

Developed by



Brokerage by



HOTEL PAD - OFFERS DUE MAY 5, 2026



Campus Town

PHASE 1 HOTEL PAD

Seaside, CA

Pictures shown are for illustration purpose only

HOUSING | HOTEL | OFFICE SPACE
RETAIL | DINING | ENTERTAINMENT

Campus Town

A 122-acre master-planned mixed-use development

1,485 Housing Units | 250 Hotel Rooms | 150,000 SF Retail

CONSTRUCTION IS UNDERWAY



Phase 1 - Available Hotel Pad



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THE OFFERING

2.2-Acre Hotel Development Opportunity

A rare opportunity to acquire a 2.2-acre hotel pad delivered in blue-top lot condition, located within the Campus Town Project, a transformative mixed-use development currently under construction.

Upon completion, Campus Town will span approximately 122.23 acres and feature a dynamic mix of residential, hospitality, commercial, and recreational uses, including:

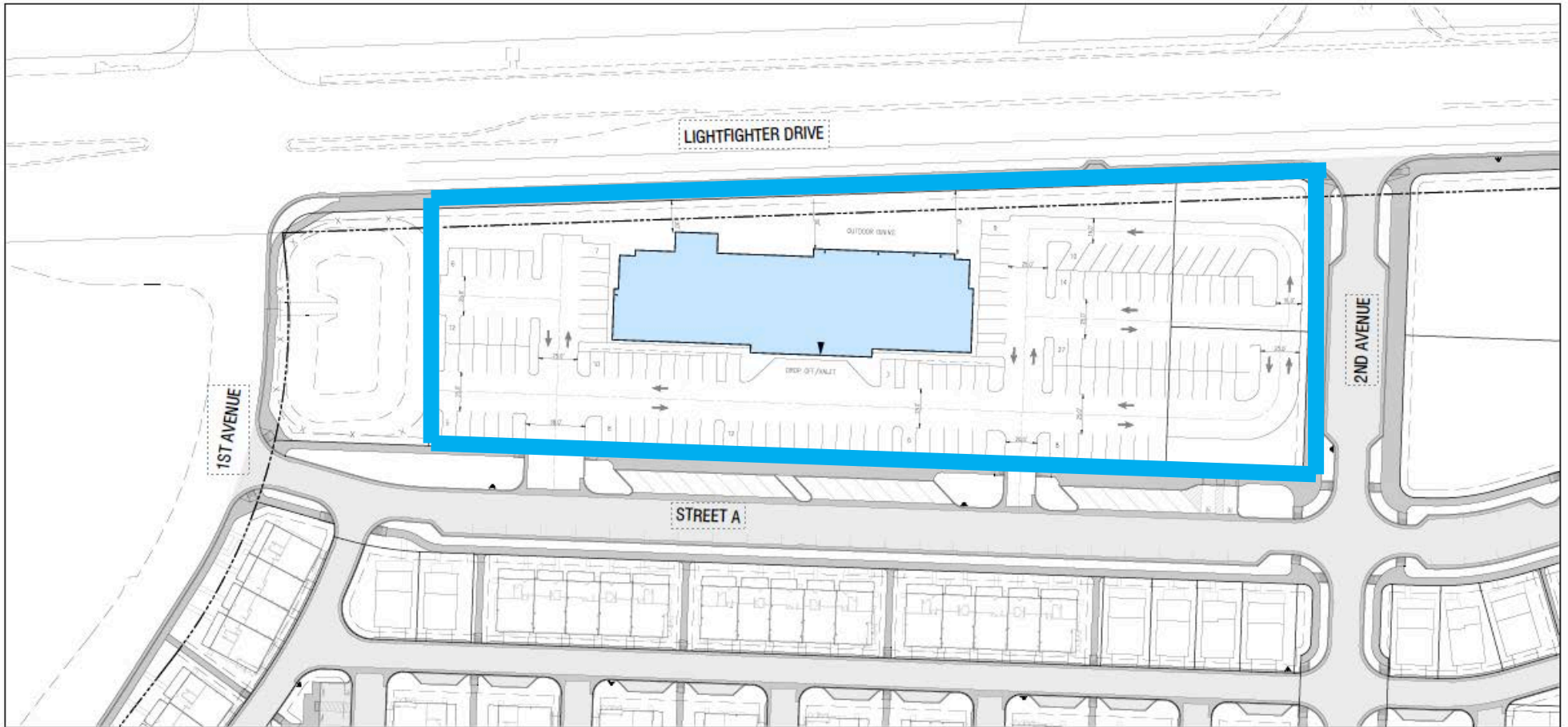
- 1,485 residential housing units
- 250 hotel rooms
- 75 hostel beds
- 150,000 SF of retail, dining, and entertainment space
- 50,000 SF of office, flex, makerspace, and light industrial space

The project will also include extensive open space and amenities, including approximately 9 acres of public open space and 3.3 acres of private open space, along with roadways, parking, and supporting infrastructure.

