



Commercial Opportunity in Carmel Valley | FOR SALE

27820 Dorris Drive | Carmel, CA 93923

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

27820 DORRIS DR.,
CARMEL, CA 93923

ASKING PRICE

\$1,500,000

Income* \$9,000/mo + NNN through December 2027

- 850 SF Apartment
- 850 SF - 4 Studios
- 1,700 SF Ground retail or offices



BUILDING SIZE
± 3,400 SF



LOT SIZE
± 8,375 SF



LOCATION
CARMEL



OCCUPANCY
100%

Mahoney & Associates is pleased to present to market 27820 Dorris Dr., Carmel, CA 93923, a well-maintained mixed-use commercial property located in the desirable Mid-Valley commercial district of Carmel. Offered For Sale, this two-story, ±3,400 square foot building is situated on a ±8,375 square foot parcel and provides a unique combination of commercial and residential functionality. the property features commercial space on the ground floor and a residential apartment on the second floor, creating flexibility for owner-users, investors, or businesses seeking supplemental rental income.

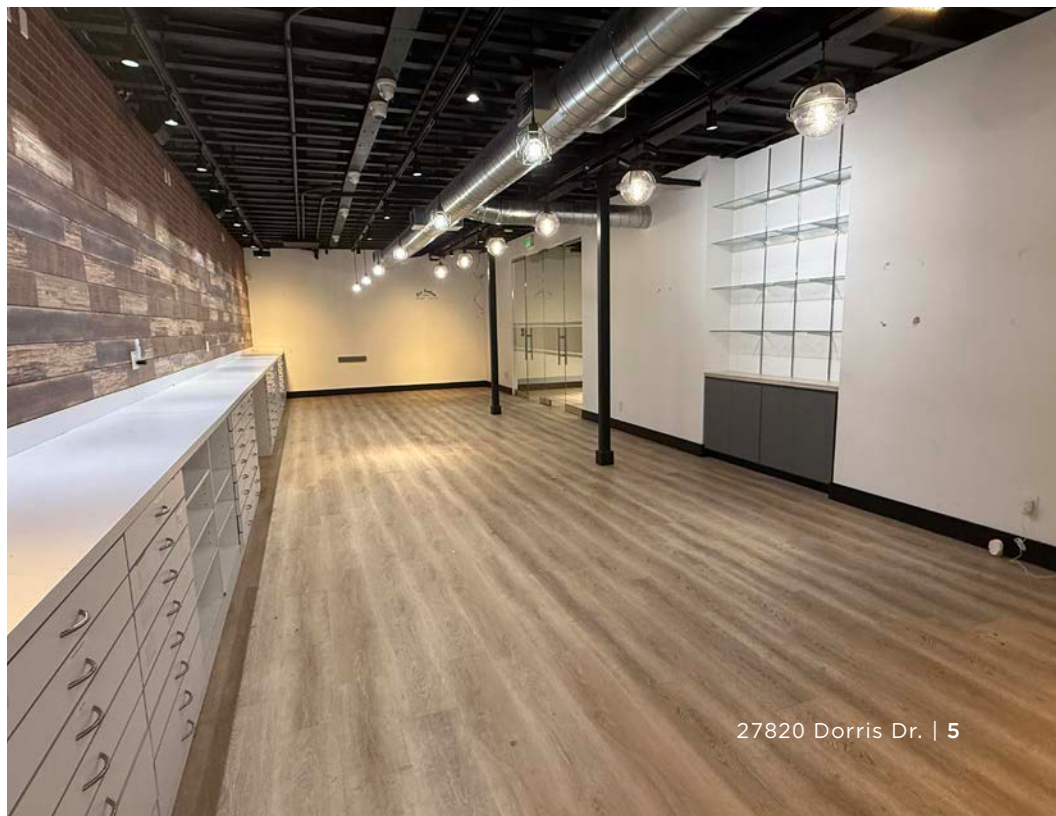
PROPERTY DETAILS

APN	169-235-022
Zoning	CO- Commercial Office
Year Built	1984
Parking	10 Onsite Spaces
Floors	2-Stories
Residential	1 Apt on 2nd Floor

