Commercial Opportunity in Carmel Valley | FOR SALE

27820 Dorris Drive | Carmel, CA 93923

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

Executive Summary	3
Property Photos	4 - 5
Tax Map	6
Aerial Map	7
Monterey Overview	8
Mahoney & Associates	9
Disclaimer	10

EXCLUSIVELY LISTED BY:

RYAN EDWARDS
Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

JAMES KENDALL
Sales Associate | DRE #02010395
jkendall@mahoneycommercial.com
831.655.9212

PATRICK STAFFORD
Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

JOSH JONES
Partner | DRE #01352818
jjones@mahoneycommercial.com
831.655.9206

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

27820 DORRIS DR.,
CARMEL, CA 93923

ASKING PRICE

$1,500,000

Income* $9,000/mo + NNN through December 2027

- 850 SF Apartment
- 850 SF - 4 Suites (therapy/massage/office)
- 1,700 SF Ground retail or offices

BUILDING SIZE

± 3,400 SF

LOT SIZE

± 8,375 SF

LOCATION

CARMEL

OCCUPANCY

100%

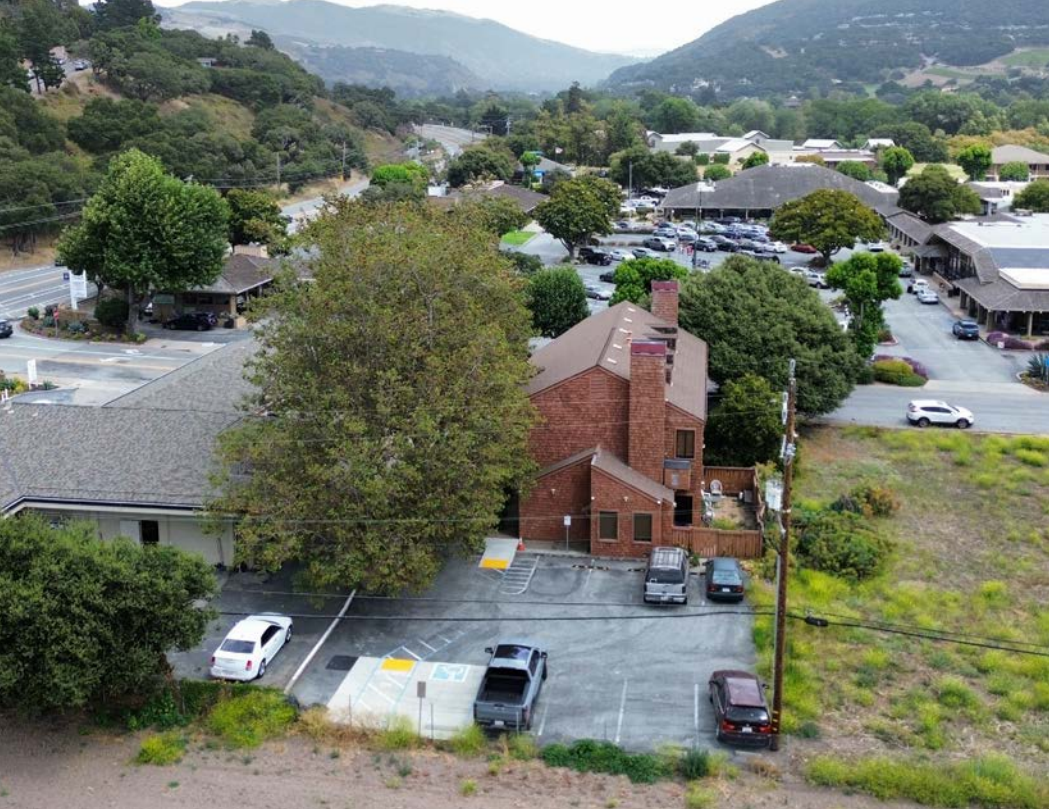
Mahoney & Associates is pleased to present to market 27820 Dorris Dr., Carmel, CA 93923, a well-maintained mixed-use commercial property located in the desirable Mid-Valley commercial district of Carmel. Offered For Sale, this two-story, ±3,400 square foot building is situated on a ±8,375 square foot parcel and provides a unique combination of commercial and residential functionality. the property features commercial space on the ground floor and a residential apartment on the second floor, creating flexibility for owner-users, investors, or businesses seeking supplemental rental income.

