

# ONE-OF-A-KIND MIXED USE OPPORTUNITY

## Two Beautiful Live/Work Condos



FOR SALE | \$900,000 PER CONDO (BOTH COULD BE PURCHASED)

370 Shasta St. | Sand City, CA 93955

Alison Goss | DRE #01815323



# ONE-OF-A-KIND MIXED USE OPPORTUNITY

## OFFERING MEMORANDUM

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### PRESENTED BY

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# OFFERING SUMMARY

**Mahoney & Associates** is pleased to present to the market for the first time, two beautiful “live/work” condominiums in the creative and eclectic hamlet of Sand City, California. Located in the town known for the “West End Celebration” that highlights all of the artists, musicians, bakers and craftsmanship of the artisan tradespeople in Sand City, these side-by-side condos are relatively newly built and feature a cozy upper floor home with patio and a good-sized shop/storage/mini warehouse on the ground floor. Almost impossible to find, these two live-work condos offer the buyer a home and a business (or a car collector’s solution) all in one. The property is currently leased so please do not disturb tenant and contact agent for showing.

370 A SHASTA ST.		370 B SHASTA ST.	
APN	011-253-023	APN	011-253-022
Lot Size	± 1,836 SF	Lot Size	± 1,914 SF
<b>Condo Building Area</b>	<b>± 1,643 SF</b>	<b>Condo Building Area</b>	<b>± 1,644 SF</b>
Residence Area	± 750 SF	Residence Area	± 750 SF
Shop/Warehouse Area	± 893 SF	Shop/Warehouse Area	± 894 SF
*Offered At	\$900,000	*Offered At	\$900,000
Built	2003	Built	2003
HOA	CC&Rs available upon request. Currently, no HOA exists (single owner for both condos) and there are no HOA fees.	HOA	CC&Rs available upon request. Currently, no HOA exists (single owner for both condos) and there are no HOA fees.

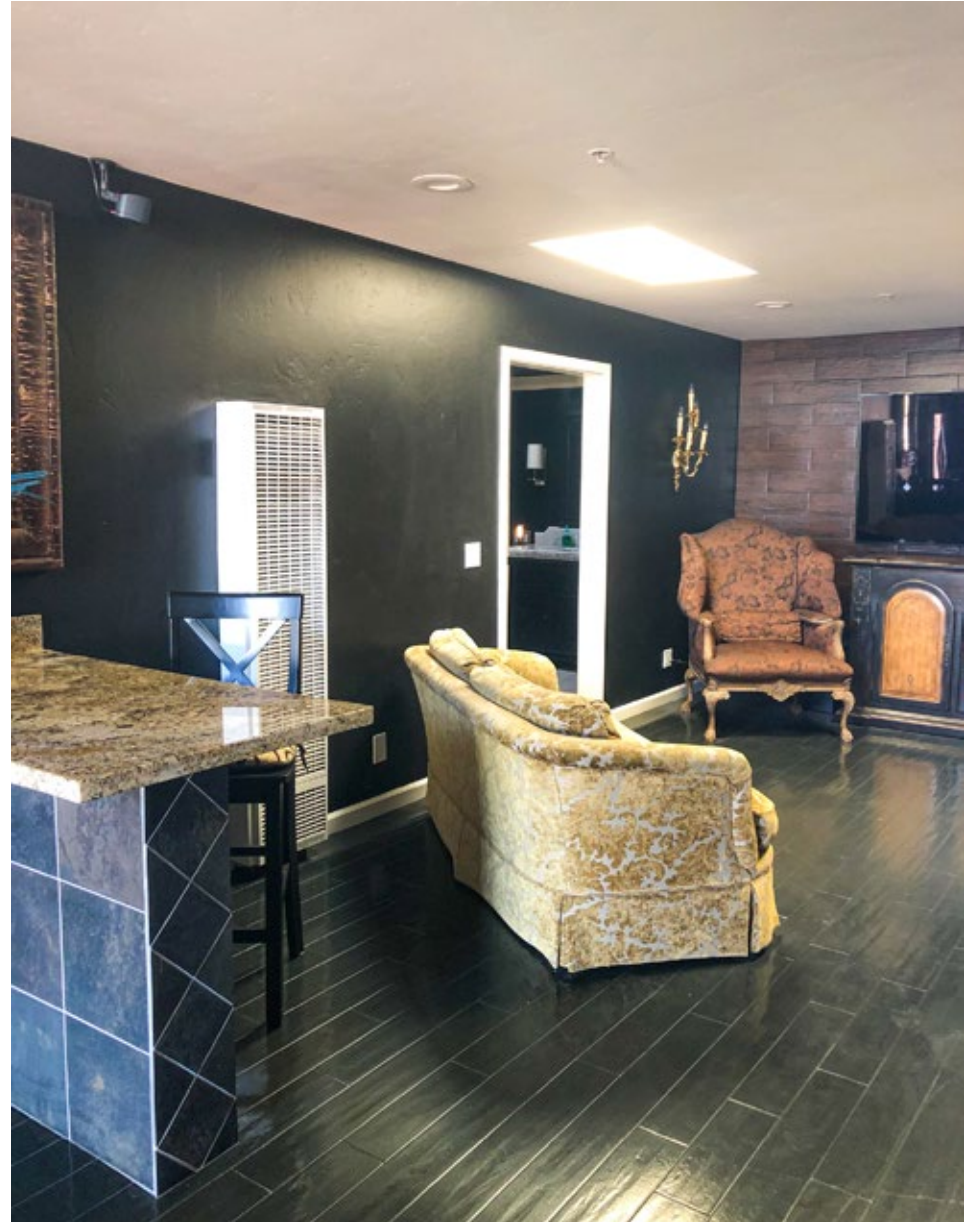
*\*Both condominiums could be purchased for a total of \$1,800,000*



