

PRIDE OF OWNERSHIP MIXED-USE PROPERTY FOR SALE

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



OFFERED AT \$4,880,000

700 Camino El Estero, Monterey, CA 93940

Presented by:

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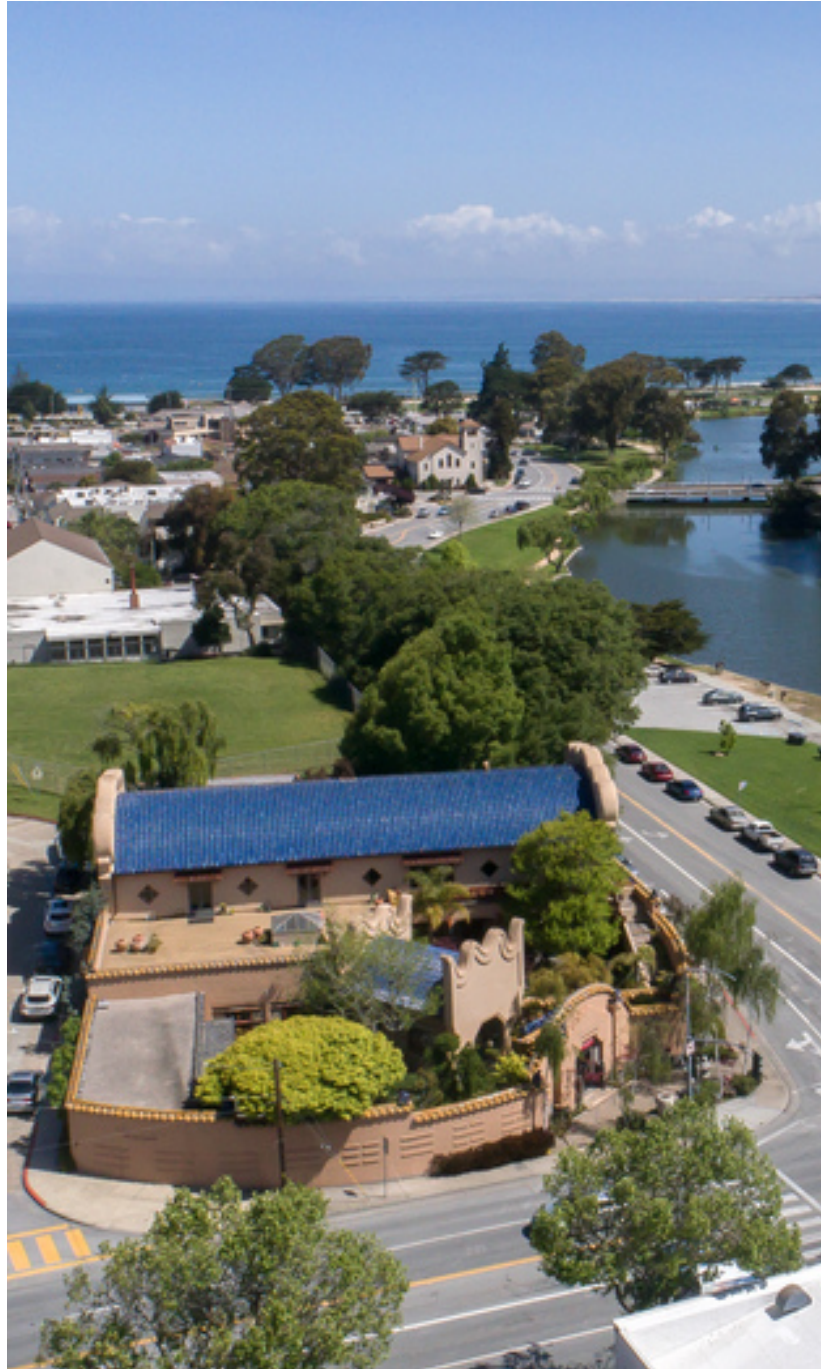
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Section 1

PROPERTY INFORMATION



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OFFERING SUMMARY

Sale Price:	\$4,880,000
Lot Size:	11,761 SF
Building Size	9,136 SF
Zoning:	PC-D-H1



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PROPERTY OVERVIEW

Mahoney & Associates is proud to offer for sale the meticulously restored architectural masterpiece that is the 700 Camino El Estero, which is located at the gateway to downtown Monterey. Built in 1927, the building was designed as a wealthy merchants residential compound utilizing the Chinese architectural characteristics of Szech'uan design. The large two-story building and surrounding 12' perimeter wall entirely encompass the entire parcel.