PROPERTY DETAILS

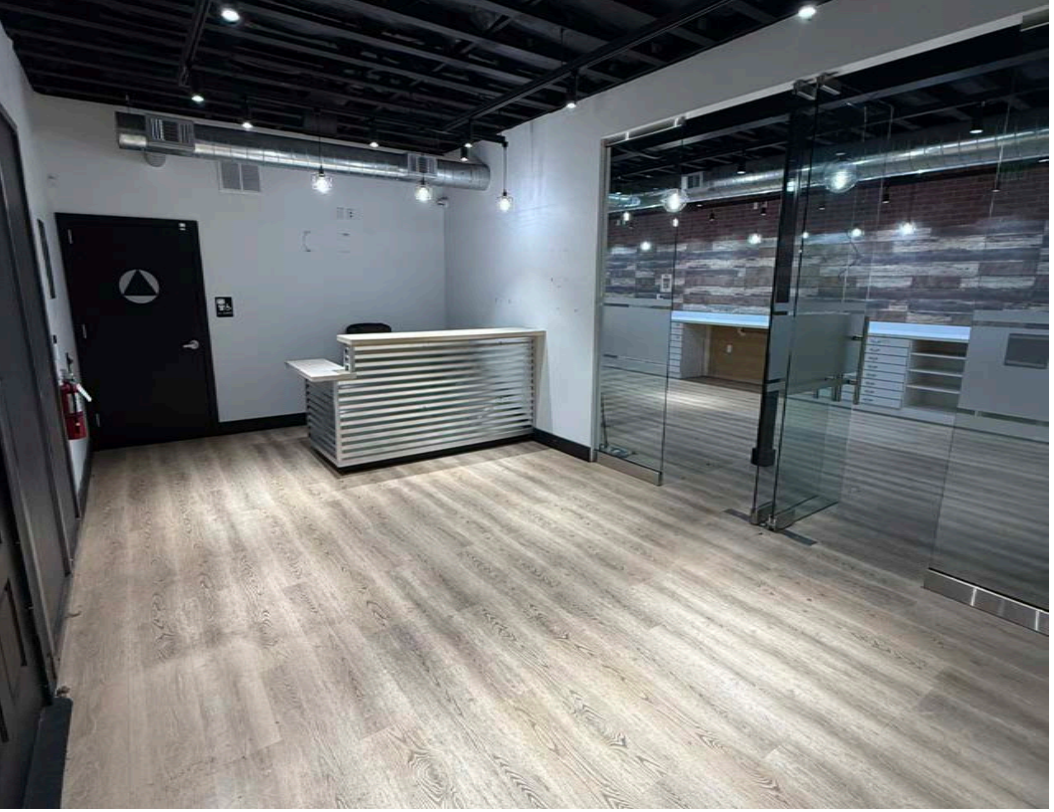
APN	169-235-022
Zoning	CO- Commercial Office
Year Built	1984
Parking	10 Onsite Spaces
Floors	2-Stories
2nd Floor	Apartment & Offices

