

7168 Carmel Valley Road | Carmel | California

# VALLEY HILLS SHOPPING CENTER | 12 TENANTS | \$8,950,000

## RARE CARMEL MULTI-TENANT INVESTMENT OPPORTUNITY



EXCLUSIVELY LISTED BY

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# INVESTMENT OVERVIEW

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## Offering Overview

Mahoney & Associates, as exclusive advisor, is proud to present to the market for the first time the opportunity to acquire the Valley Hills Shopping Center. Valley Hills is a 17,569 square foot neighborhood shopping center located in Carmel, CA.

Valley Hills' tenancy includes restaurants, deli, dress shop, wine tasting room, home goods store, and office users. Approximately 3 miles from Highway 1 and 4.5 miles from downtown Carmel-by-the-Sea, Valley Hills provides a unique shopping and dining experience. The Property is positioned in an irreplaceable location in Carmel, California. The center is located directly across the street from the well respected Quail Lodge and Quail Lodge Golf Resort. Situated along Carmel Valley Road, the Valley Hills Shopping Center caters to Carmel Valley and Carmel residents and tourists. The Property also benefits from other nearby hotels and golf course resorts that include Carmel Valley Ranch and Resort, Bernardus Lodge, and the Santa Lucia Preserve.

## Investment Highlights

- First Time on the Market
- Rare Carmel Investment Opportunity
- Strong, Long-Term Tenancy
- E-Commerce Resistant Tenancy
- High Water Credit Tenancies

## Location Overview

The city of Carmel-by-the-Sea is a picturesque 1-square mile village. It is surrounded by the beautiful landscapes of the unincorporated areas of Carmel, Pebble Beach, Carmel Valley and Carmel Highlands. The 3 zip codes that make up the Carmel area are 93921, 93922 and 93923.

The Monterey Peninsula is one of Central California's most protected areas and poses major barriers to entry for new development due to water constraints and a very stringent California Coastal Commission. The area is highly regarded for high quality of living due to its naturally preserved environment, world class golf courses and miles of scenic coastline.

## DETAILS

<b>PROPERTY ADDRESS</b>	7168 Carmel Valley Rd, Carmel, CA
<b>ASKING PRICE</b>	\$8,950,000
<b>NOI</b>	\$381,533
<b>CAP RATE</b>	4.26%
<b>RENT ROLL</b>	Available Upon Request
<b>APN</b>	169-221-006
<b>ZONING</b>	LC-D-S-RAZ
<b>YEAR BUILT</b>	1964
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>ATTRIBUTES</b>	
<b>NUMBER OF TENANTS</b>	12
<b>NUMBER OF BUILDINGS</b>	4
<b>GROSS LEASABLE AREA</b>	17,569 SF
<b>LAND AREA</b>	2.45 ACRES (106,722 SF)
<b>PARKING</b>	100 Parking Spaces



# OPERATIONS STATEMENT

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## EXPENSES

SCHEDULED GROSS RENT	\$447,979	4
VACANCY (3%)	-\$13,439	
ESTIMATED EFFECTIVE INCOME	\$434,540	
UTILITIES	\$8,712	
REPAIRS & MAINTENANCE	\$21,674	
MANAGEMENT FEE	\$21,104	
REAL ESTATE TAXES	\$137,830	1
INSURANCE	\$8,098	
ESTIMATED TOTAL EXPENSES	-\$197,418	2
PLUS TENANT SHARE OF OPERATING EXPENSES (73.15%)	\$144,411	3
ESTIMATED NET OPERATING INCOME	\$381,533	

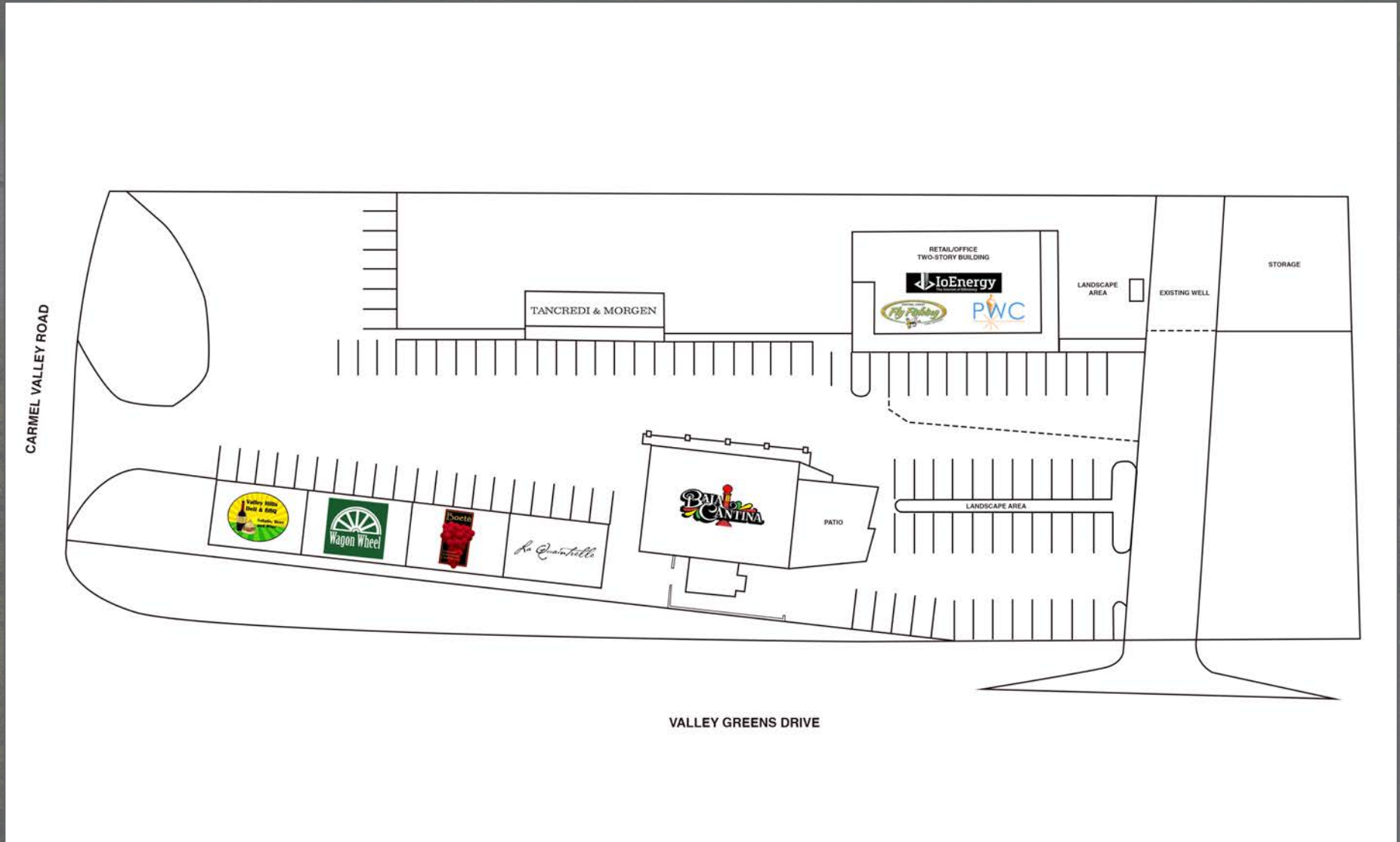
## Foot Notes:

