



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Portfolio of Commercial, Single Family, and Triplex Properties for Sale

437-443 E Alisal St. & 315-325 Kings St. Salinas, CA 93905

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EXECUTIVE SUMMARY

437-443 E. ALISAL ST.
315-325 KING ST.
SALINAS, CA 93905



COMBINED LAND AREA
± 39,729 SF
4 Parcels



COMBINED NOI
\$145,014
Mixed Use

\$2,579,000

CAP RATE: 5.62%

Mahoney & Associates is pleased to present to the market 437-443 E. Alisal St. and 315-325 Kings St. in Salinas, CA as a portfolio of properties for sale. 437 and 443 E. Alisal St. are commercial buildings located along the frontage of E. Alisal containing a mixture of retail and office tenants. 315 Kings St. is an approximately 1,500 sq. ft. single family home with 3 bedrooms and 1 bath. 325 Kings St. is a triplex, each being one bedroom with off-street parking.

Commercial Properties

437 E. Alisal St.

APN	003-082-008
Square Feet	±3,841 SF
Lot Size	±8,690 SF
Zoning	CR
Year Built	1942

443 E. Alisal St.

APN	003-082-019
Square Feet	±5,581 SF
Lot Size	±14,880 SF
Zoning	CR
Year Built	1945

Residential Properties

315 Kings St.

APN	003-082-010
Square Feet	±1,500 SF
Lot Size	±7,812 SF
Zoning	R-M 2.9
Year Built	1947

325 Kings St.

APN	003-082-020
Square Feet	±2,144 SF
Lot Size	±8,347 SF
Zoning	R-M 2.9
Year Built	1948

PORTFOLIO EST. INCOME AND EXPENSES	
Gross Scheduled Rents	\$223,374
Real Estate Taxes	\$30,690
Insurance	\$8,500
Management Fee 7%	\$15,636
Water	\$315
Sewer	\$2,187
Garbage	\$3,290
PG&E	\$1,841
Janitorial	\$5,700
Repairs and Maintenance	\$5,640
Landscaping	\$4,560
Expenses Total	\$78,359
% Gross Income	35%
Net Income	\$145,014