Completely renovated in 2007, the property includes approximately 5,540 SF on the ground floor and 3,596 SF on the second floor. The ground floor is comprised of an entry hall, main gallery, Japanese wing, gallery, offices, vault, tea room, kitchen, restrooms, work room, and private garage with mezzanine. The second floor is comprised of three residential units, each with private street access. All three of the residential units have been completely renovated with new flooring, bathrooms, kitchens and mechanical systems. The first unit is a 3 bedroom 2 bath with views of El Estero Lake. The second unit is a 1 bedroom 1 bath with an ornate set of oriental swinging doors to the bedroom. The third unit is an upscale studio with private access to a 1,500 SF deck.

Within the 12' perimeter walls are a formal Japanese garden and formal Chinese garden, each with distinctive water features and specimen trees. The owner concentrated on the philosophical and religious concept of roof treatment being the most definitive factor in establishing the character of the compound he wished to create. The two story portion of the building is sited at the rear of the entry to the building, in the traditional way, and the gable ends received the dominant gable-end distinguishing roof treatment. The rest of the building is single storied with gable-end roof treatment on the centrally located entry hall only. The most important theme is on the two story residential wing, with scalloped verges depicting distinct cloud forms. As built the verges are shaped to form three rows of these undulating clouds. The gable-end structures are at both roof ends and cover the barrel shaped roof. The roof covering is composed of custom, sky blue, Chinese-style tiles laid to create a distinct relief.

Marsh's Oriental Art Store was historically significant because of its association with the important historic events in Monterey in 1928 when the City was emerging from its long history of rudderless direction and deeply depressed economics. The critical time in 1915 saw the arrival of S.F.B. Morse and Herbert Fleishhacker, developers from San Francisco who purchased the vast holdings of the Pacific Improvement Company from The Big Four, as they were called, Crocker, Stanford, Huntington and Mark Hopkins as they were no longer motivated to continue their development in the Monterey area. By 1924 the large, old hotel had burned and Morse had begun to rebuild and expand his new enterprises. G.T. Marsh arrived at this time and could see what was happening in this area and determined to open his last and most important art store there to participate in this potential new energy which was to change the Monterey area from its seemingly hopeless economic and cultural deprivation to a major tourist destination.

LOCATION OVERVIEW

The 700 Camino El Estero compound is situated at the principle highway entrance to the City of Monterey. It covers a thumb shaped lot which is bordered on the east by Camino El Estero and the lovely Lake El Estero, on the north by the old Presidio parade grounds, on the west by Cortes Street and the Royal Presidio Chapel, built in 1794, and the oldest church in continuous service in California, and finally on the south by Fremont Street. The subject property, in conjunction with the Chapel since 1928, have been a focal point at the City's threshold and continues to define the unique multi-cultural character of the community.

TEXT HEADLINE



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700 CAMINO EL ESTERO, MONTEREY, CA 93940

SALE PRICE **\$4,880,000**

LOCATION INFORMATION

Building Name	Orientations
Street Address	700 Camino El Estero
City, State, Zip	Monterey, CA 93940
County/Township	Monterey
Cross Streets	Fremont Stret
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	9,136 SF
Lot Size	11,761 SF