Positioned within a vibrant master-planned environment, the hotel pad presents a unique opportunity to develop a hospitality asset within one of the region's most significant mixed-use developments.

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CONCEPTUAL HOTEL SITE PLAN



PROJECT INFORMATION

HOTEL FOOTPRINT : CAMBRIA (FROM OTHERS)
 BLDG COVERAGE - 14,103 SF
 NUMBER OF STORIES - 5
 YIELD - 140 KEYS

PROPOSED PARKING : 142 (1 SPACE/KEY + 2)*

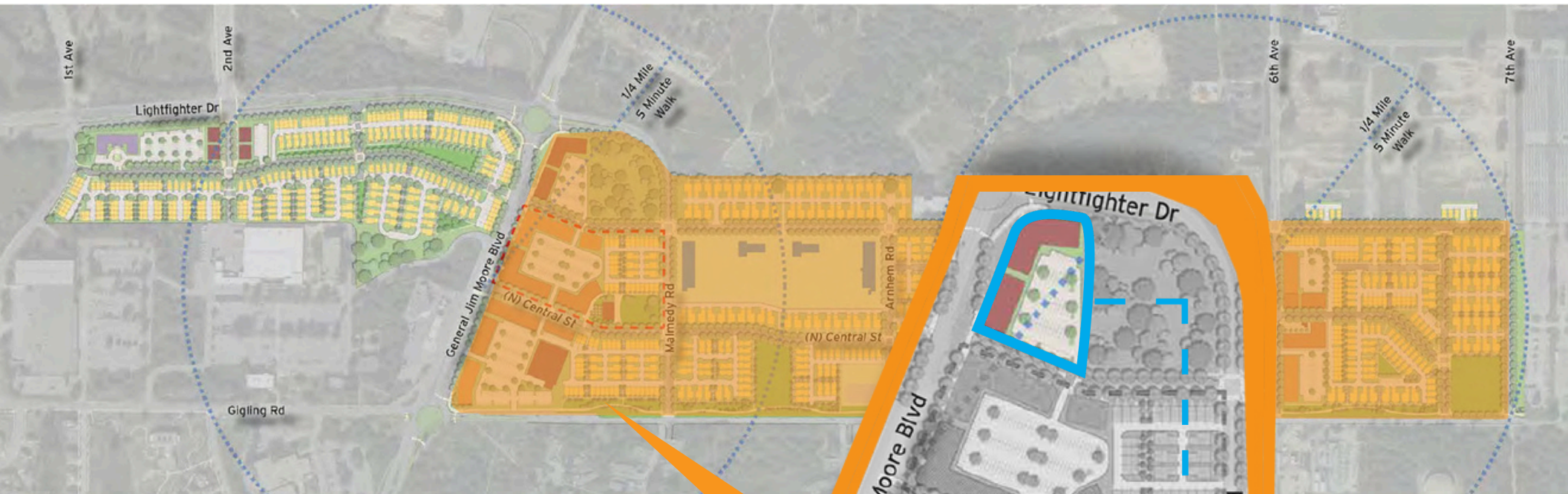