BUILDING PHOTO



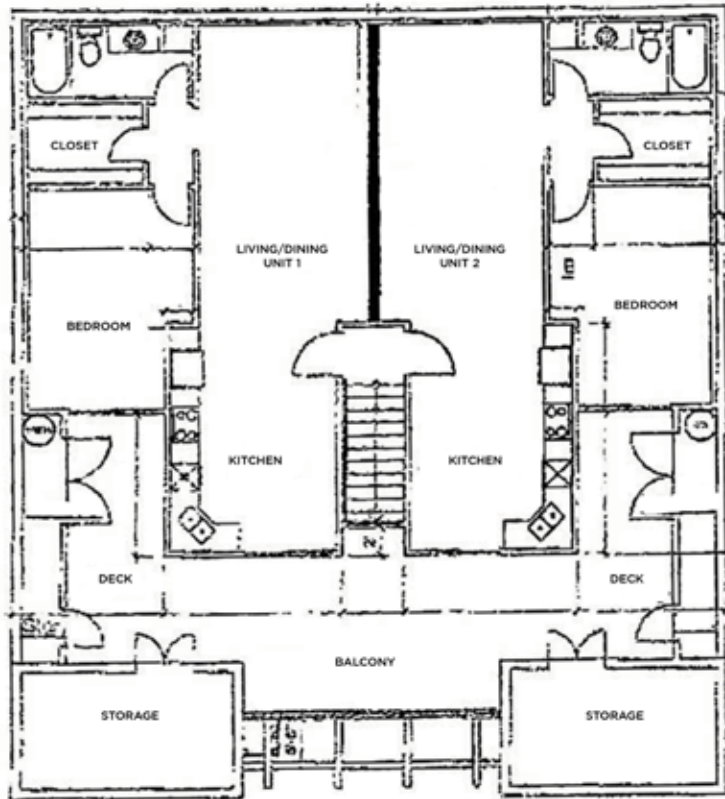
# INTERIOR PHOTOS



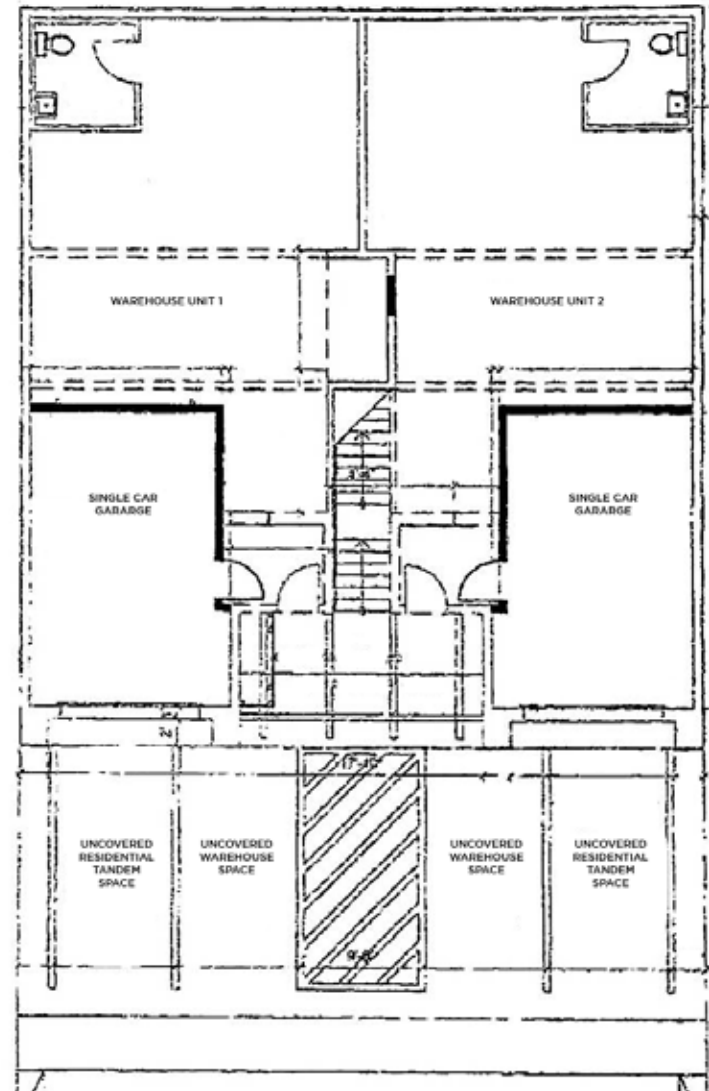


# FLOOR PLANS

UPPER LEVEL



LOWER LEVEL



SHASTA ST.

