

319 Forest Avenue (Mixed Use)

PACIFIC GROVE, CA



CARMEL, CA
26435 Carmel Rancho Blvd
Carmel, CA 93923

PRESENTED BY:

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PACIFIC GROVE, CA

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PACIFIC GROVE/MIXED-USE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$849,500
AVAILABLE SF:	
LOT SIZE:	0.264 Acres
ZONING:	C-D
PRICE / SF:	\$73.87

PROPERTY OVERVIEW

4 parcels totaling 11,520sf zoned for mixed use. Located in the C-D zoning district of the beautiful downtown Pacific Grove.

PROPERTY HIGHLIGHTS

Property Description



PROPERTY OVERVIEW

Wonderful opportunity for development! 4-parcels totaling 11,520sf zoned for mixed use. Property is located in the coveted C-D zoning district of the beautiful Pacific Grove. The C-D zoning district is "intended to provide a range of uses including retail, restaurants, services, entertainment, upper floor residential and other compatible uses which enhance the vitality and character of the city's historic commercial core." A smaller lot down the street was recently fully approved for 6-Retail & 8-Residential. This property already includes a water meter, electric meter & sewer. While designing your plans, the property is supplemented by rent from an award winning solar company (Applied Solar Energy) on a month-to-month lease in the office building on the property. The location holds two corner lots, is only a few short blocks from downtown Pacific Grove, is next to retail store and restaurants. Second floor residential units would enjoy beautiful ocean views to add value to any build.

LOCATION OVERVIEW

Prime lot covers the corners of Pine Ave/Forest Ave and Grand Ave/Forest Ave. Only two (2) blocks to Lighthouse Ave and the downtown Pacific Grove corridor and just a few more to the beach. Located near numerous restaurants and services as well as the rest of the charm that Pacific Grove has to offer.

Property Details

SALE PRICE

\$849,500

LOCATION INFORMATION

Building Name 319 Forest Ave. (Mixed-Use)
 Street Address 319 Forest Ave
 City, State, Zip Pacific Grove, CA 93950
 County/Township Monterey

LAND

Irrigation Yes
 Water Yes
 Telephone Yes
 Cable Yes
 Sewer Yes

PROPERTY DETAILS

Property Type Land/Mixed-Use/Office
 Property Subtype Other
 Zoning C-D
 Lot Size 0.264 Acres
 APN# 006-288-024-000, 006-288-023-000,
 006-288-021-000, 006-288-019-000
 Corner Property Yes
 Waterfront Yes