*DOES NOT COUNT STREET A COMMERCIAL PERPENDICULAR PARKING



CAMPUS TOWN - PHASE 1
CONCEPTUAL HOTEL SITE PLAN - A
 SEASIDE, MONTEREY COUNTY, CALIFORNIA

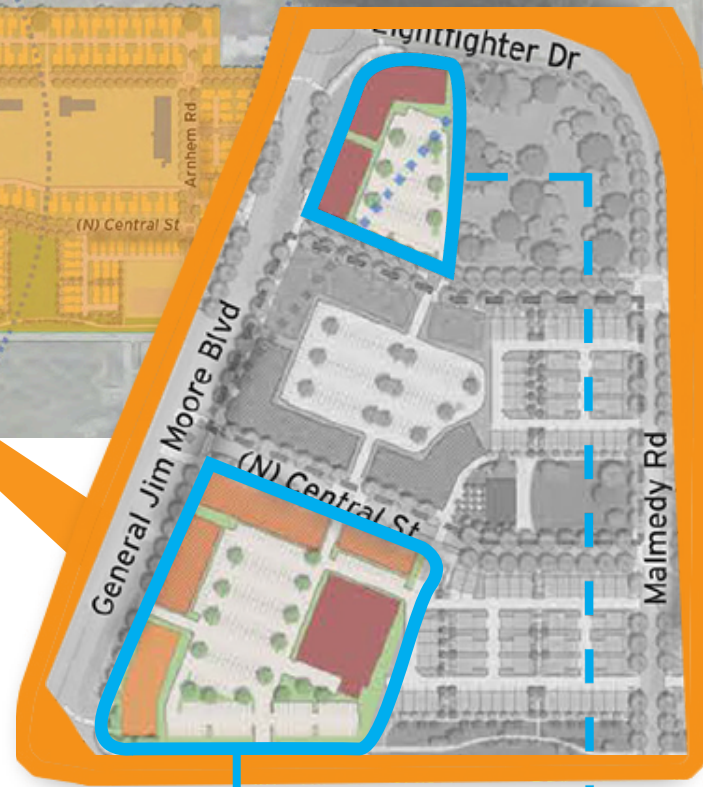
HOTEL PAD - OFFERS DUE MAY 5, 2026

Future Phase II Pads



● Phase II

● Available pads

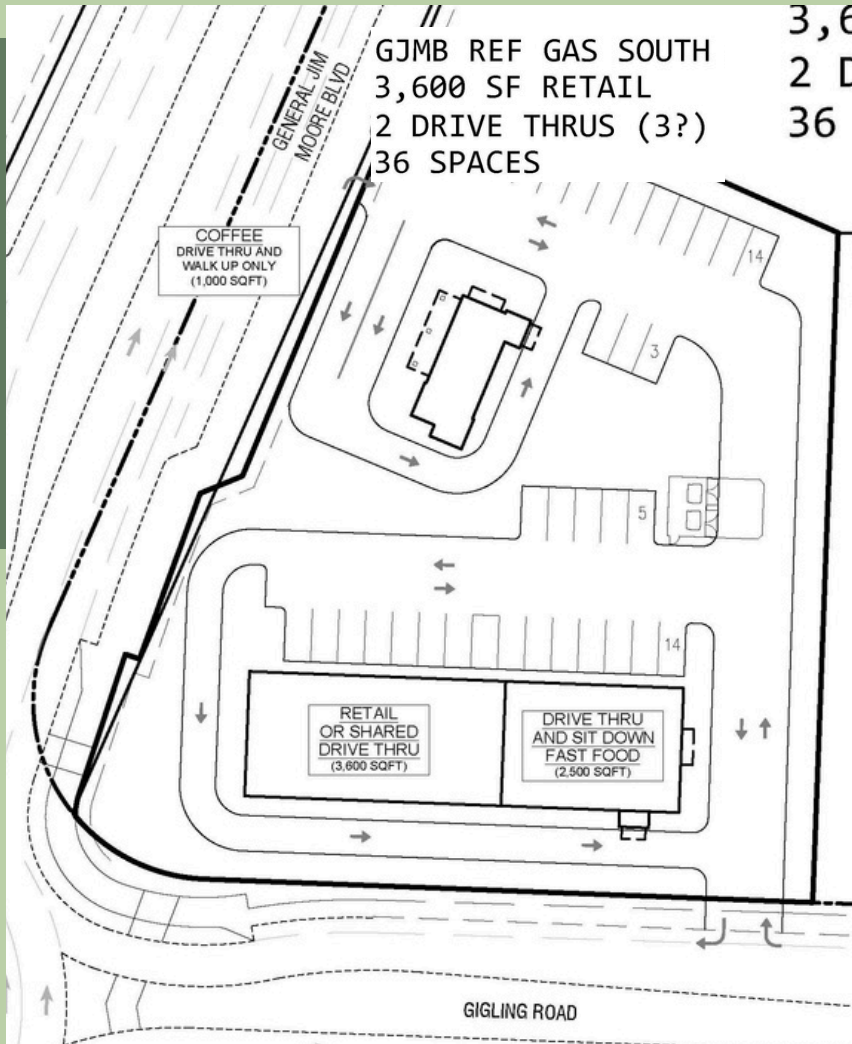


5.46 Acres
RETAIL PAD 3

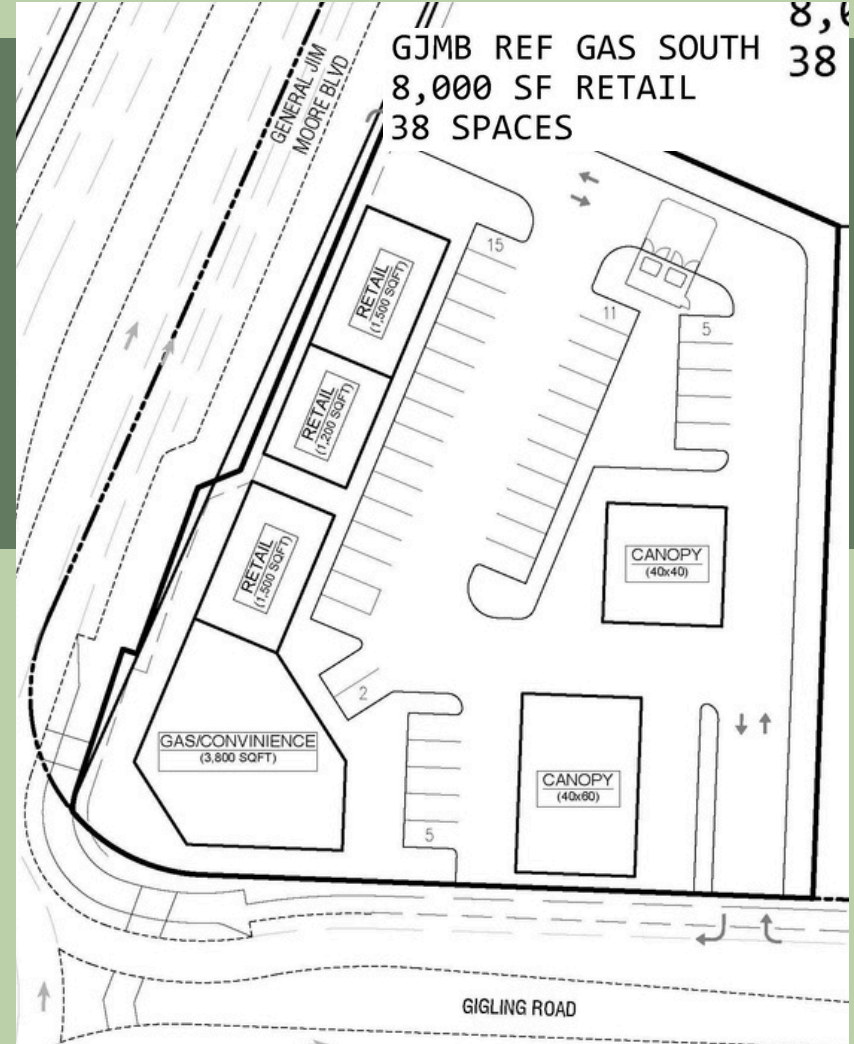
1.75 Acres
RETAIL PAD 4

Future Phase II: Conceptual Layouts

Pad 3