## SAND CITY

The 370 Shasta Street Condos are located in Sand City, California, a small eclectic community on 350 acres of former sand dunes with 1 mile of coastal frontage on the beautiful Monterey Bay. Nestled between Monterey, Seaside and the former Fort Ord, Sand City was originally a commercial hub of light industrial manufacturing and distribution but has evolved into a mixed-use beehive of creative activity, encompassing the historic light industrial uses alongside art studios, steel sculpture facilities, gymnastics academies, bakeries, craft beer houses, musicians and more.

Sand City had the foresight to build its own desalination plant and is, therefore, uniquely positioned to offer opportunities for redevelopment without the water restrictions of other communities. This desal plant, the Power Shopping Centers that provide a healthy tax base and the City-wide mixed-use zoning flexibility give property owners a myriad of possibilities for improvements.



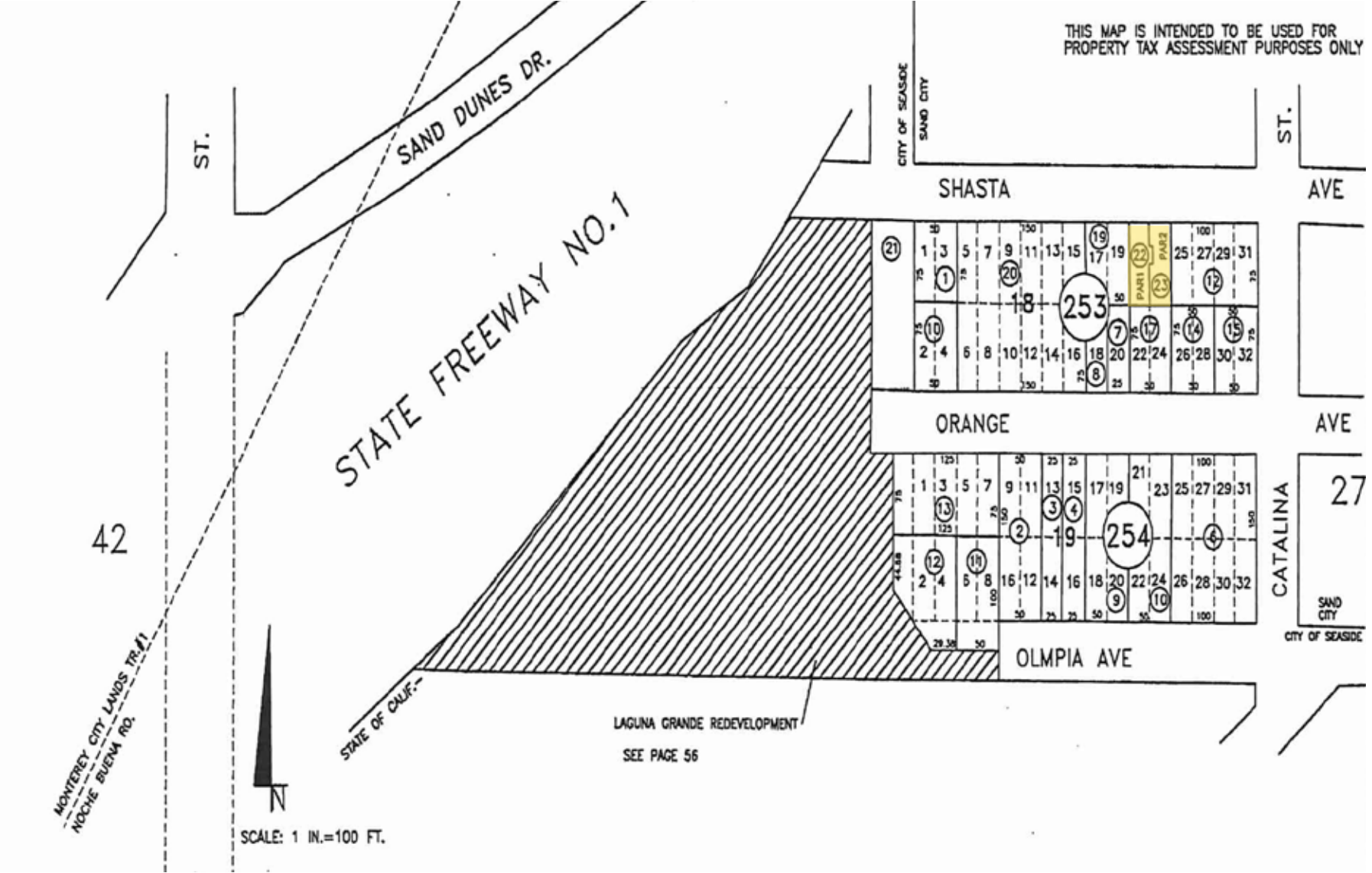


# LOCATION MAP





# SITE PLAN



## 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 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:

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