

Prime Highway Commercial For Sale

800 5th Street @ Highway 101
Gonzales, Monterey County, California



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Salinas, CA 93901
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This Chevron-branded property is located within the city of Gonzales and ideally situated adjacent to the Highway 101/5th Street interchange.

This interchange provides convenient north and south-bound access to/from the highway, and the proximity of this property to the highway provides excellent visibility that is enhanced by a 60± foot high pylon sign that can be seen from both directions of travel.

Several quick serve restaurants serve this interchange with this property providing the only gas station and convenience store.



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Gonzales: Centrally located within the Salinas Valley, Gonzales has a 2017 population of 8,479 that mostly resides within one mile of this property. Recently, the City announced plans to expand to the east of Highway 101, potentially adding 1,700 new residential units nearby.

Highway 101: Highway 101 is Monterey County's north-south arterial, traversing through the Salinas Valley and connecting the county to San Luis Obispo County to the south and San Benito County to the north.

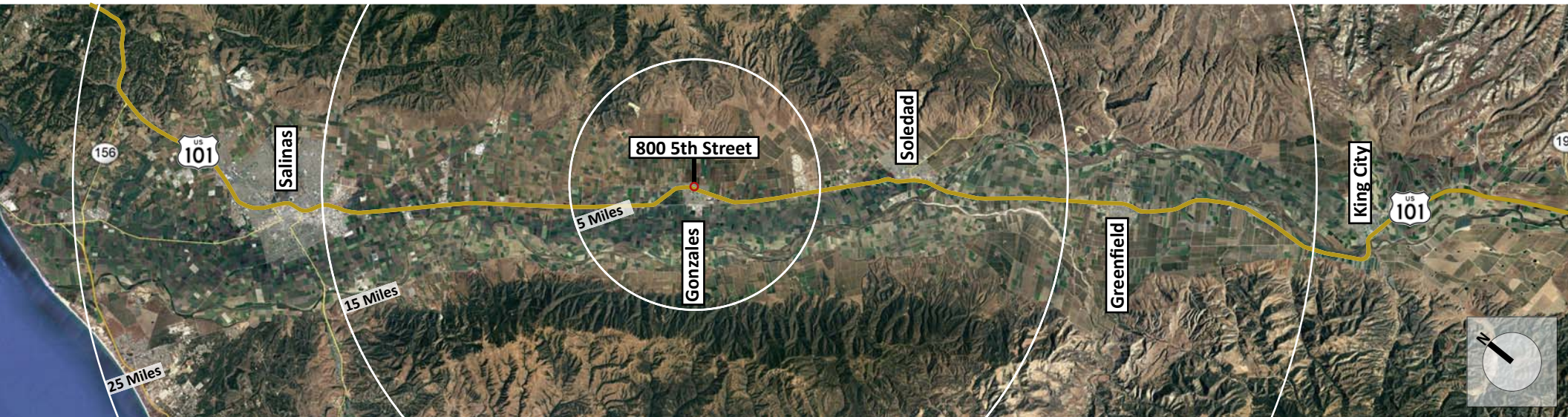
Traffic Counts:	Hwy 101 @ 5th St (2017)	Peak Hour	Peak Month	AADT
- Northbound:		4,600	51,000	43,300
- Southbound:		4,300	46,500	39,300

***Lot Size:** 0.84 acre (36,713 square feet)

APN: 020-281-077

Zoning: Highway Commercial (HC)

Impr. Summary: The property was originally developed in 1969 with a 4-pump gas station with a convenience store; a two-story, multi-tenant office building; a stand-alone restaurant; and a highly visible pylon sign situated along the highway frontage.



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*Building Area:	Convenience store:	2,230 sq. ft.
	Office building:	2,458 sq. ft.
	Restaurant:	<u>1,234 sq. ft.</u>
	Total building area:	5,922 sq. ft.
	Gas station canopy:	2,000 sq. ft.

Gas Station: Three double-wall storage tanks were installed in 2003 with 1x15,000 and 2x10,000 gallon capacity tanks for regular and premium gasoline and diesel. In 2018, fuel sales averaged 104,000 gallons/month.

Office Building & Restaurant: A two-story office building and a restaurant provide a mixture of uses and an additional source of income. The restaurant, Burger Queen, has operated at this location for several decades, and was recently improved with a new roof.

Leases: There are five tenants with month-to-month leases; however, several of the tenants have expressed an interest in signing a lease. The current rent roll will be provided upon request.

Real Estate Only: This offering is of the real estate only and does not include any business interest of the tenants. Any income or expense information provided is for evaluating the real estate.

Price: \$2,850,000

Offer Notice: *Interested parties are encouraged to submit their offer to Piini Realty by 5:00pm on May 30th. Any offers received before this date will be held and reviewed by the sellers on this date. Sellers may also need a minimum of 5 days to respond.*



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* The information contained in this brochure, including the lot and building size estimates, were obtained from sources deemed reliable but are not guaranteed.