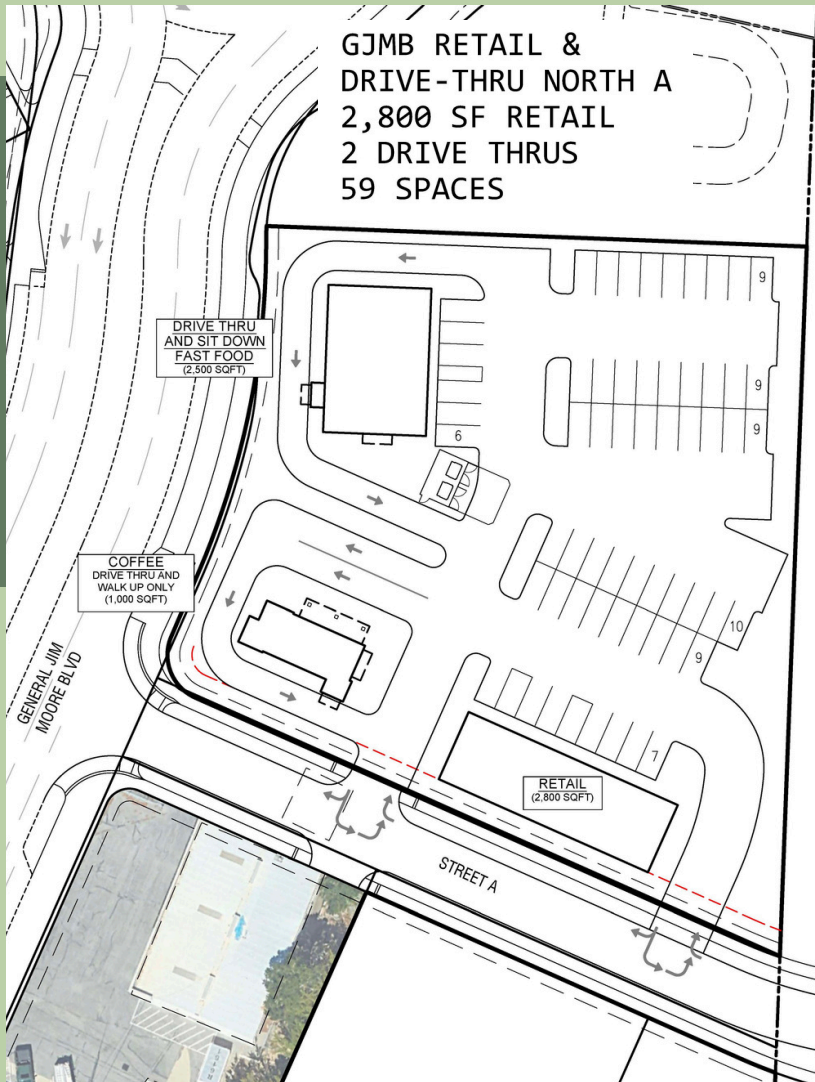


Pad 3

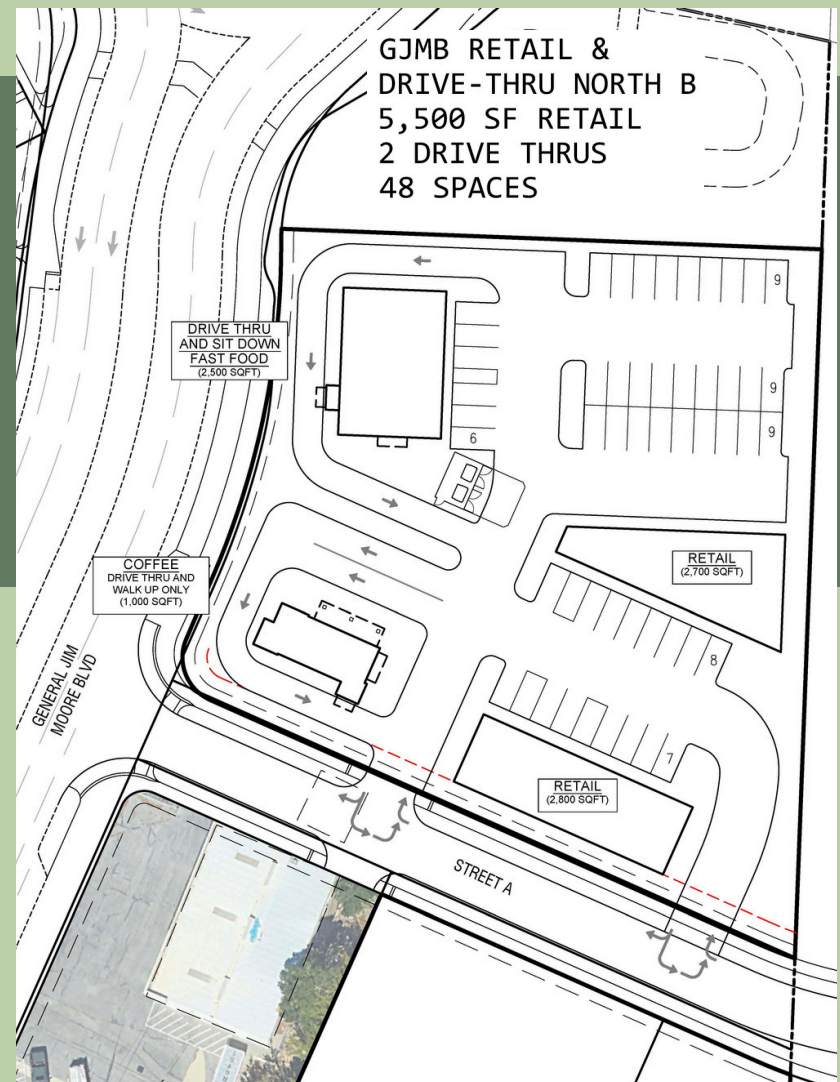


Future Phase II: Conceptual Layouts

Pad 4A

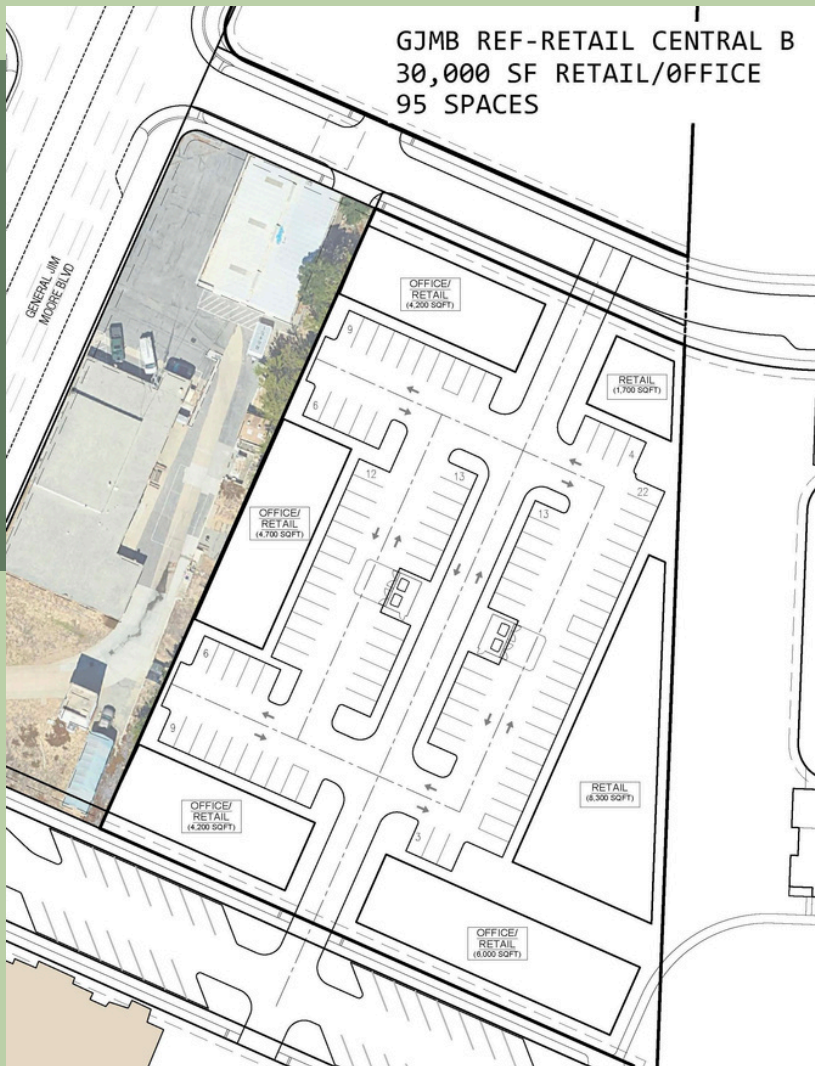


Pad 4A



Future Phase II: Conceptual Layouts

Pad 4B



Pad 4B

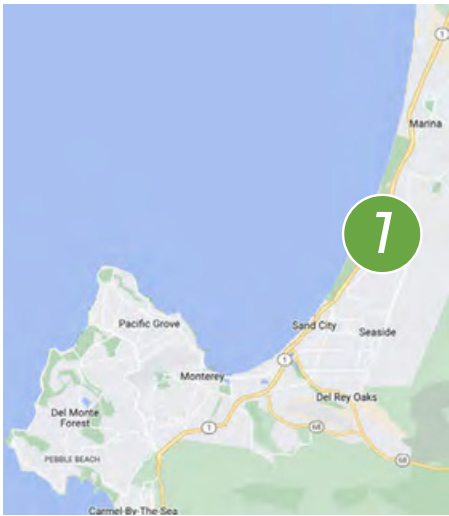


AREA INFORMATION | DEMOGRAPHICS



The Specific Plan Area is uniquely situated to support all of the three “E’s”: Education, Environment, and Economy that guide base reuse planning and land use decisions per the BRP. The northern boundary of the Campus Town area is the California State University at Monterey Bay. Campus Town is between State Route 1 and the Fort Ord National Monument, providing access to large swaths of land for recreation and conservation. The Specific Plan Area’s proximity to the university and other local developments provides the economic opportunity to truly develop a mixed-use neighborhood that appropriately connects and enhances the existing military family housing communities and services at the southern boundary.

LOCAL AERIAL



1| CAMPUS TOWN

2| CALIFORNIA STATE UNIVERSITY
MONTEREY BAY

3| THE DUNES ON MONTEREY BAY
by Shea Homes



BEST BUY *Michaels* **TARGET**
KOHL'S
KREI **ROSS** **OLD NAVY**
DRESS FOR LESS

Walmart

macy's **JCPenney** **TARGET**
HOBBY LOBBY
sears *Michaels*
KOHL'S **SALLY** **Marshalls**
BEAUTY SUPPLY

COSTCO *HomeGoods*
WHOLESALE
TARGET *Total Wine & MORE* **PET SMART**
WORLD MARKET **SALLY** **SALLY**
BEAUTY SUPPLY
WORLDMARKET.COM