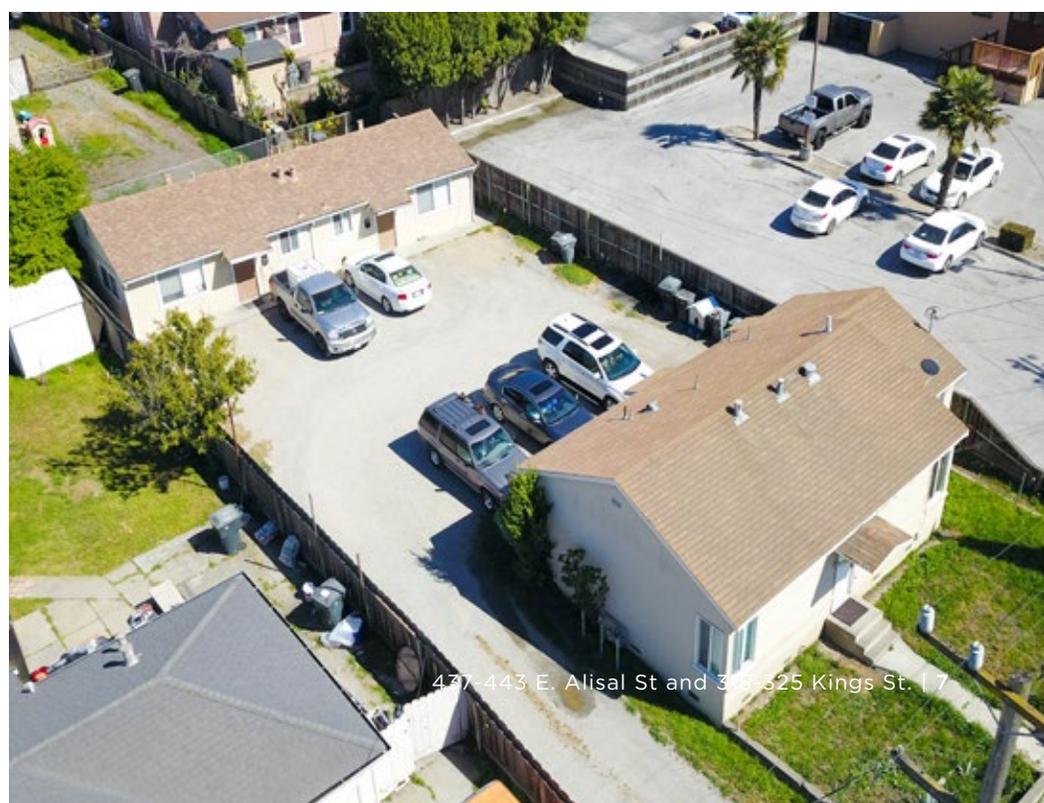
RENT ROLL

PORTFOLIO RENT ROLL					
Tenant	Monthly Rent	Annual Rent	Approx. SF	Rent Per SF	Expiration
437 E Alisal - R&R Tax Service	\$3,000	\$36,000	±2611	\$1.15	7/31/21
335 King St - Salinas Premium Water	\$1,860	\$22,324	±1230	\$1.51	Month-to-Month
443 E Alisal #A1- Monterey County Soccer	\$650	\$7,800	±336	\$1.93	6/30/21
443 E Alisal #A2 - Mundo Saludable	\$1,671	\$20,051	±638	\$2.62	2/28/22
443 E Alisal #A3- Monterey County Soccer	\$200	\$2,400	±287	\$0.70	6/30/21
443 E Alisal #B1/2 - Catracha's Fashion	\$1,656	\$19,872	±728	\$2.27	Month-to-Month
443 E Alisal #B3 - Vacant	\$650	\$7,800	±312	\$2.08	-
443 E Alisal #B4 - Salinas Insurance	\$418	\$5,018	±292	\$1.43	8/31/21
443 E Alisal #C - Vacant	\$2,334	\$28,008	±1609	\$1.45	-
443 E Alisal #D - Vacant	\$400	\$4,800	±200	\$2.00	-
315 Kings St	\$1,835	\$22,020	±1500	\$1.22	Month-to-Month
325 Kings St - A	\$1,390	\$16,680	±1010	\$1.38	Month-to-Month
325 Kings St - B	\$1,200	\$14,400	±567	\$2.12	Month-to-Month
325 Kings St - C	\$1,350	\$16,200	±567	\$2.38	6/30/2021
Total	\$18,614	\$223,374	± 11,887		





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437-443 E. Alisal St and 309-325 Kings St. | 7

COMMERCIAL PROPERTIES

KINGS ST.

