



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

**PRIME OWNER/USER
COMMERCIAL OPPORTUNITY
ALONG HWY 1**

**Versatile Mixed-Use Property
Strategic Beachside Location**

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& ASSOCIATES**

COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

7550 - 7552 SANDHOLDT RD.
MOSS LANDING, CA 95039

ASKING PRICE
\$2,950,000



BUILDING SIZE
±4,417 SF



LOT SIZE
±0.364 ACRES



YEAR REMODELED
2022



LOCATION
BEACHSIDE/MARINA
ALONG CA HWY 1



MULTIFAMILY UNITS
2



COMMERCIAL UNITS
3



OWNER USER
OPPORTUNITY

PROPERTY OVERVIEW

Address	7550-7552 Sandholdt Rd Moss Landing, CA 95039
APN	133-242-011
Year Built	1936
Renovations Completed	2022
Ownership	Fee Simple
Zoning	Waterfront Light Industrial (Coastal Zone)- LI (CZ) (section 20.26)
Occupancy	Delivered 100% Vacant
Lot Size	±0.364 Acres
Building Size	±4,417 SF
Multifamily Dwelling	
• 2 Bed/2 Bath - "Green House"	±1,077 SF
• 1 Bed/1 Bath - "Red House"	±1,183 SF
Warehouse	±1,001 SF
Office/Garage	±857 SF
Snack Shack/ Concession Stand	±179 SF
Patio Bathroom	±120 SF
Outdoor Patio	Large Open Area