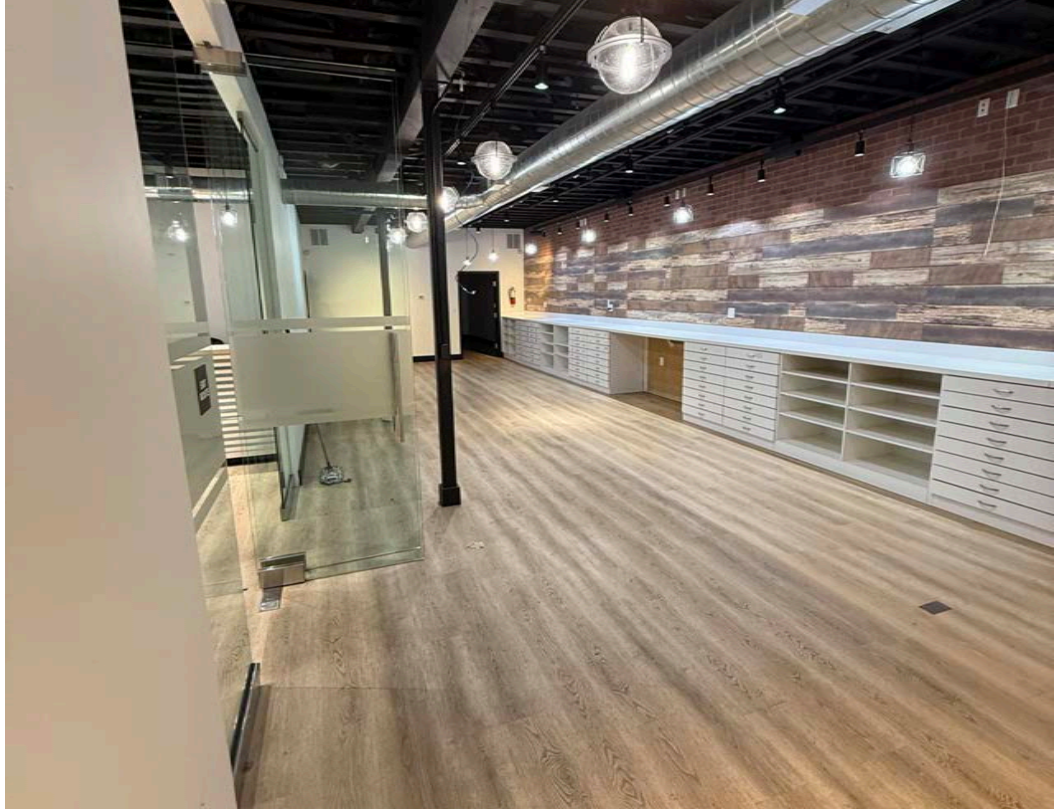
PROPERTY HIGHLIGHTS

- Can be delivered vacant
- Owner-user or investment opportunity with a mixed-use layout.
- Income-producing residential unit on the second floor, providing supplemental rental income or on-site occupancy.
- Convenient access to Carmel-by-the-Sea, Monterey, Highway 1, and Carmel Valley, making it easily accessible for clients and employees.
- Strong long-term ownership potential in a supply-constrained Monterey Peninsula commercial market.