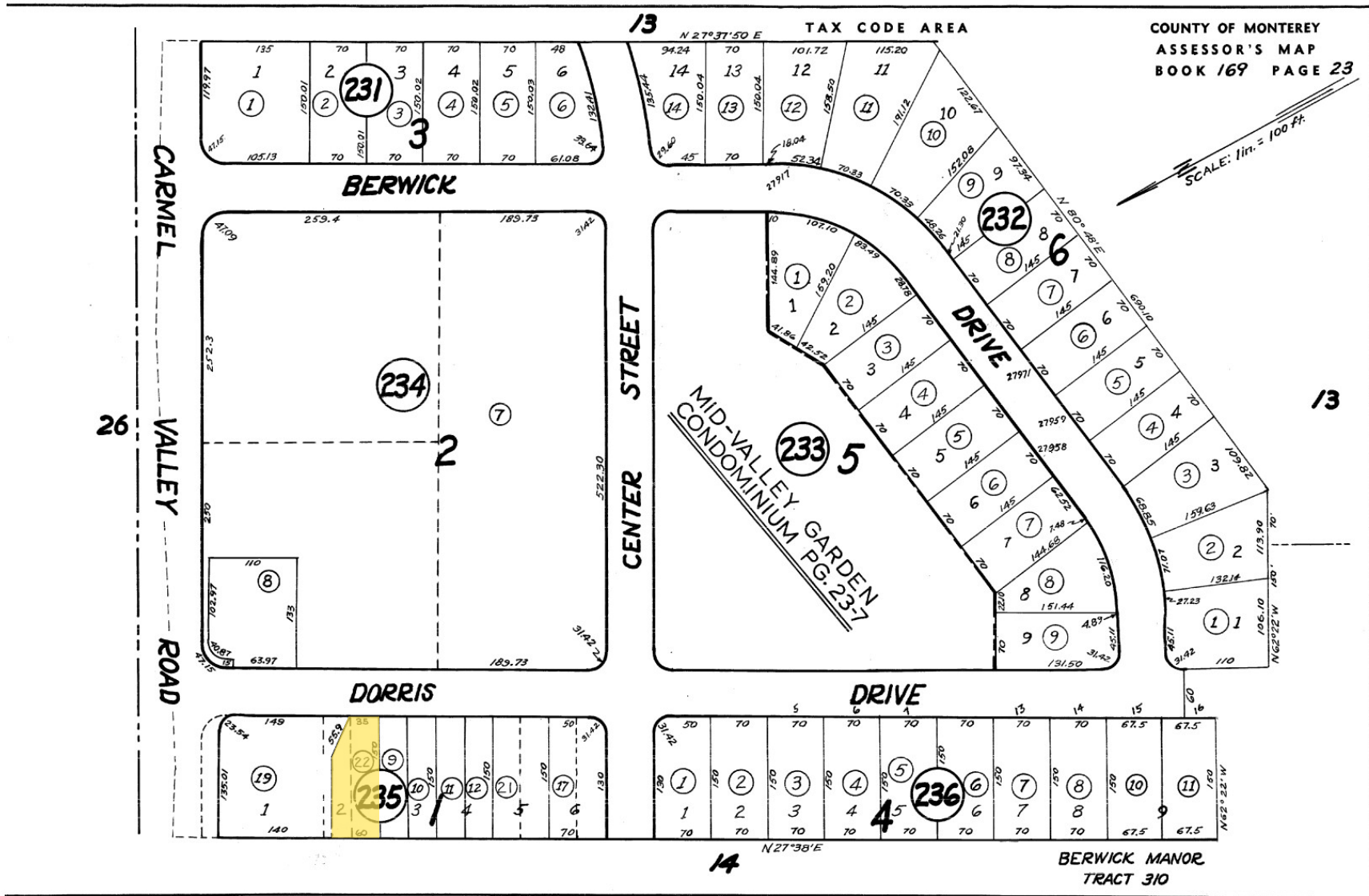
PROPERTY HIGHLIGHTS

- Can be delivered vacant
- Owner-user or investment opportunity with a mixed-use layout.
- Income-producing residential unit on the second floor, providing supplemental rental income or on-site occupancy.
- Convenient access to Carmel-by-the-Sea, Monterey, Highway 1, and Carmel Valley, making it easily accessible for clients and employees.
- Strong long-term ownership potential in a supply-constrained Monterey Peninsula commercial market.