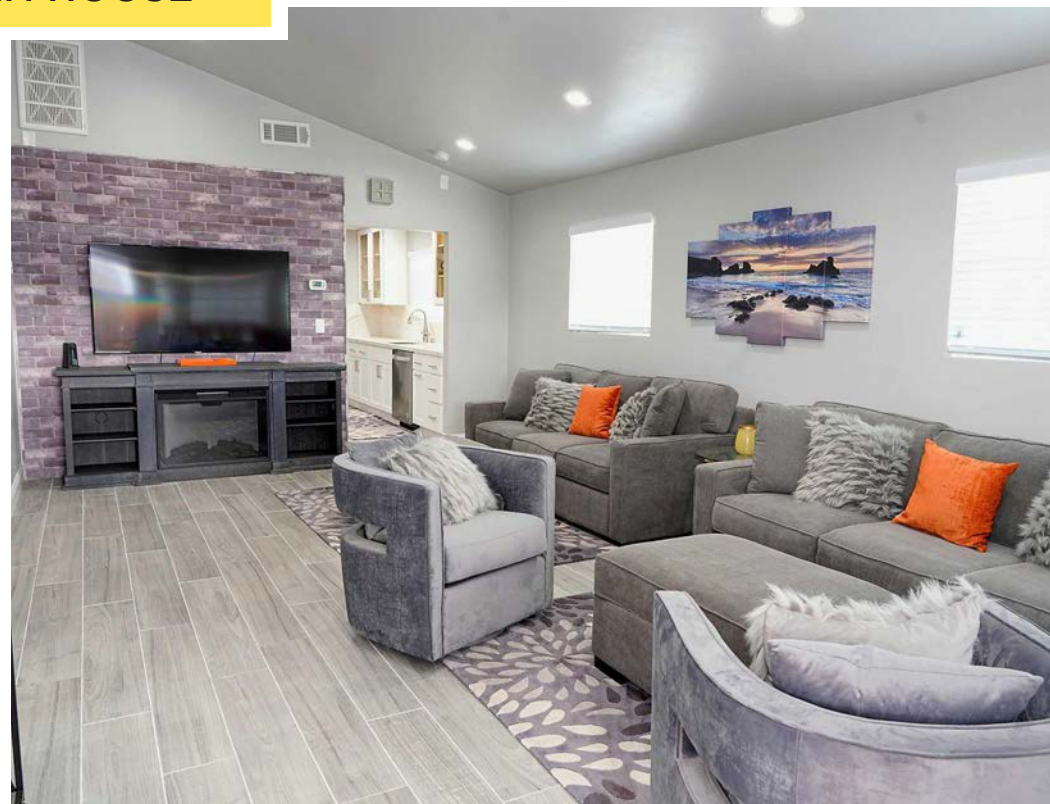
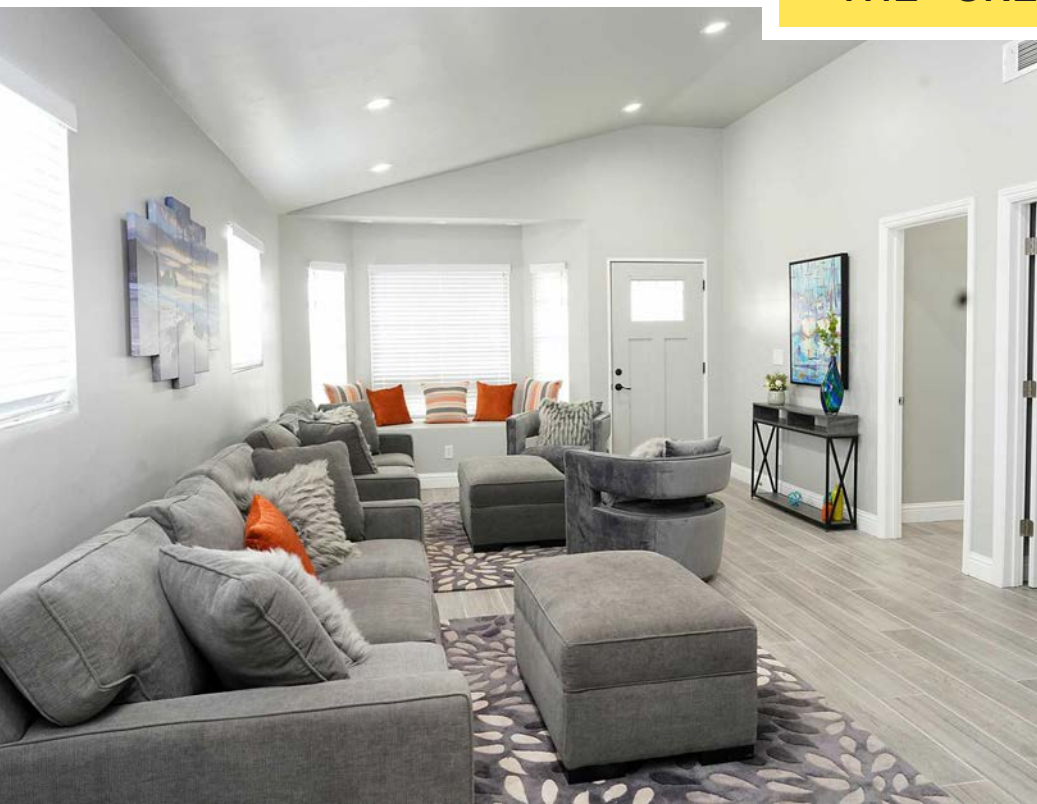
INVESTMENT OVERVIEW

Mahoney & Associates is pleased to present to the market 7550-7552 Sandholdt Rd in Moss Landing California. Situated along the bustling Hwy 1 corridor makes it an ideal location for businesses seeking exposure to both local and tourist traffic. Located between the waters of the pacific ocean and the Moss Landing Harbor, this property offers a unique coastal charm that is sure to appeal to visitors and patrons. The proximity to the ocean provides a tranquil backdrop that enhances the appeal of the property. Spanning 15,867 Square Feet, the offering has a versatile layout that can accommodate a wide range of commercial endeavors. Whether you're envisioning a retail storefront, a cozy cafe, beachside/marina living, or an event space, the possibilities are endless. The outdoor patio and newly built patio restrooms make for a generous entertaining space that can either compliment the use of the structures of the property or be used separately for gatherings and events. The Snack Shack/ Kiosk is ready for service as a small deli or to provide wares to local patrons and tourists alike. The warehouse and garage space can be used for storage or potentially developed into further use.



