



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

SALINAS INDUSTRIAL PROPERTY FOR SALE

8515 Prunedale Rd. North | Salinas, CA 93907

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EXECUTIVE SUMMARY

8515 PRUNEDALE RD. NORTH
SALINAS, CA 93907

LISTING PRICE:
\$925,000



BUILDING SIZE

± 2,978 SF



LOT SIZE

± 21,780 SF



ZONING

LIGHT COMMERCIAL



APN

129-032-008

PROPERTY DESCRIPTION

Property design is that of a 2 story barn structure, not atypical of what might be found on a ranch or farm. In the case of this building the ground floor has one central office and a flexible second story floorplan that is currently open landscape. The present use of the building has been for sales of trucks and automobiles.

The property is located on the frontage road of Prunedale North, and is accessed via a legal easement over a neighboring property. The site is contiguous to Highway 101, one of the principal north-south arterials of California. The building is prominently visible by the considerable traffic moving along this corridor. For vehicles traveling south, there is an exit immediately after passing the property which can provide access to the site. Given the highway frontage, this is an appealing location for a building tenant seeking to advertise their services or products. The site is additionally located across the highway from a Safeway anchored shopping center.

The present tenant, 101 Motorsports is occupying the entire building and is currently on a month to month tenancy, paying \$3, 500 per month in gross rent.

It is Sellers desire to carry financing on the sale. The property is free and clear, and the Sellers are willing to consider flexible seller financing following the submission of a responsible down payment.

The property is served by propane (no tank presently in place). The property is additionally served via a septic tank.

PROPERTY HIGHLIGHTS

- Excellent location adjacent to Highway 101 in Prunedale California
- Attractive and appealing structure
- Ideally suited for an owner/user seeking a property with exceptional exposure and visibility
- Owners are open to Seller financing
- Ample land area serving to expand use possibilities





LOCATION MAP

APTOS
CAPITOLA
SANTA CRUZ
WATSONVILLE
PROPERTY LOCATION
MOSS LANDING
CASTROVILLE
MARINA SALINAS
PACIFIC GROVE
SEASIDE
MONTEREY
CARMEL-BY-THE-SEA

AREA OVERVIEW



SALINAS, CA

Salinas is a city in Monterey County, California, United States. With a population of 155,564 (as of 2019), Salinas is the most populous city in Monterey County, as well as its county seat. Salinas is an urban area located just outside the southern portion of the Greater Bay Area and 10 miles (16 km) southeast of the mouth of the Salinas River. The city is located at the mouth of the Salinas Valley, roughly eight miles from the Pacific Ocean, and it has a climate more influenced by the ocean than the interior.

Salinas serves as the main business, governmental and industrial center of the region. The marine climate is ideal for the floral industry, grape vineyards, and vegetable growers. Salinas is known as the "Salad Bowl of the World" for its large, vibrant agriculture industry.

It was the hometown of writer and Nobel laureate John Steinbeck (1902–68), who set many of his stories in the Salinas Valley and Monterey.

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 we serve 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 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

\$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 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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