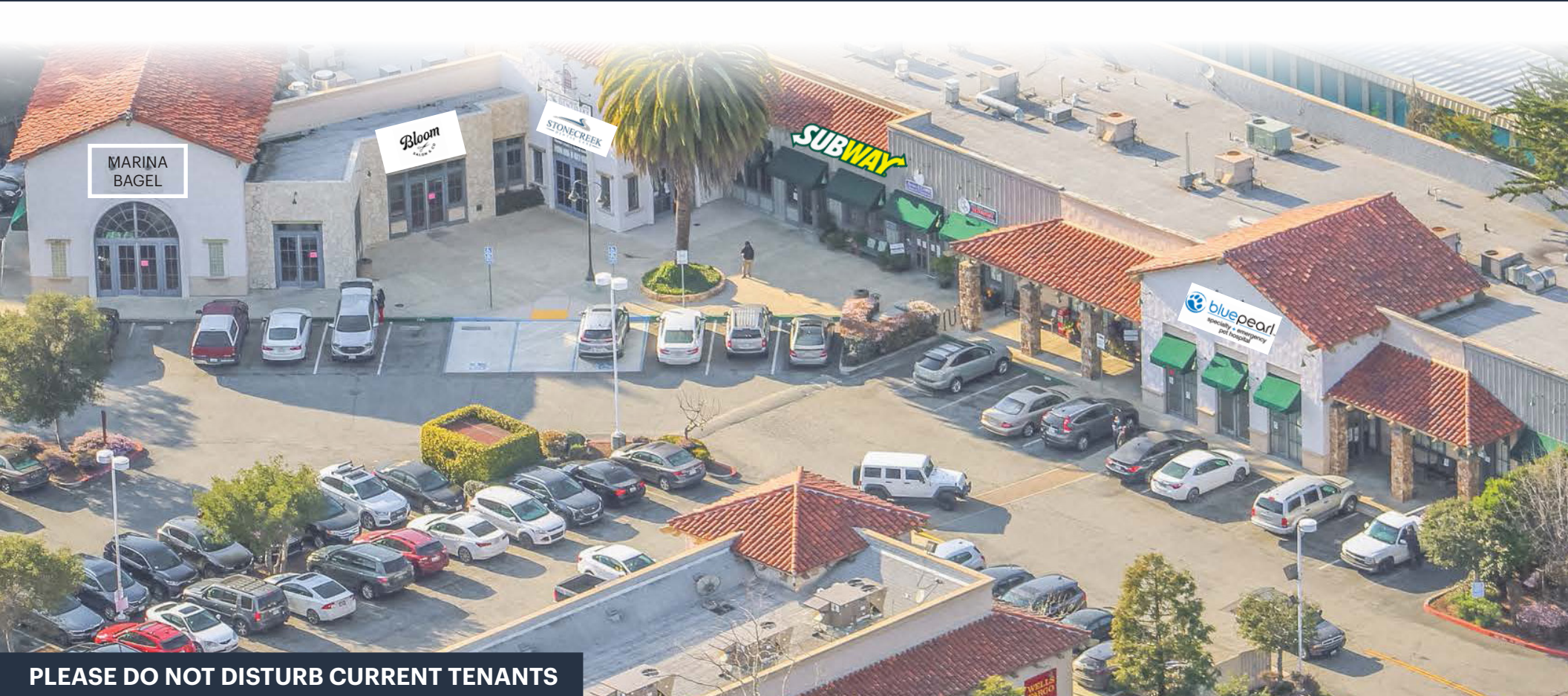


# FOR SALE

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**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596

**KURT GRUNDMAN**

(415) 640-8779

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# 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

<b>TRAFFIC COUNTS</b>	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 Tarpy's Roadhouse Restaurant, one of Monterey County's highest-grossing restaurants.