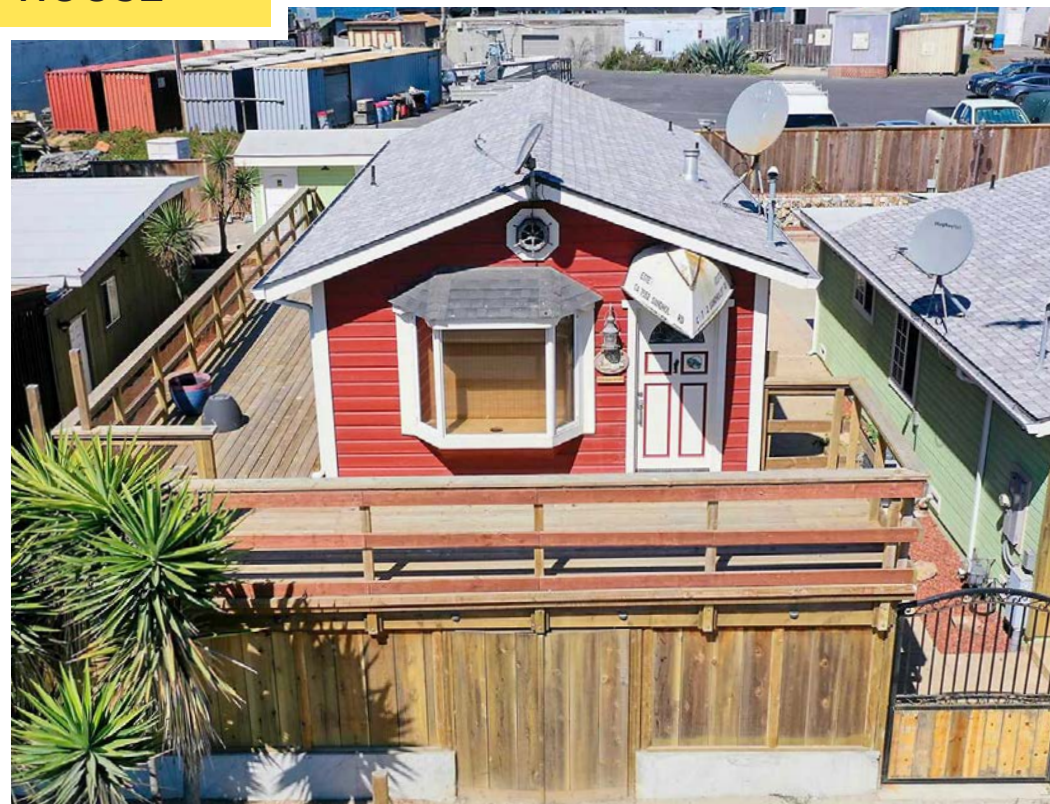


THE "GREEN HOUSE"





THE "RED HOUSE"