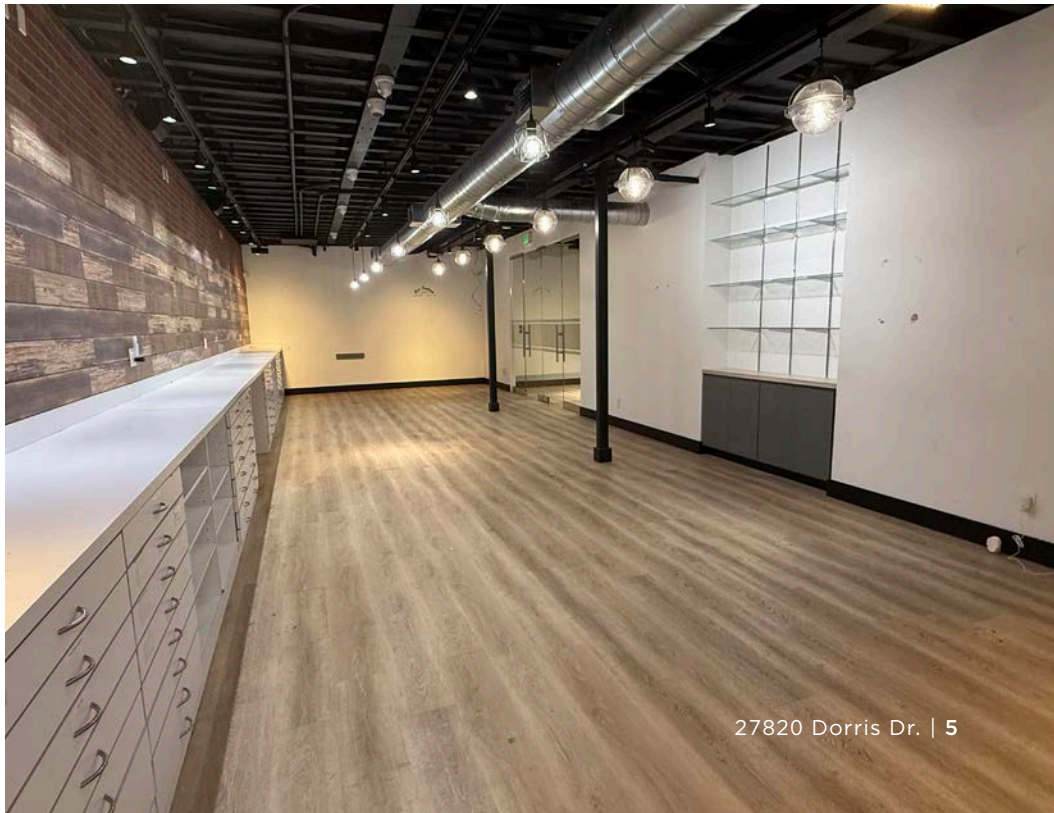


27820

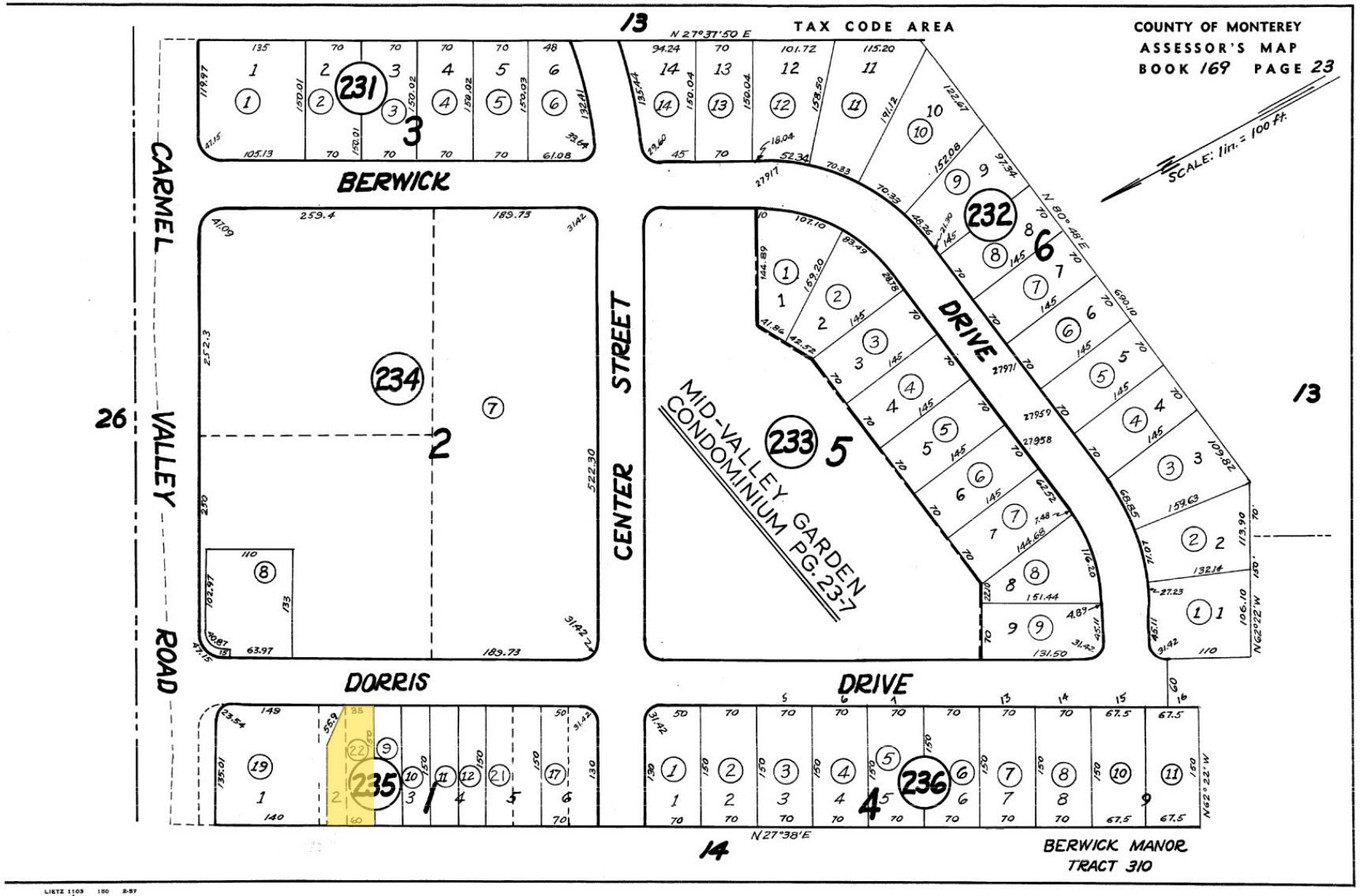




EXIT

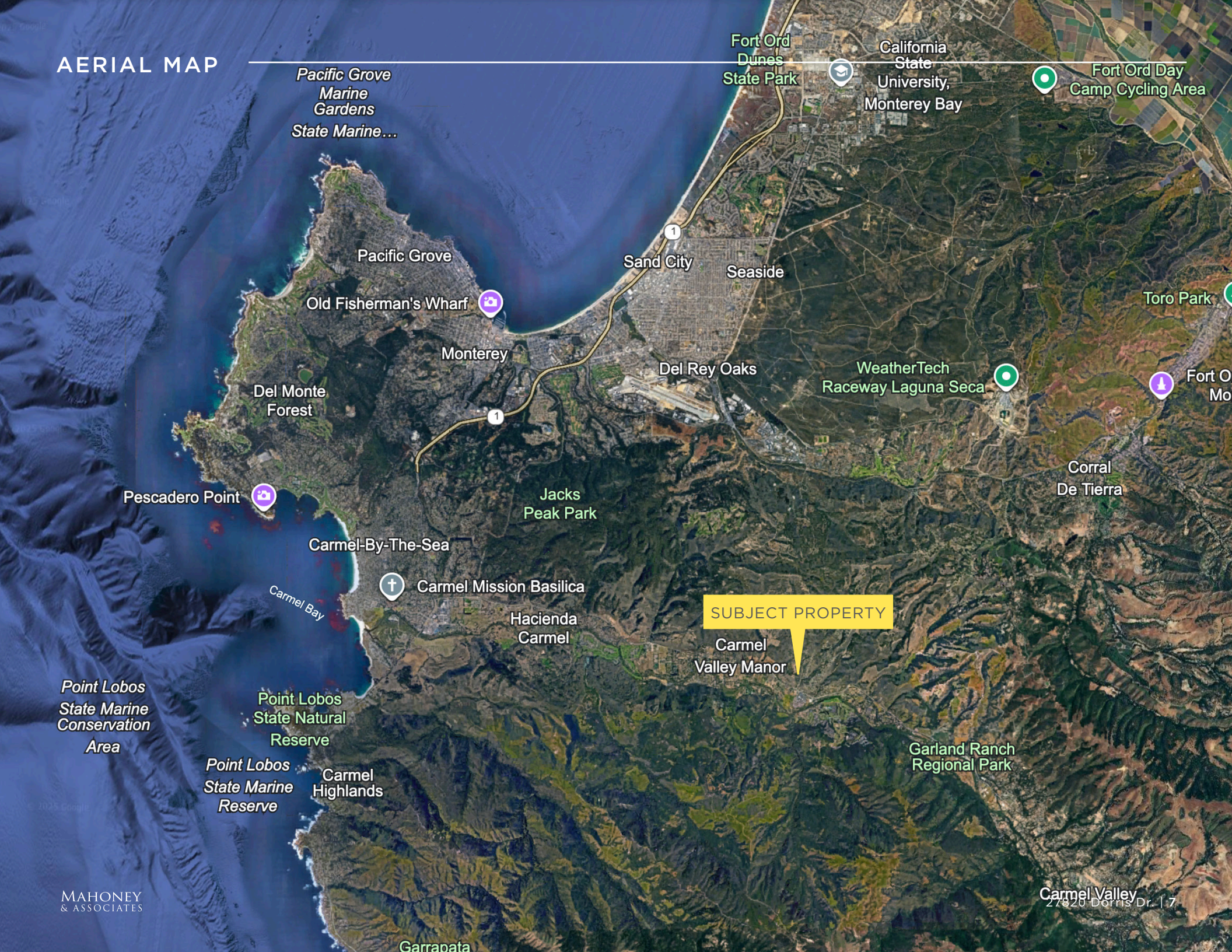


TAX MAP



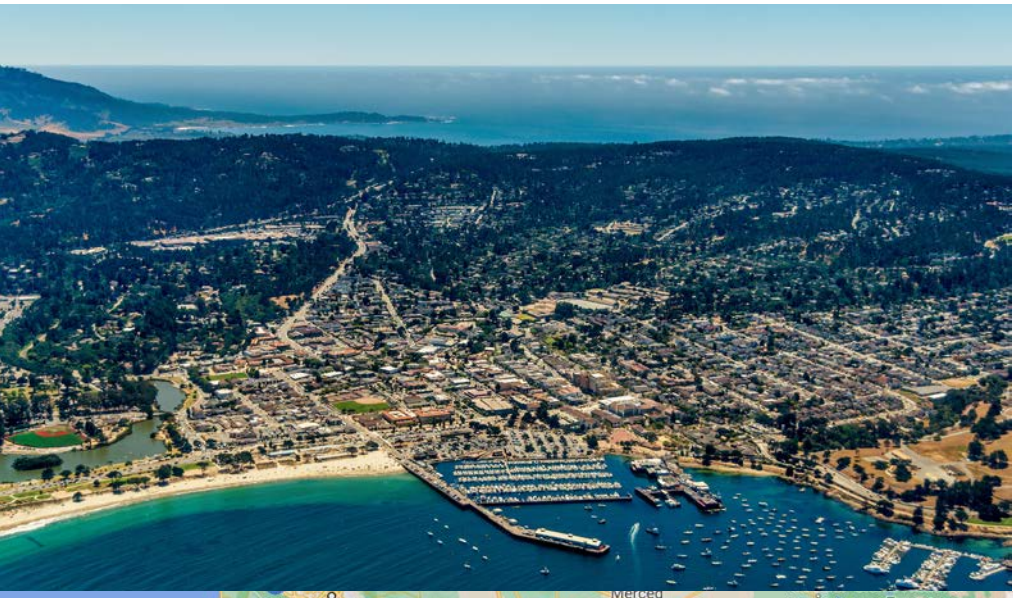
The information contained herein has been obtained from sources we deem reliable.
We cannot assume responsibility for its accuracy.