Walmart **COSTCO**
WHOLESALE
PET SMART **ROSS** **DICK'S**
DRESS FOR LESS SPORTING GOODS
OfficeMax

CAMPUS TOWN

macy's **petco**
POTTERY BARN **WHOLE FOODS**
MARKET





CAMPUS TOWN

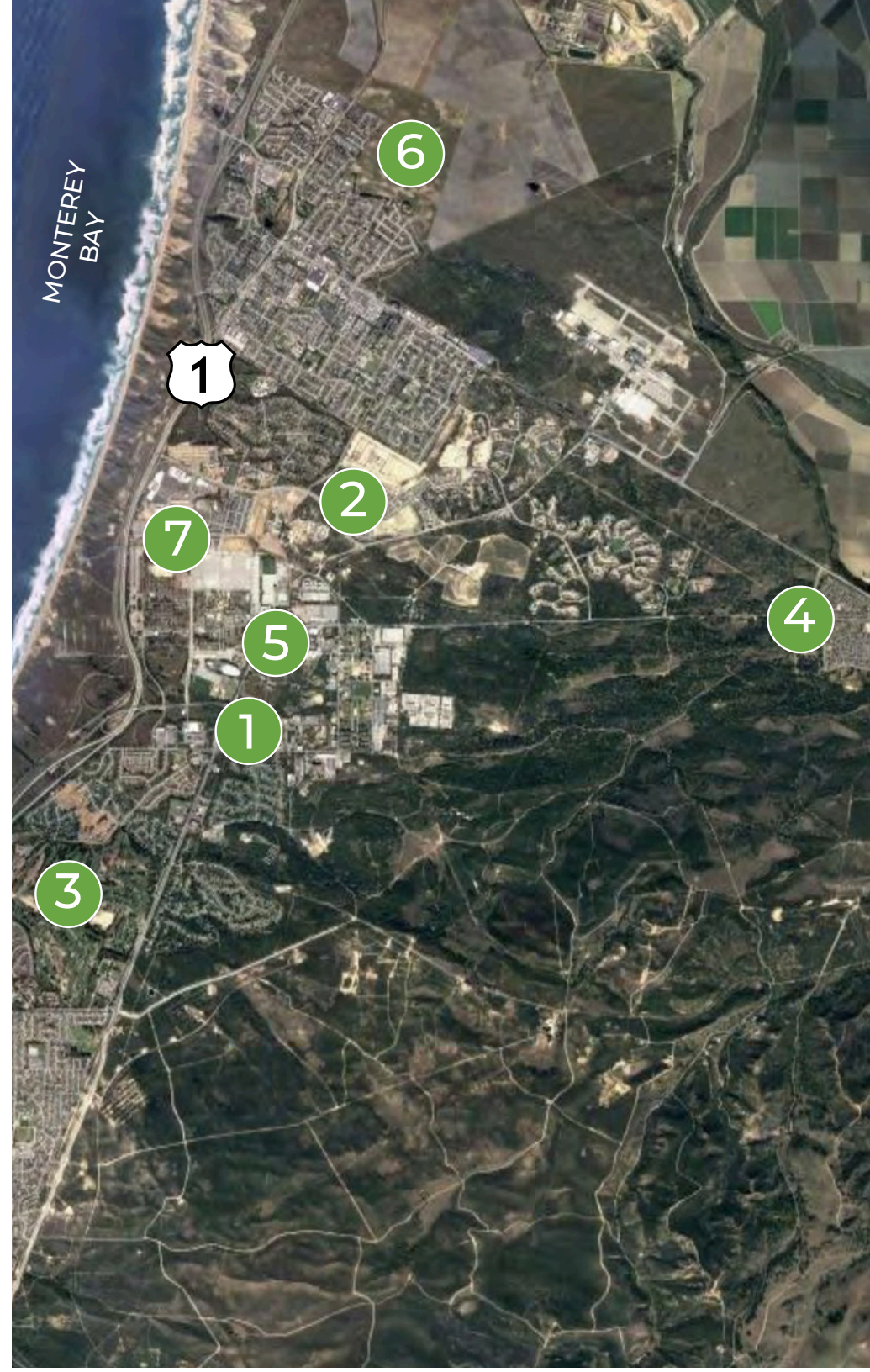
- 1 PEBBLE BEACH GOLF COURSES
- 2 MONTEREY BAY AQUARIUM
- 3 CANNERY ROW
- 4 LAGUNA SECA RACEWAY
- 5 MONTEREY BAY WINERIES
- 6 CARMEL BY THE SEA

The Monterey Bay Region remains one of the premiere tourist destinations in the United States. More than eight million tourists visit the region each year with 65% - 70% staying in the area for a minimum of three nights. Many visitors enjoy the area activities including over 24 area golf courses.

HOUSING SUMMARY

Over 2,459 newly built homes, with another 4,000+ on the way

- 1 CAMPUS TOWN:** Includes 1,485 housing units, 250 hotel rooms, and 150,000 square feet of retail on 122.23 acres of land. Developed by KB Home and Bakewell, under construction.
- 2 SEA HAVEN:** This 248-acre project located one mile from The Dunes and is fully entitled for 1,050 single family homes and 192 affordable units. All infrastructure has been completed and 600 homes have been built.
- 3 ENCLAVE:** The Developer has completed the \$14M upgrade of the Bayonet and Black Horse golf courses at this destination resort. The next phase of development located about two miles south of The Dunes will include a four-star hotel with approximately 275 rooms, 175 condominiums, including 125 custom residential houses fronting the two golf courses.
- 4 EAST GARRISON VILLAGE:** This 244-acre community, being developed by Century Communities, is located in unincorporated Monterey County about 4.5 miles east from the Dunes development. The County has approved this development for 1,150 homes. Over 900 homes have already been built.
- 5 CALIFORNIA STATE UNIVERSITY MONTEREY BAY:** Adjacent to The Dunes on Monterey Bay is California State University, Monterey Bay. A public university of approximately 7,000 students with over 50% living on campus.
- 6 MARINA STATION:** Includes 1,360 homes, located on 320 acres of the Armstrong Ranch, within the city limits of Marina and is fully entitled.
- 7 THE DUNES ON MONTEREY BAY:** The residential component of this 330-acre mixed use community, being developed by Shea Homes, will include 1,237 homes including apartments, condos, townhouses and single family detached homes. Over 532 homes have already been built.