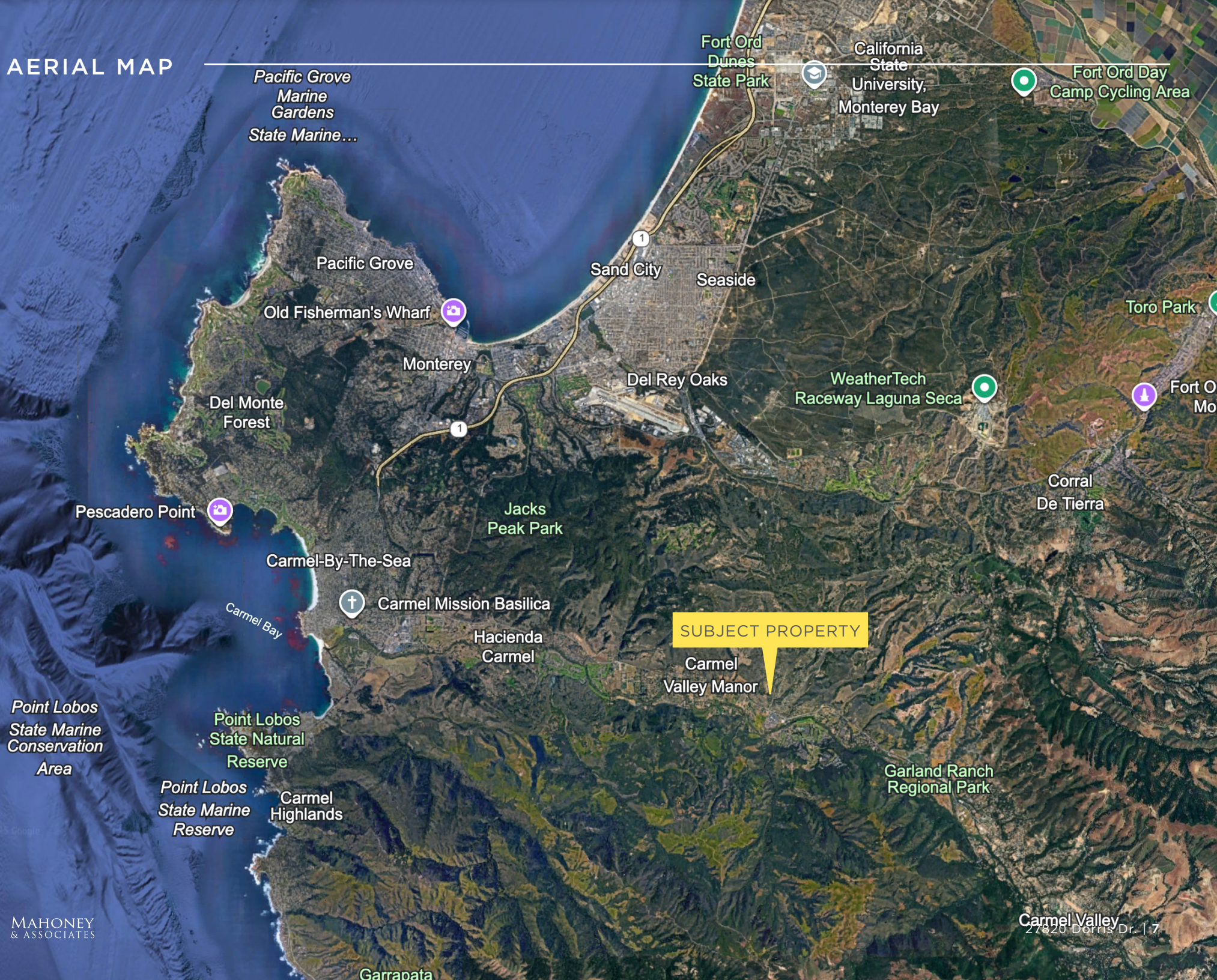


TAX MAP



The information contained herein has been obtained from sources we deem reliable.
 We cannot assume responsibility for its accuracy.

AERIAL MAP



Pacific Grove
Marine
Gardens
State Marine...

Fort Ord
Dunes
State Park

California
State
University,
Monterey Bay

Fort Ord Day
Camp Cycling Area

Pacific Grove

Sand City

Seaside

Old Fisherman's Wharf

Monterey

Del Rey Oaks

WeatherTech
Raceway Laguna Seca

Toro Park

Del Monte
Forest

Pescadero Point

Jacks
Peak Park

Corral
De Tierra

Carmel-By-The-Sea

Carmel Mission Basilica

Hacienda
Carmel

SUBJECT PROPERTY

Carmel