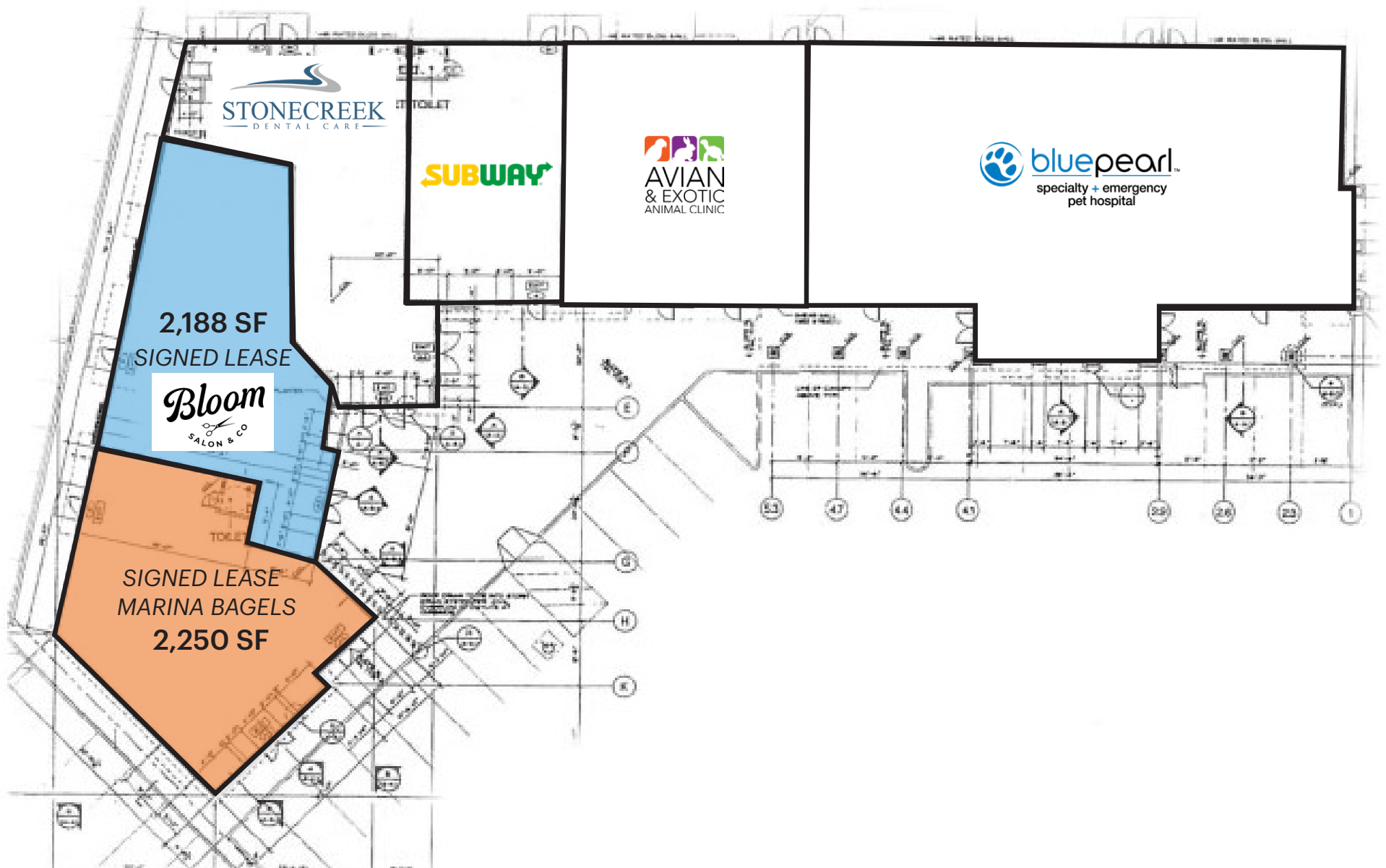
Stone Creek is distinguished by its high-quality design and attention to detail, comparable to the upscale estates in nearby Pebble Beach, making it one of the most desirable shopping centers in Northern California. Nationally recognized tenants, such as Starbucks, Subway, and 7-11, have all reported 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
			6/24/30-6/23/31	\$5,602.50	
RIO RESTAURANTS	EASEMENT	IN PERPETUITY		\$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

Starbucks

Jack  
in the Box

7  
ELEVEN

Monterey-Salinas Hwy. - 24,255 ADT

Canyon Del Rey Oaks Blvd. - 13,886 ADT







# 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.**

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



**MARINA  
(Strip Center)**

**3074 Del Monte Blvd.**


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



**MONTEREY  
(Multi-tenant Building)**

**160-198 Webster St.**

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



**MONTEREY  
(Multi-tenant Building)**

**42-425 Alvarado St.**

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



**HOLLISTER  
(Fiesta Plaza)**

**191 San Felipe Rd.**

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



**MONTEREY  
(Storefront Retail)**

**494 Alvarado St.**

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