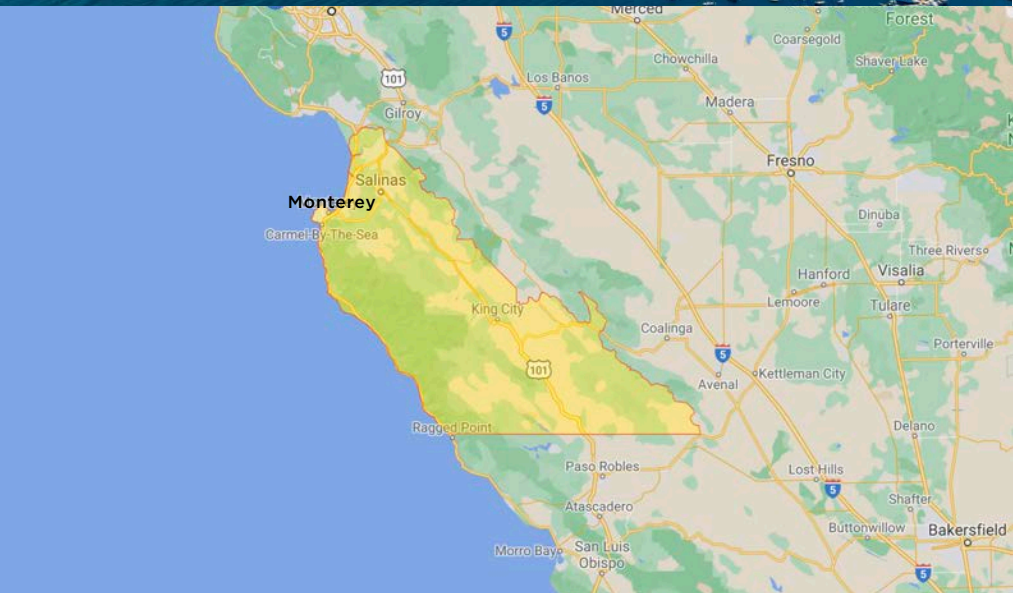
AERIAL MAP



MAHONEY & ASSOCIATES

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 Municpal.

2024 DEMOGRAPHICS

436,251	132,170	35.3	$88,035
Population	Households	Median Age	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.

EXCLUSIVELY LISTED BY:

RYAN EDWARDS
Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

JAMES KENDALL
Sales Associate | DRE #02010395
jkendall@mahoneycommercial.com
831.655.9212

PATRICK STAFFORD
Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

JOSH JONES
Partner | DRE #01352818
jjones@mahoneycommercial.com
831.646.1919

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE