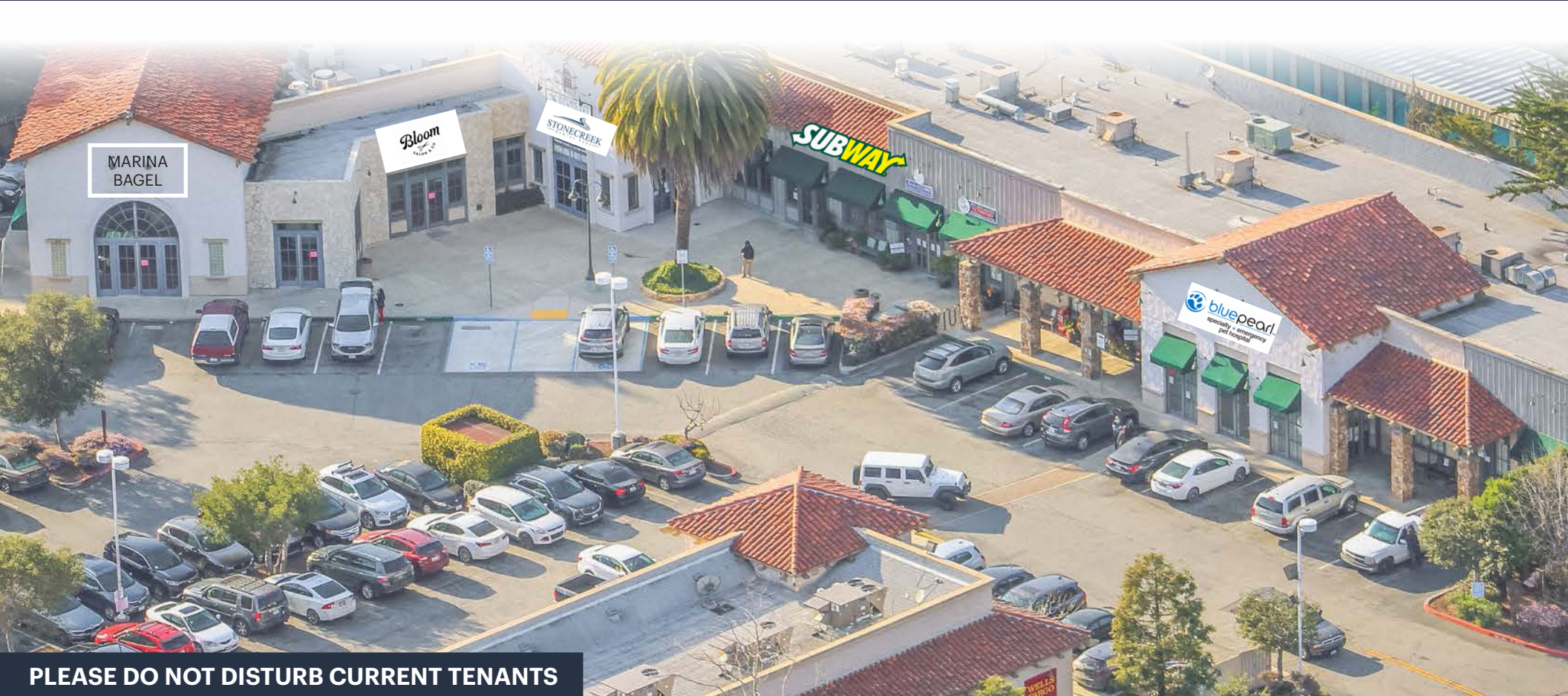


FOR SALE

STONE CREEK VILLAGE

451-465 CANYON DEL REY BLVD.
DEL REY OAKS, CA

±15,230 SF Regional Center



PLEASE DO NOT DISTURB CURRENT TENANTS



LOCKEHOUSE

KURT GRUNDMAN
(415) 640-8779
Kurt@lockehouse.com
License #01229064

INVESTMENT HIGHLIGHTS

Stone Creek Village

HIGHLIGHTS

- Direct Access to Highway 1 & Monterey Peninsula
- Regional Draw
- Property Located on the main thoroughfare connecting Monterey, Salinas & Carmel
- Close proximity to Ryan Ranch Business Park, Monterey Airport

ADDRESS 451-465 Canyon Del Rey Blvd.,
Del Rey Oaks, CA

COUNTY Monterey

TYPE Regional Center

BUILDING GLA 15,230 SF | 1 Unit

LOT 42,689 SF (0.985 Acres)

LEASED 100%

YEAR BUILT 2001

PARCEL 49-1493-7-4

PARKING 177 Spaces

TRAFFIC COUNTS	Canyon Del Rey	13,886 ADT
	Monterey Hwy.	24,255 ADT
	Ragsdale Dr.	4,802 ADT



INVESTMENT OVERVIEW

Located at the prominent intersection of Highway 68 and Highway 218, this investment opportunity presents a highly attractive retail property situated in one of California's most affluent regions. Positioned directly along these major highways, the property benefits from daily visibility to over 34,000 vehicles. Adjacent to Tarp's Roadhouse Restaurant, one of Monterey County's highest-grossing restaurants.

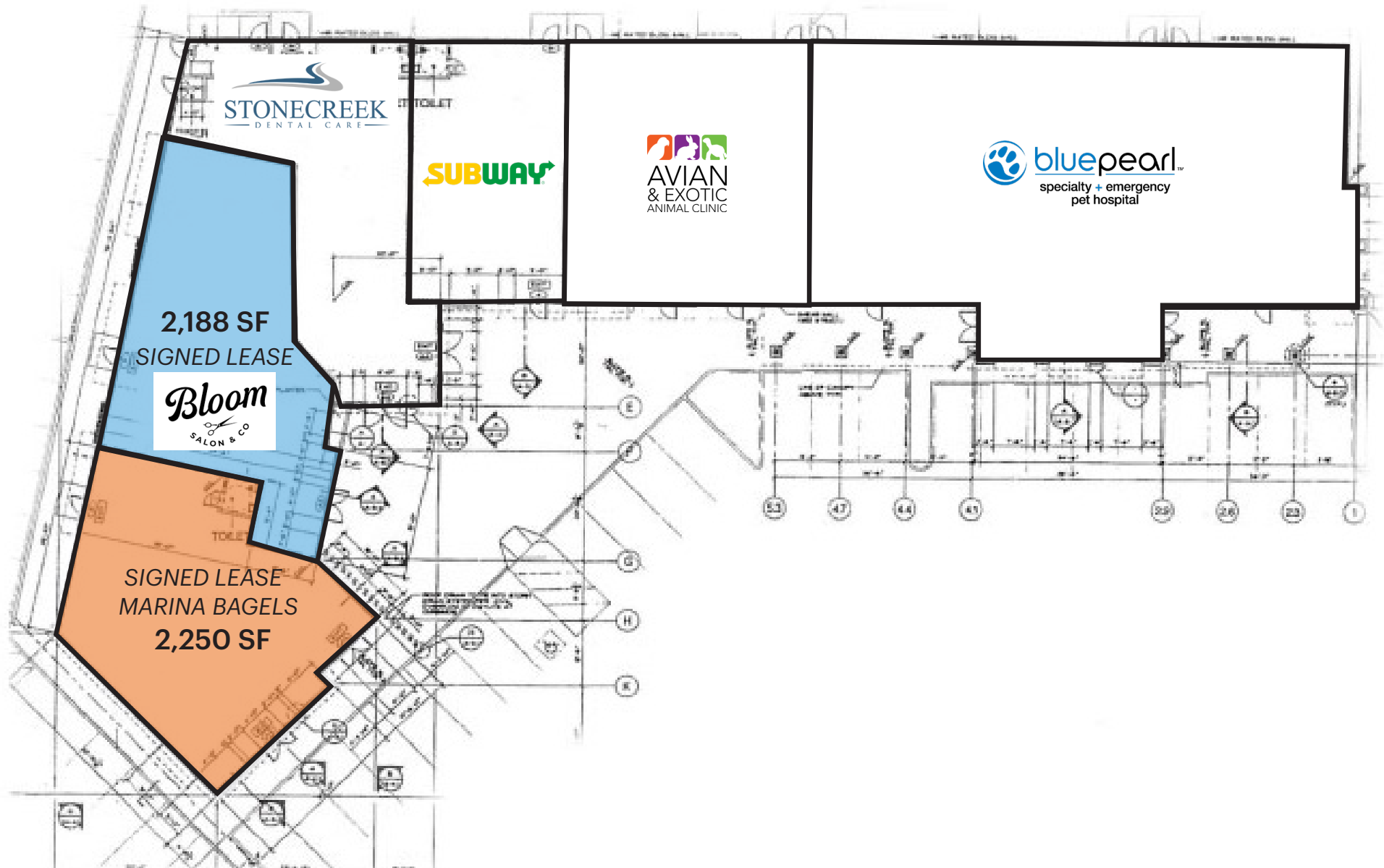
Stone Creek is distinguished by its high-quality design and attention to detail, comparable to the upscale estates in nearby Pebble Beach, making it one of the most desirable shopping centers in Northern California. Nationally recognized tenants, such as Starbucks, Subway, and 7-11, have all reported strong sales performance following their tenancy in the trade area.

The surrounding residential neighborhoods, characterized by some of the highest average income levels in the region, provide a stable and valuable consumer base for the center's tenants. Additionally, the influx of affluent tourists to the Monterey Peninsula further bolsters retail traffic, creating a dynamic environment for business growth.

This property offers an exceptional opportunity for investors to benefit from both real estate appreciation and scheduled rent escalations.

FLOOR PLAN

Stone Creek Village



INCOME & EXPENSE

Stone Creek Village

PROJECTED 2026

PRICE: CALL FOR PRICING

TOTAL LEASED (SF)	100.00%	15,230 SF
TOTAL VACANT (SF)	0.00%	00 SF
TOTAL RENTABLE AREA (SF)	15,230 SF	15,230 SF

INCOME P/SF

SCHEDULED RENT	NA	\$576,516.76
PROPERTY TAX RECOVERY	\$4.70	\$71,581
INSURANCE RECOVERY	\$1.07	\$16,296
CAM RECOVERY	\$10.43	\$158,848.90

EFFECTIVE GROSS INCOME **\$823,242.38**

ADJUSTED GROSS INCOME **\$823,242.38**

EXPENSES

PROPERTY TAXES	(\$71,581)
INSURANCE	(\$16,296)
CAM	(\$158,848.90)
NON REIMBURSABLE EXPENSES	(\$4,600)

TOTAL OPERATING EXPENSES **(\$251,325.90)**

NET OPERATING INCOME **\$571,916.76**

PROJECTED 2026 RENT ROLL

Stone Creek Village

TENANT NAME	SQ. FT	TERM	LEASE TERMS	MONTHLY RENT	YEARLY RENT
BLUE PEARL	7,525	12/31/28	1/1/25-12/31/25	\$24,776.44	\$297,317.28
			1/1/26-12/31/26	\$24,776.44	\$297,317.28
STONE CREEK DENTAL	1,845	8/31/28	1/1/25-8/31/25	\$7,267.97	\$87,215.64
			9/1/25-8/31/26	\$7,486.01	\$89,832.12
			9/1/26 -8/31/27	\$7,710.59	\$92,527.08
			9/1/27-8/31/28	\$7,941.91	\$95,302.92
SUBWAY	1,434	5/14/27	1/1/25-5/14/25	\$4,519.79	\$54,237.48
			5/15/25-5/14/26	\$4,632.78	\$55,593.36
			5/15/26-5/14/27	\$4,748.60	\$56,983.20
IN BLOOM SALON AND SPA	2,188	06/23/30	6/23/25-4/22/26	\$0.00	\$0.00
			4/23/26-6/22/26	\$4,376.00	\$52,512.00
			6/23/26-6/22/27	\$4,507.50	\$54,090
			6/23/27-6/22/28	\$4,642.50	\$55,710
			6/23/28-6/22/29	\$4,782.00	\$57,384
			6/23/29-6/22/30	\$4,952.00	\$59,424
MARINA DONUTS AND BAGELS	2,250	6/24/31	6/24/25-7/24/25	\$4,837.50	\$4,837.50
			7/25/25-1/24/26	\$0.00	\$58,050.00
			1/25/26-6/23/26	\$4,837.50	\$59,670
			6/24/26-6/23/27	\$4,972.50	\$61,560
			6/24/27-6/23/28	\$5,130.00	\$63,450
			6/24/28-6/23/29	\$5,287.50	\$65,340
			6/24/29-6/23/30	\$5,445.00	\$67,230
RIO RESTAURANTS	EASEMENT	IN PERPETUITY	6/24/30-6/23/31	\$5,602.50	
				\$1,934.50	\$23,212.00
2026 STABILIZED RENT					\$576,516.76

PROJECTED 2025 RENT ROLL

Stone Creek Village

TENANT NAME	SQ. FT	TERM	LEASE TERMS	MONTHLY RENT	YEARLY RENT
BLUE PEARL	7,525	12/31/26	1/1/25-12/31/25	\$24,776.44	\$297,317.28
			1/1/26-12/31/26	\$24,776.44	\$297,317.28
STONE CREEK DENTAL	1,845	8/31/28	1/1/25-8/31/25	\$7,267.97	\$87,215.64
			9/1/25-8/31/26	\$7,486.01	\$89,832.12
			9/1/26 -8/31/27	\$7,710.59	\$92,527.08
			9/1/27-8/31/28	\$7,941.91	\$95,302.92
SUBWAY	1,434	5/14/27	1/1/25-5/14/25	\$4,519.79	\$54,237.48
			5/15/25-5/14/26	\$4,632.78	\$55,593.36
			5/15/26-5/14/27	\$4,748.60	\$56,983.20
IN BLOOM SALON AND SPA	2,188	06/23/30	6/23/25-4/22/26	\$0.00	\$0.00
			4/23/26-6/22/26	\$4,376.00	\$52,512
			6/23/26-6/22/27	\$4,507.50	\$54,090
			6/23/27-6/22/28	\$4,642.50	\$55,710
			6/23/28-6/22/29	\$4,782.00	\$57,384
			6/23/29-6/22/30	\$4,952.00	\$59,424
MARINA DONUTS AND BAGELS	2,250	6/24/31	6/24/25-7/24/25	\$4,837.50	\$4,837.50
			7/25/25-1/24/26	\$0.00	\$58,050
			1/25/26-6/23/26	\$4,837.50	\$59,670
			6/24/26-6/23/27	\$4,972.50	\$61,560
			6/24/27-6/23/28	\$5,130.00	\$63,450
			6/24/28-6/23/29	\$5,287.50	\$65,340
			6/24/29-6/23/30	\$5,445.00	\$67,230
			6/24/30-6/23/31	\$5,602.50	
RIO RESTAURANTS		IN PERPETUITY		\$1,934.50	\$23,212
2025 STABILIZED RENT					\$443,607.48

CLOSE-UP AERIAL

Stone Creek Village



STONECREEK
DENTAL CARE

SUBWAY

AVIAN
& EXOTIC
ANIMAL CLINIC

bluepearl
specialty • emergency
pet hospital

Bloom
Salon & Day Spa

MARIN
BAGELS &
DONUTS

WELLS
FARGO

Serenity
Nails

Jack
in the Box

Starbucks

7
ELEVEN

Monterey-Salinas Hwy. - 24,255 ADT

Canyon Del Rey Oaks Blvd. - 13,886 ADT

AERIAL

Stone Creek Village



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TENANTS

Stone Creek Village



MARINA BAGEL

Is a local operator that manages multiple bagel stores.



IN BLOOM SALON & SPA

This will be the second location for Bloom Salon and Spa, which is an Aveda Affiliate.

<https://www.inbloomsalonandspa.com>

STONE CREEK DENTAL

Dr. James Kim, the esteemed owner of Stone Creek Village Dentistry, is proud to serve the nearby community, providing exceptional dental care to patients in Del Rey Oaks, CA, and surrounding areas like Monterey, CA.

<https://stonecreekvillagedentistry.com>



SUBWAY

Operated by Five Rivers Hospitality out of Seaside CA





AVIAN AND EXOTIC ANIMAL CLINIC

The Avian and Exotic Clinic focuses exclusively on exotic pets including, but not limited to birds, reptiles, rabbits, ferrets, rodents, hedgehogs. Additionally, the Avian and Exotic Clinic is the only veterinary practice on the Monterey Peninsula which routinely cares for fish through either office visits or mobile calls.

<http://www.aecvets.com>

BLUE PEARL VETERINARY

BluePearl pet hospitals are located throughout the country, most of which are open 24 hours a day, every day of the year.

<https://bluepearlvet.com/who-we-are>



COMPARABLE SALES


Stone Creek Village



**SEASIDE
(Dollar Store)**

1816 Fremont Blvd.

SALES PRICE	\$2,230,000
CAP RATE	6%
COE	8/30/24
PRICE/SF	\$372.25
LOT SIZE	.61 AC
BUILT	1986



**MARINA
(Strip Center)**

3074 Del Monte Blvd.


SALES PRICE	\$1,230,000
CAP RATE	4.65%
COE	7/31/24
LOT SIZE	.51 AC
BUILT	1970



**MONTEREY
(Multi-tenant Building)**

160-198 Webster St.

SALES PRICE	\$5,100,000
CAP RATE	Not Reported
COE	7/1/21
PRICE/SF	\$499.56
LOT SIZE	.61 AC
BUILT	1966



**MONTEREY
(Multi-tenant Building)**

42-425 Alvarado St.

SALES PRICE	\$2,300,000
CAP RATE	4.76%
COE	12/1/21
PRICE/SF	\$223.27
LOT SIZE	.24 AC
BUILT	1996



**HOLLISTER
(Fiesta Plaza)**

191 San Felipe Rd.

SALES PRICE	\$5,850,000
CAP RATE	5.57%
COE	12/31/24
PRICE/SF	\$214.00
LOT SIZE	2.40 AC
BUILT	1988



**MONTEREY
(Storefront Retail)**

494 Alvarado St.

SALES PRICE	\$3,470,000
CAP RATE	5.76%
COE	1/3/25
PRICE/SF	\$318.01
LOT SIZE	.32 AC
BUILT	1975

DEMOGRAPHICS

Stone Creek Village



POPULATION

1 MILE	3 MILES	5 MILES
958	39,488	72,644



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
5,306	22,054	42,658



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
411	14,261	27,538



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$248,111	\$128,688	\$144,833



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.21 M	\$1.3 M	\$1.61 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
50.2%	34.9%	44.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$28.26 M	\$783.37 M	\$1.52 B



*Demographics Source: Sites USA REGIS Online 1/15/24



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