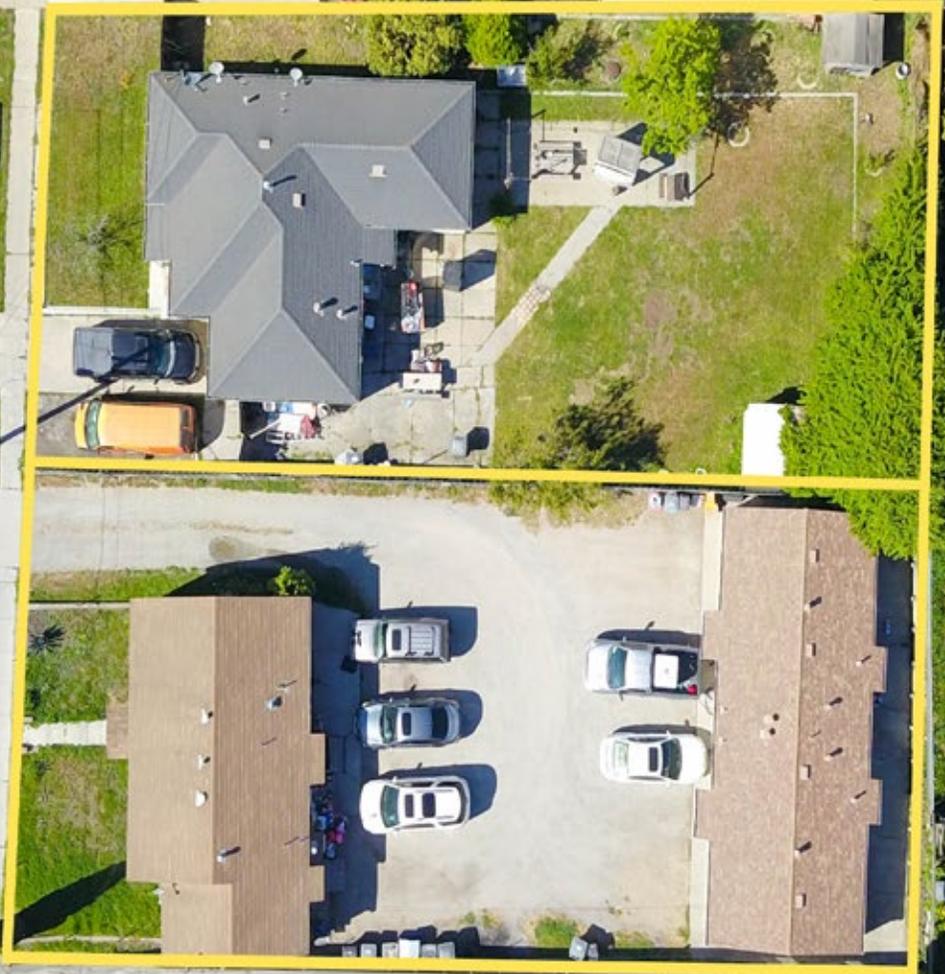
E. ALISAL ST.