Valley Manor

Point Lobos
State Marine
Conservation
Area

Point Lobos
State Natural
Reserve

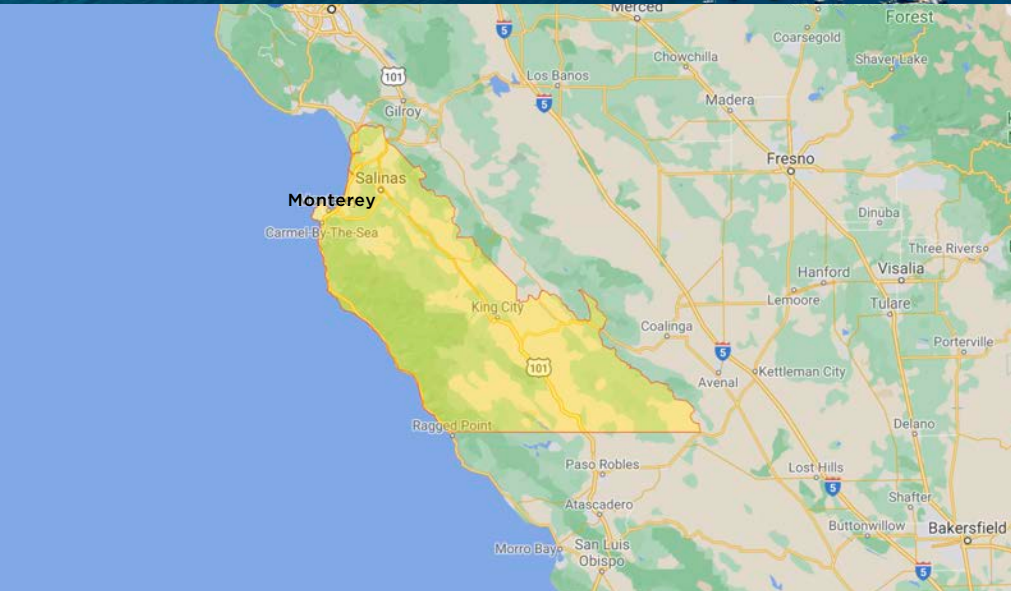
Point Lobos
State Marine
Reserve

Carmel
Highlands

Garland Ranch
Regional Park

Carmel Valley
27820 Dorris Dr. 17

MONTEREY COUNTY OVERVIEW



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.



2024 DEMOGRAPHICS

436,251

Population

132,170

Households

35.3

Median Age

\$88,035

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

\$5 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 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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