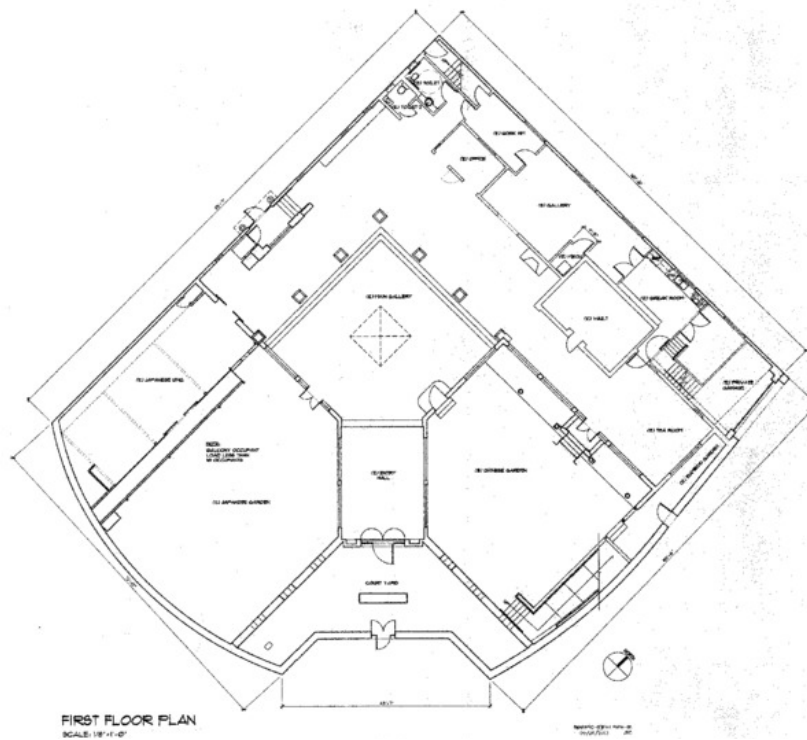
PROPERTY DETAILS

Property Type	Pride of Ownership Mixed-Use
Property Subtype	Retail/Office/Residential
Zoning	PC-D-H1
APN#	001-728-005
Corner Property	Yes

PARKING & TRANSPORTATION

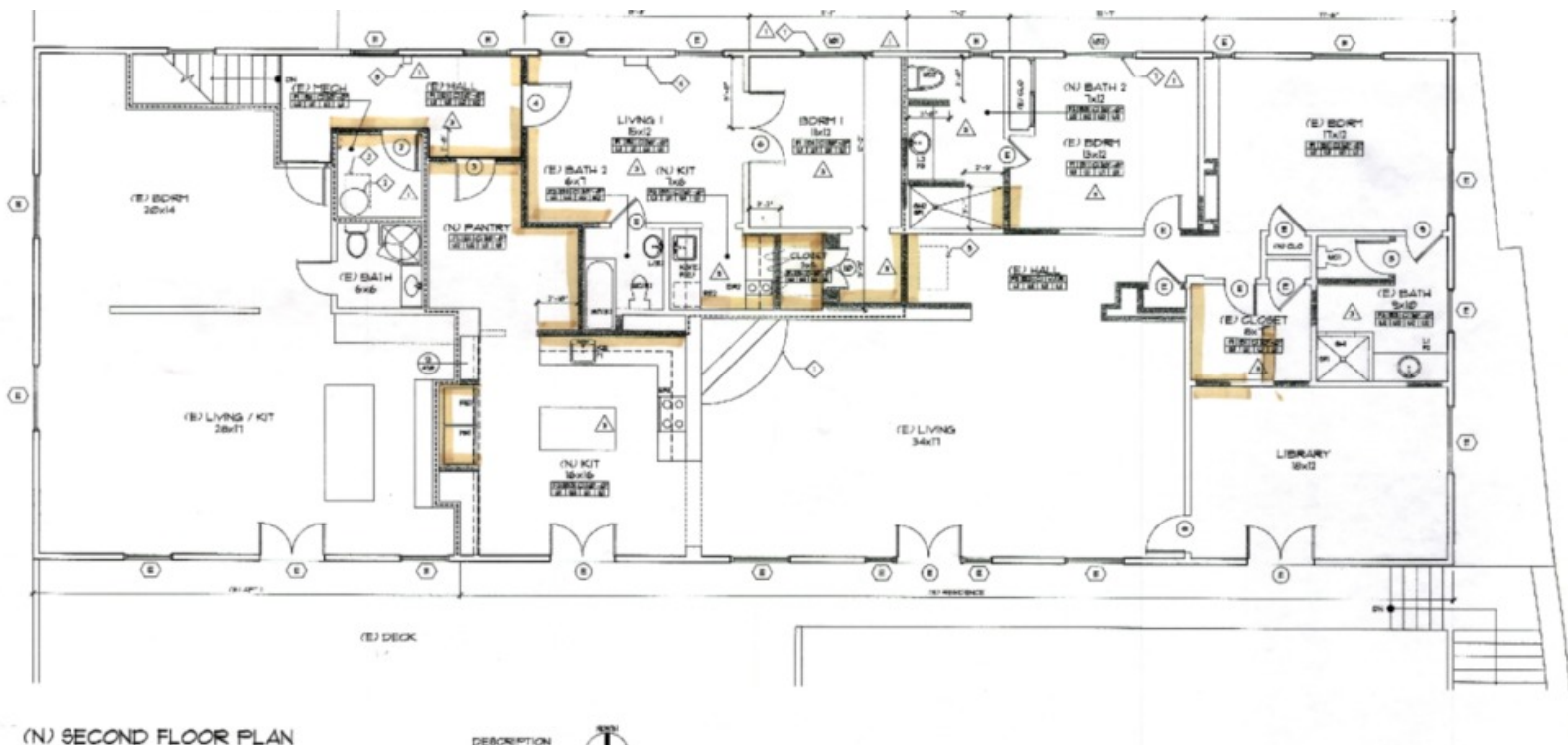
Street Parking	Yes
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ARCHITECTS ARCHITECTURE AND PLANNING 500 BLUE LAMPSON LANE, STE. 100 MONTEREY, CA 93940 (831) 385-1000 FAX (831) 385-1004 WWW.MAHONEY-ASSOCIATES.COM	
PROJECT: RMH-BLDG FILE: RMH-BLDG-422	
MARSH BUILDING APARTMENTS	