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Power Yes

Additional Photos



PACIFIC GROVE/MIXED-USE

LOCATION INFORMATION

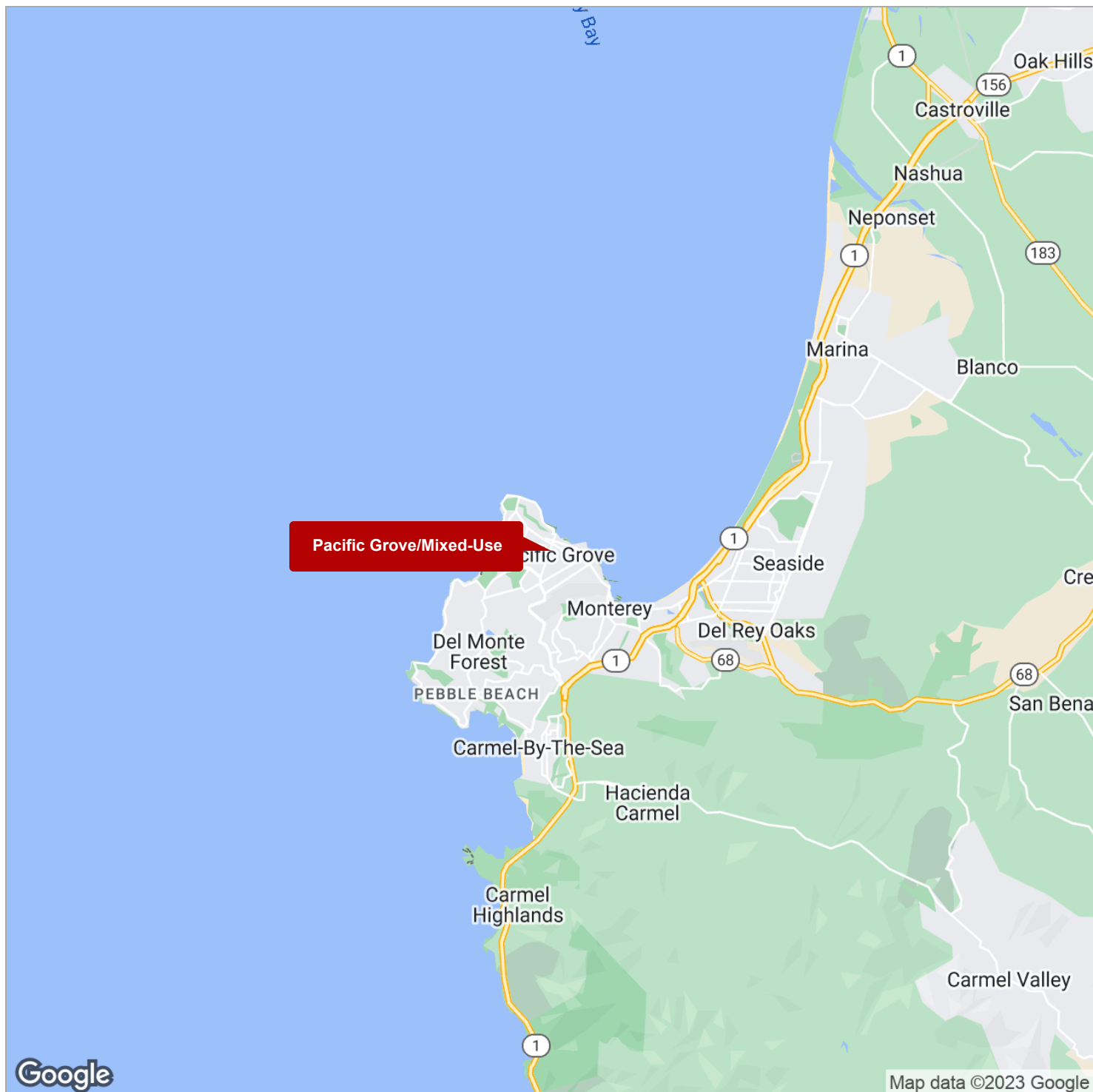
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REGIONAL MAP