1. New Taxes based on sale price of \$8,950,000
2. Actual 2018 Expenses, which have been annualized and then increased by 2% to address potential inflation.
3. 73.15% of the tenants are under NNN leases
4. The scheduled gross rent includes current rents, projected leasing as indicated on the rent roll, and scheduled rent increases when appropriate during 2019. Rent roll available upon request.



# FLOOR PLAN

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# AERIAL MAP

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# AERIAL MAP

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# MARKET & DEMOGRAPHICS

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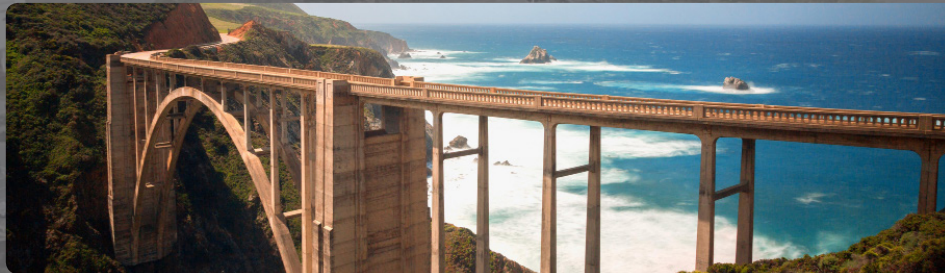
## Population

The county's population reached 428,826 in 2013 and is projected to rise to ±475,000 by 2025. The latest population estimates for individual Peninsula cities are:

Monterey:	28,294
Carmel-by-the-Sea:	3,842
Del Rey Oaks:	1,672
Marina:	20,370
Pacific Grove:	15,504
Sand City:	341
Seaside:	34,095

Traditionally, our population growth has been lower than the state average. In fact, most counties along the central coast are growing at around 1% annually. Between 2007 and 2012, the population of Monterey County grew at an average rate of 0.7 percent per year.

Growth is limited by available water supply and environmental constraints. Salinas is the largest city in the county and Seaside is the largest community on the Monterey Peninsula.



## Household

The median age in Monterey County for 2013 was 33.0. Median household income in Monterey County, as of 2013 was \$55,840 compared to a national average of \$52,250. Median housing prices are also higher, The single family home in City of Carmel was \$1,197,700 in 2013, in Carmel Valley \$849,600, in Monterey \$682,300, Marina \$419,600, Pacific Grove \$703,800, Del Rey Oaks \$486,100, Pebble Beach \$1.45 million and in Seaside it was \$364,100.

## Monterey County's Key Industries:

### AGRICULTURE

The Salinas Valley is the center for Monterey County's \$4.379 billion agriculture industry and continues to be a leader in agricultural exports with over 785 million pounds of produce exported in 2013. Top importers of Salinas Valley produce include Canada, Japan, Hong Kong, Taiwan, Mexico and the European Union.

Organic produce is an expanding market and has been incorporated into the holdings of most large companies. There are currently over 46,500 acres of organic products being grown in Monterey County.



### TOURISM

The Monterey Peninsula's scenic cities and unincorporated rural areas have economies that are primarily tourist-driven. Secondly, only to agriculture, hospitality is a \$2.3 billion plus per year industry and employs approximately 22,000 people, over 12 percent of the workforce in Monterey County.

Over 8.39 million visitors travel to Monterey County annually, double that of Yosemite Park. Within California, Monterey County ranks 11th of all 58 counties in tourism expenditures.

### HIGHER EDUCATION

Higher Education contributes approximately \$1.9 billion in operating budgets and \$365 million in research budgets to the local economy.

The Monterey Bay region is home to more than twenty higher education and research institutions, including three community colleges, two state universities, an international institute, college of law, two specialized military institutions and several research organizations. The institutions employ over 12,110 faculty and staff and have enrollment of 78,000 students.



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## For More Information Please Contact:

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