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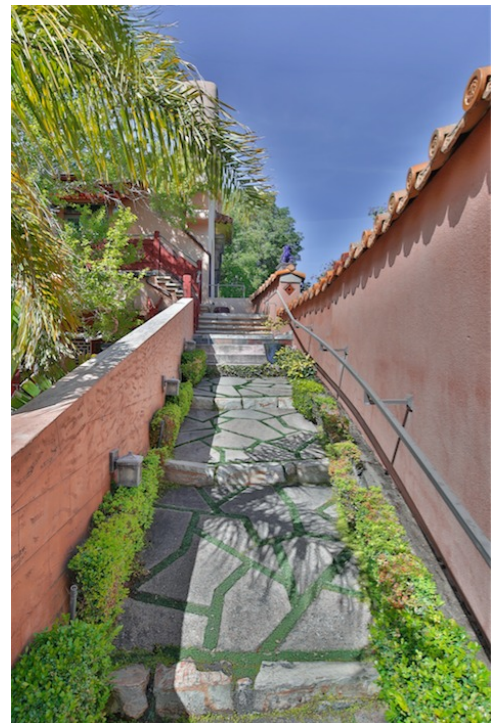
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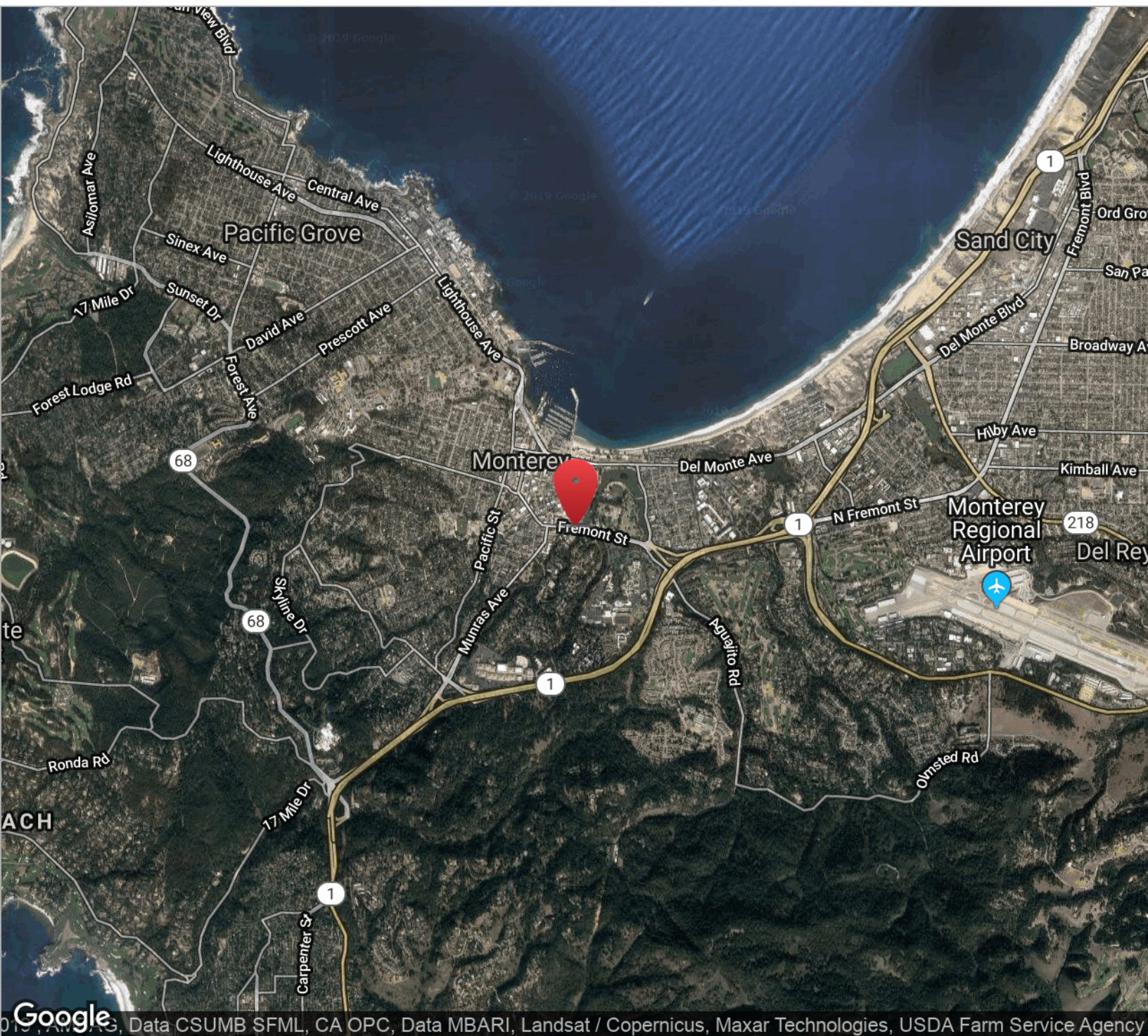