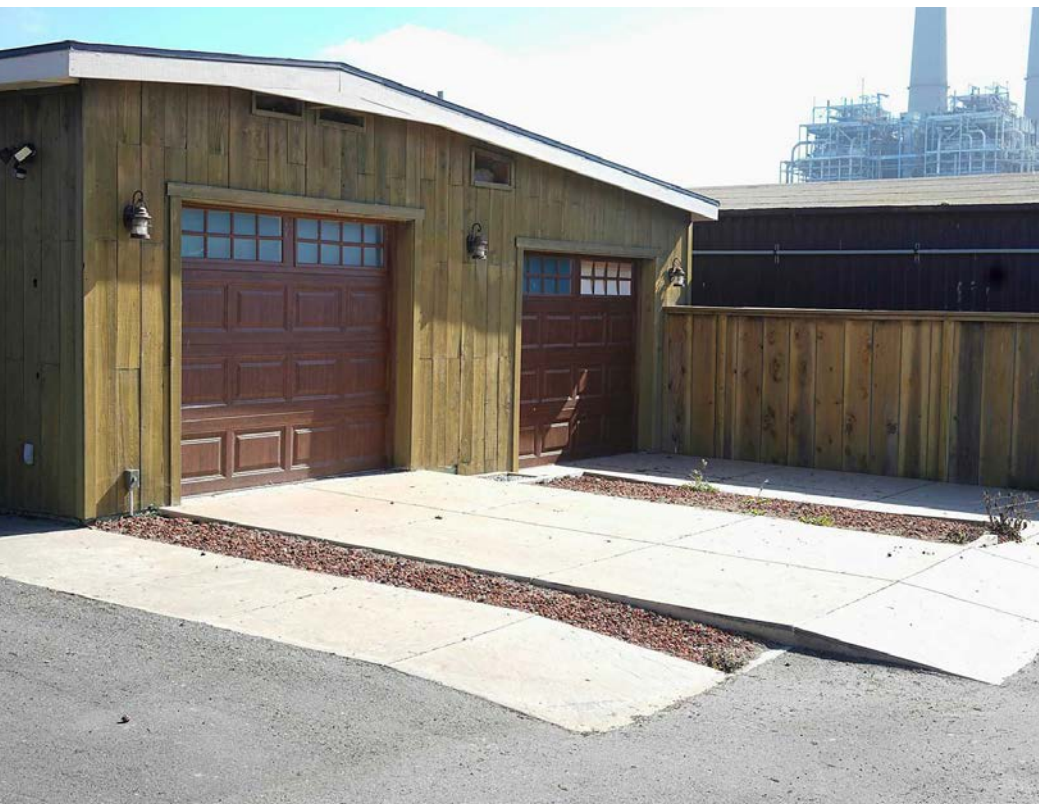
DELI/KIOSK





WAREHOUSE







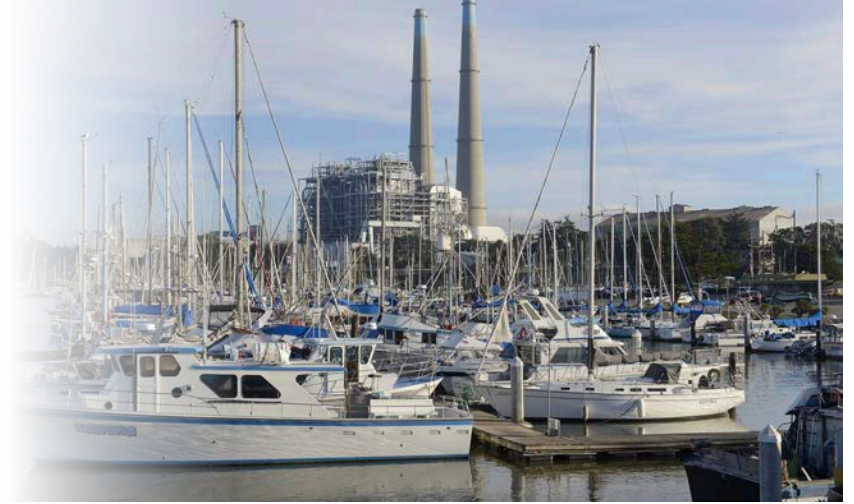
ABOUT MOSS LANDING

Moss Landing, located on the central coast of California, is a picturesque and charming community known for its stunning natural beauty and rich marine life. Nestled at the mouth of the Elkhorn Slough, Moss Landing boasts a unique combination of wetlands, estuarine habitats, and coastal landscapes, making it a haven for wildlife enthusiasts and nature lovers. The town is part of Monterey County and is situated between the larger cities of Monterey and Santa Cruz, making it a popular stop for travelers exploring the California coast.