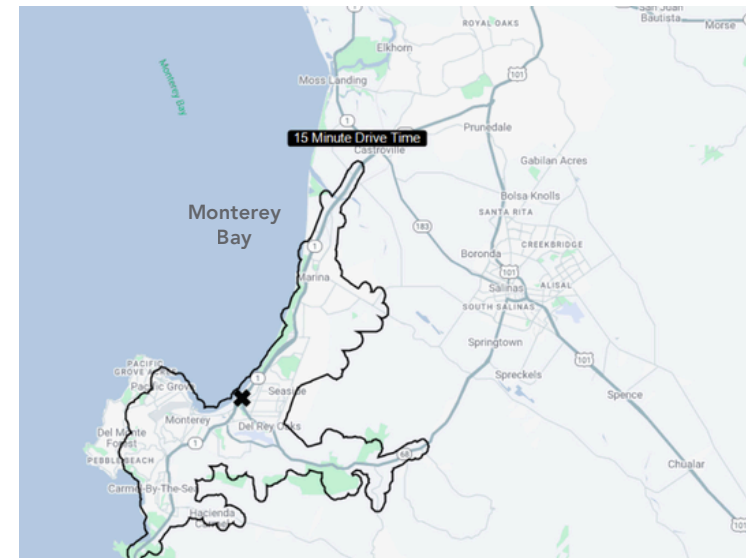
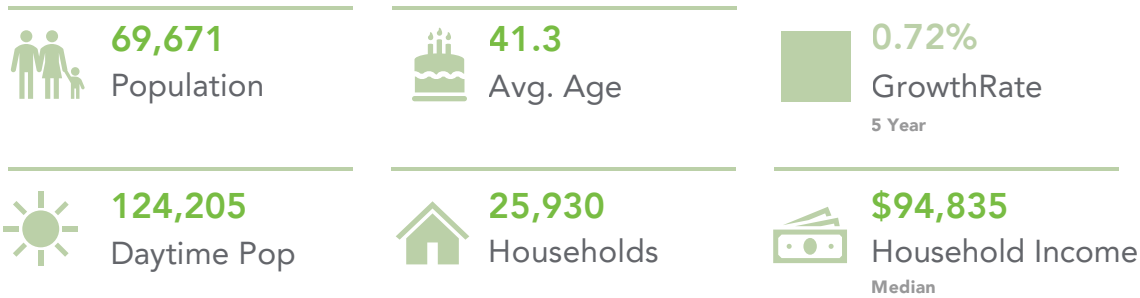


Demographics

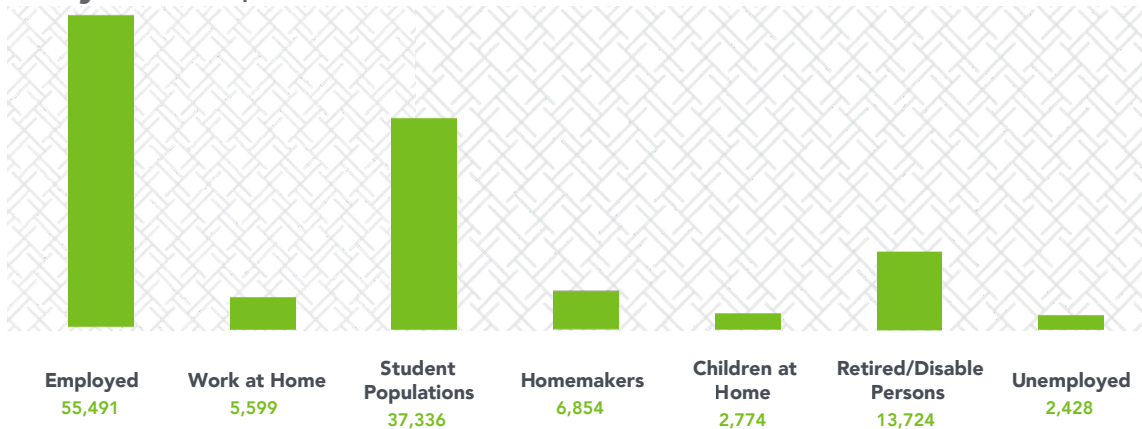
Demographics

Distance	3 Miles	5 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Est. Pop	52,411	88,224	21,922	69,671	115,072
Daytime Pop	100,845	140,316	49,810	124,205	163,816
Median HH Income	\$92,132	\$100,836	\$89,881	\$94,835	\$99,758
Households	19,905	33,291	11,872	25,930	43,749

Demographics (10 minute drive time)



Daytime Population (10 minute drive time)





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