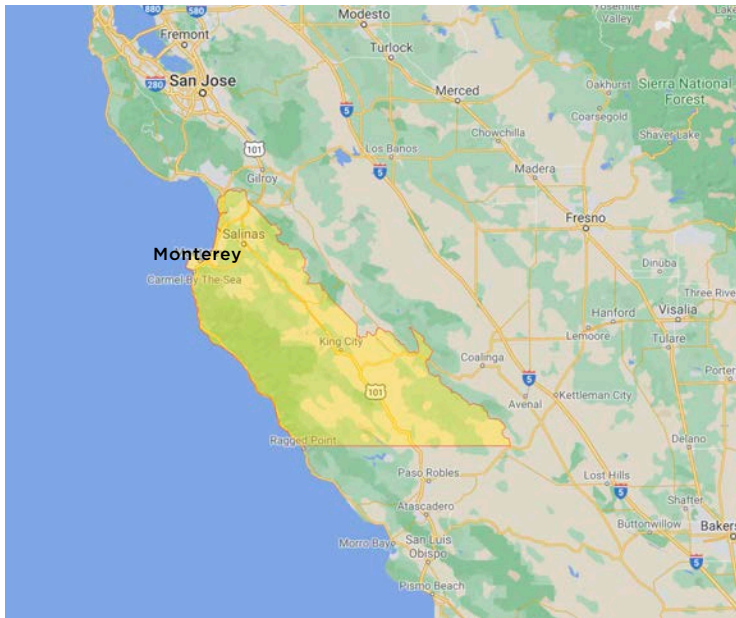




# MONTEREY COUNTY OVERVIEW

## 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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