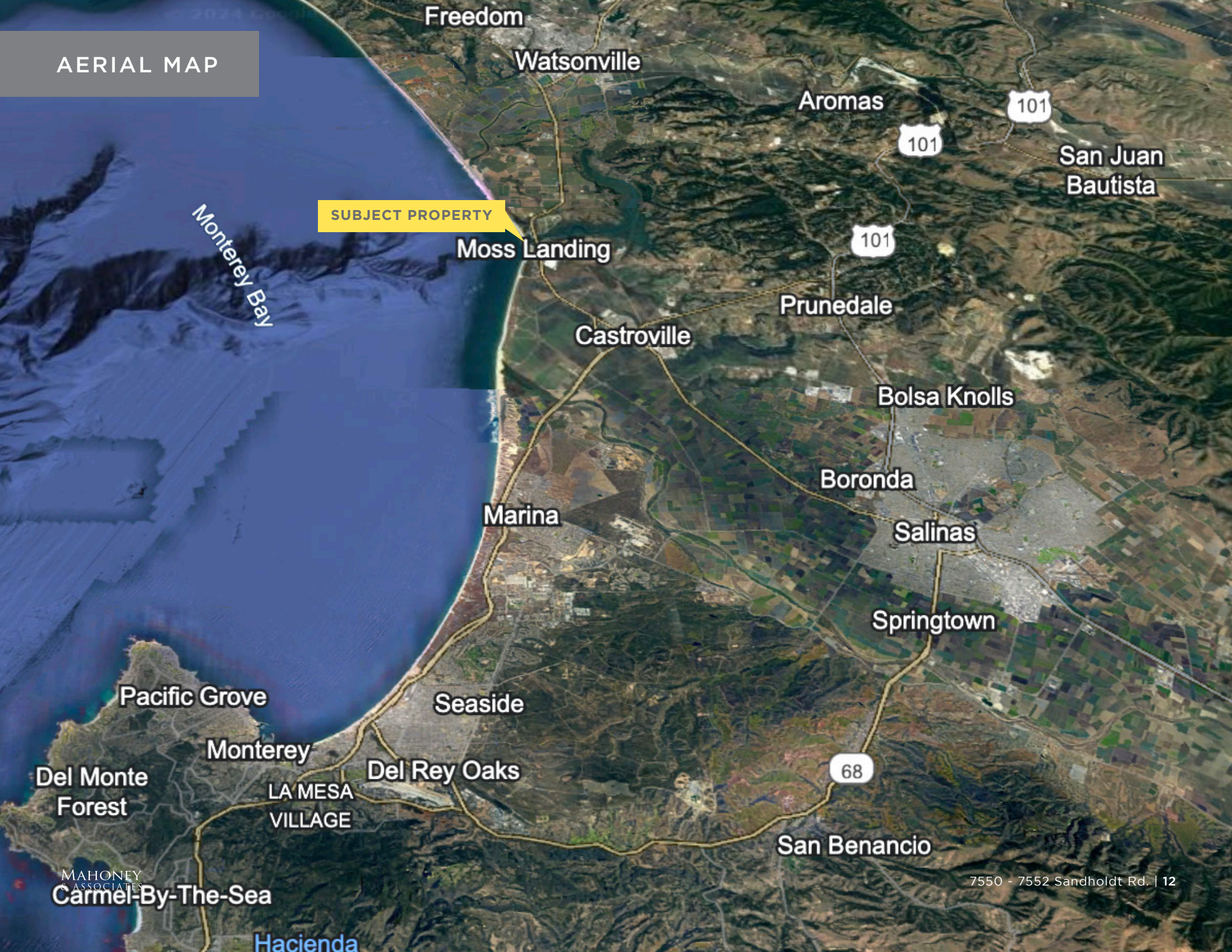
One of Moss Landing's notable features is the Moss Landing Harbor, a bustling fishing port where a variety of commercial fishing boats and recreational vessels dock. Visitors can stroll along the harbor, enjoy fresh seafood at local restaurants, and even embark on whale-watching tours or fishing excursions. The harbor is a hub of marine activity and contributes to the town's maritime charm.

In addition to its maritime attractions, Moss Landing is home to the Moss Landing Marine Laboratories, a renowned research facility associated with the California State University system. The marine labs focus on marine science and provide educational programs, making it a hub for marine research and education. The labs contribute to the town's reputation as a center for marine studies and attract scientists and students from around the world.

Beyond its natural and scientific appeal, Moss Landing offers a tranquil atmosphere with its small-town charm. Visitors can explore art galleries, antique shops, and waterfront cafes, providing a perfect blend of relaxation and cultural exploration. Whether it's observing wildlife, participating in marine research, or simply enjoying the coastal ambiance, Moss Landing offers a unique and captivating experience along the California coast.



AERIAL MAP



Freedom

Watsonville

Aromas

101

San Juan
Bautista

SUBJECT PROPERTY

Moss Landing

101

Prunedale

Castroville

Bolsa Knolls

Boronda

Salinas

Marina

Springtown

Pacific Grove

Seaside

68

Del Monte
Forest

Monterey

Del Rey Oaks

LA MESA
VILLAGE

San Benancio

7550 - 7552 Sandholdt Rd. | 12

MAHONEY
& ASSOCIATES

Carmel-By-The-Sea

Hacienda

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

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 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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