437-443 E. Alisal St and 315-325 Kings St. | 8

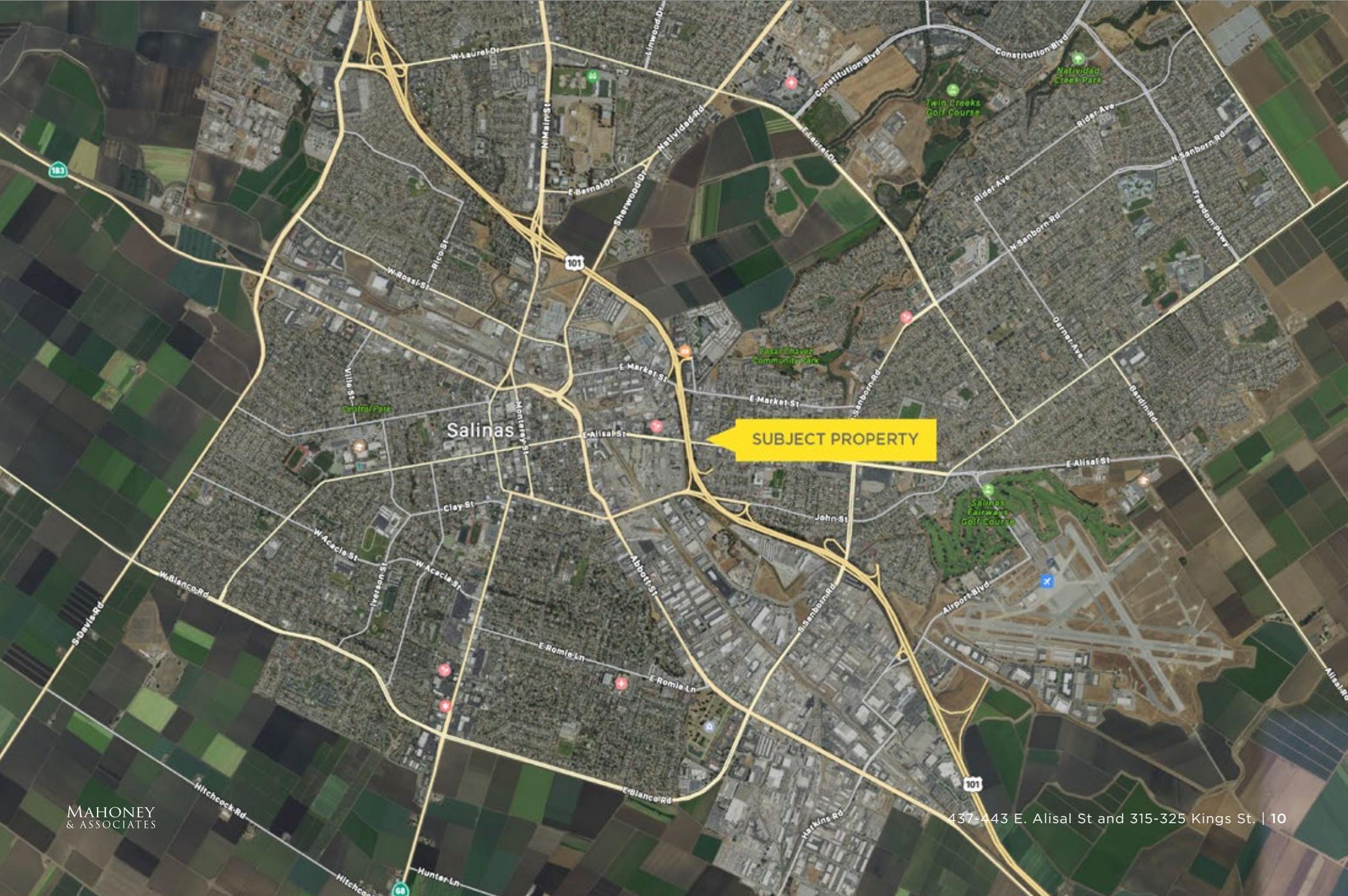


RESIDENTIAL PROPERTIES

KINGS ST.



AERIAL MAP

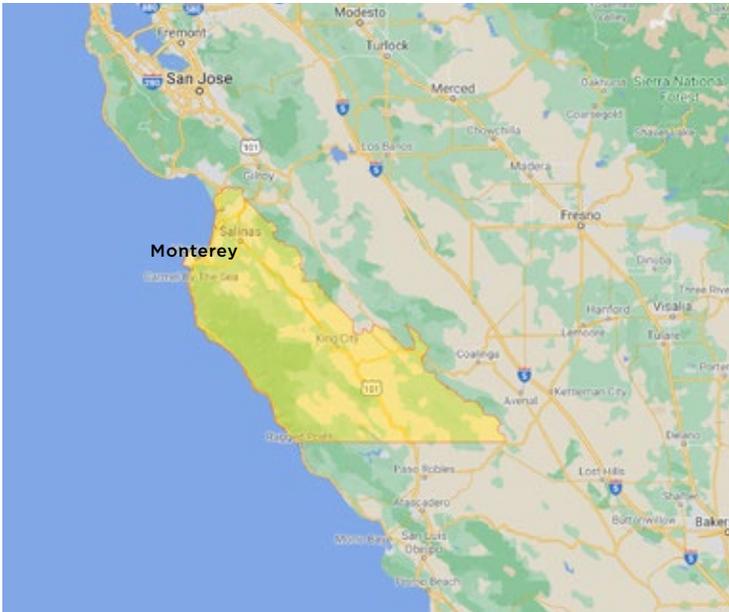


SUBJECT PROPERTY

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 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

\$3 BILLION

IN TRANSACTION VOLUME

1,000+

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 do not serve as financial advisors 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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