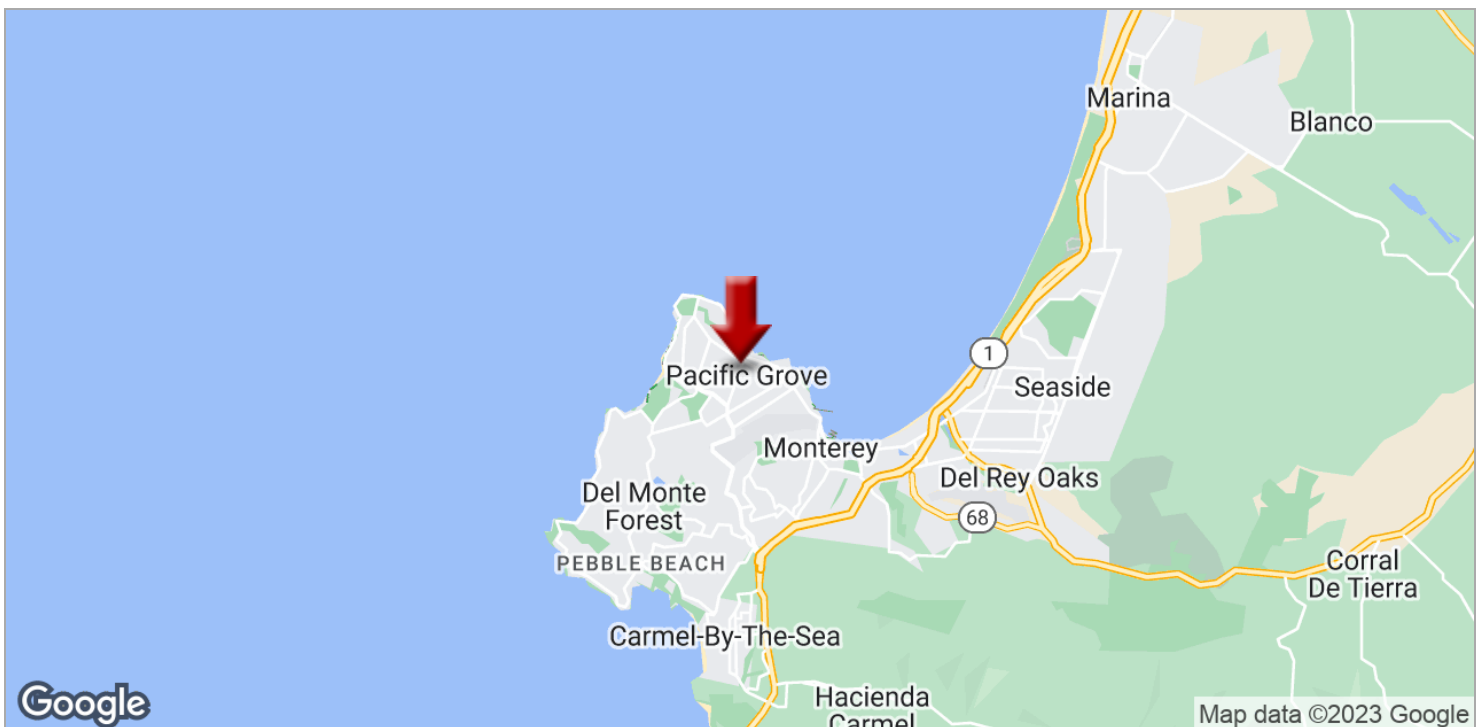
LOCATION MAPS

AERIAL MAP

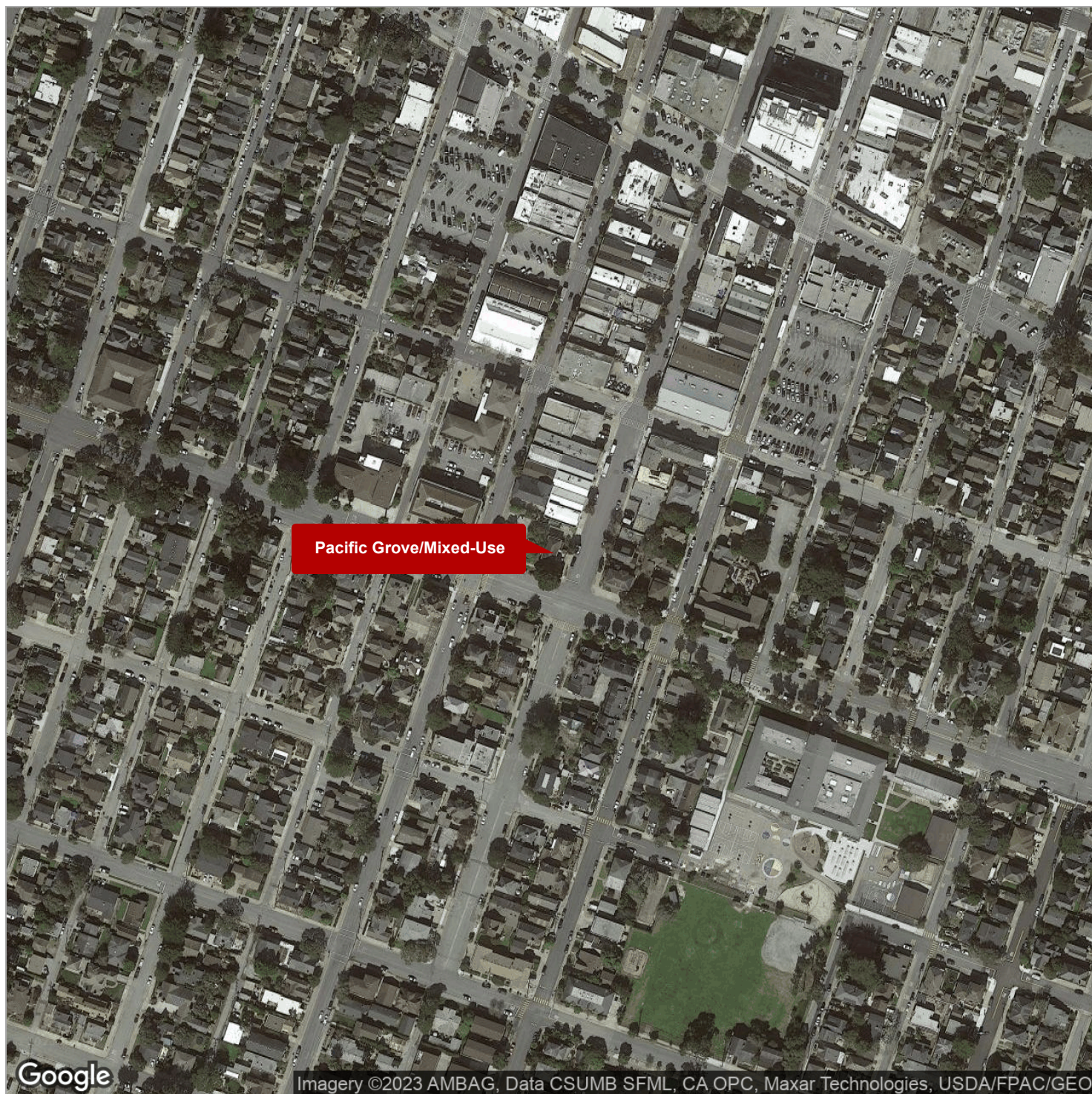
Regional Map



Location Maps



Aerial Map



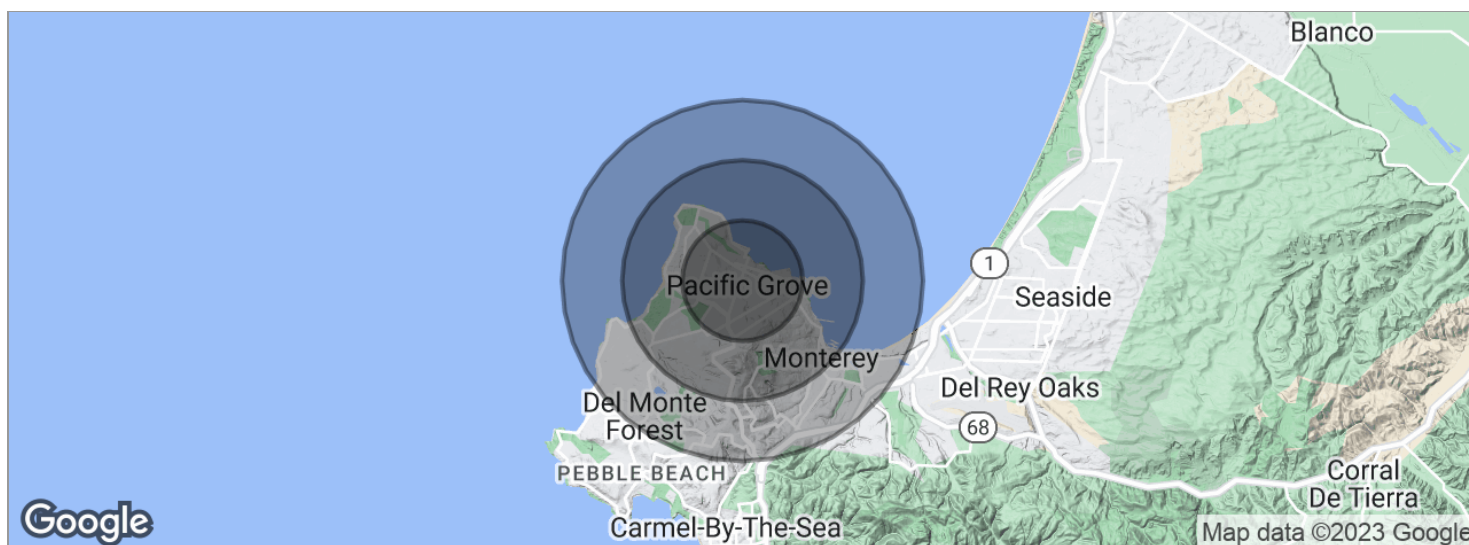
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,110	29,783	38,968
Median age	45.0	42.9	44.9
Median age (male)	40.9	40.3	42.8
Median age (Female)	46.2	43.3	45.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,475	12,436	17,088
# of persons per HH	2.2	2.4	2.3
Average HH income	\$85,319	\$86,409	\$89,691
Average house value	\$727,149	\$792,946	\$856,876

* Demographic data derived from 2020 ACS - US Census