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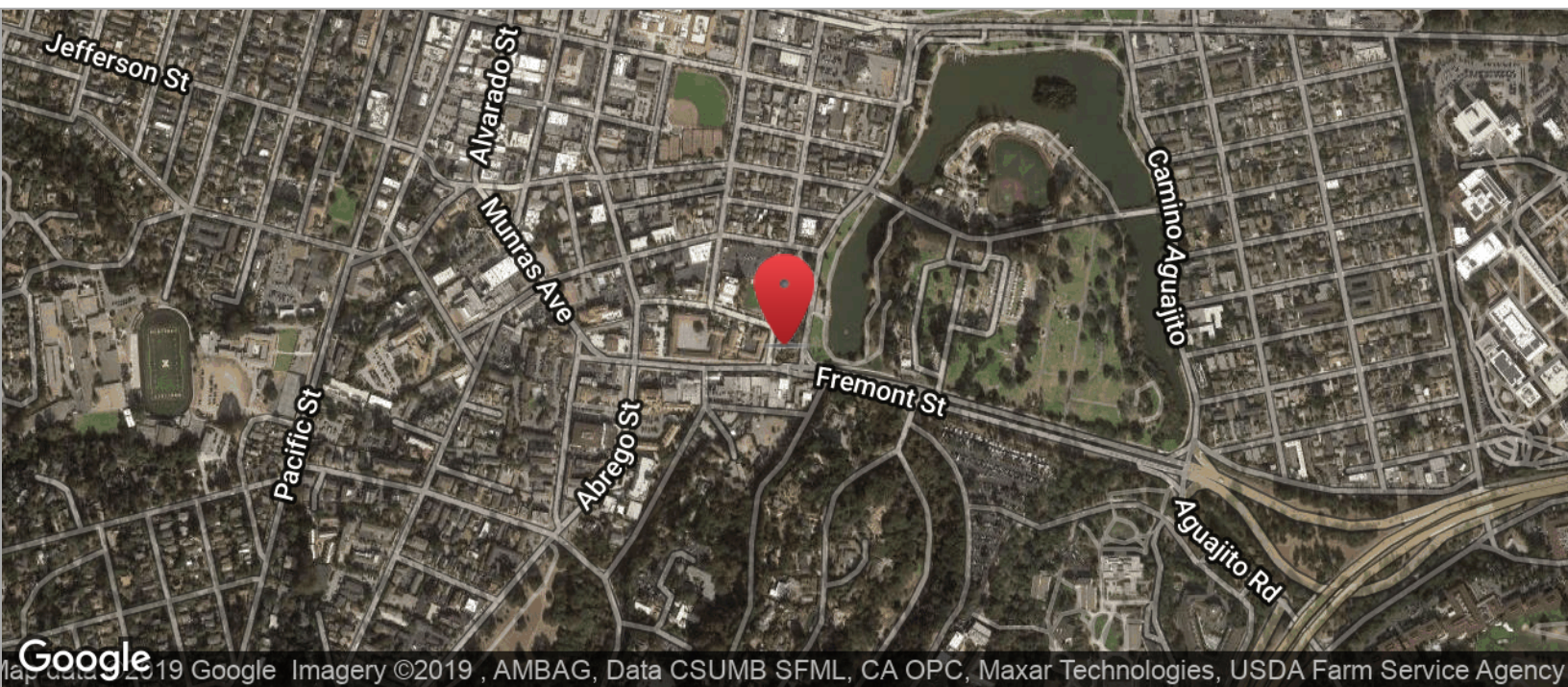




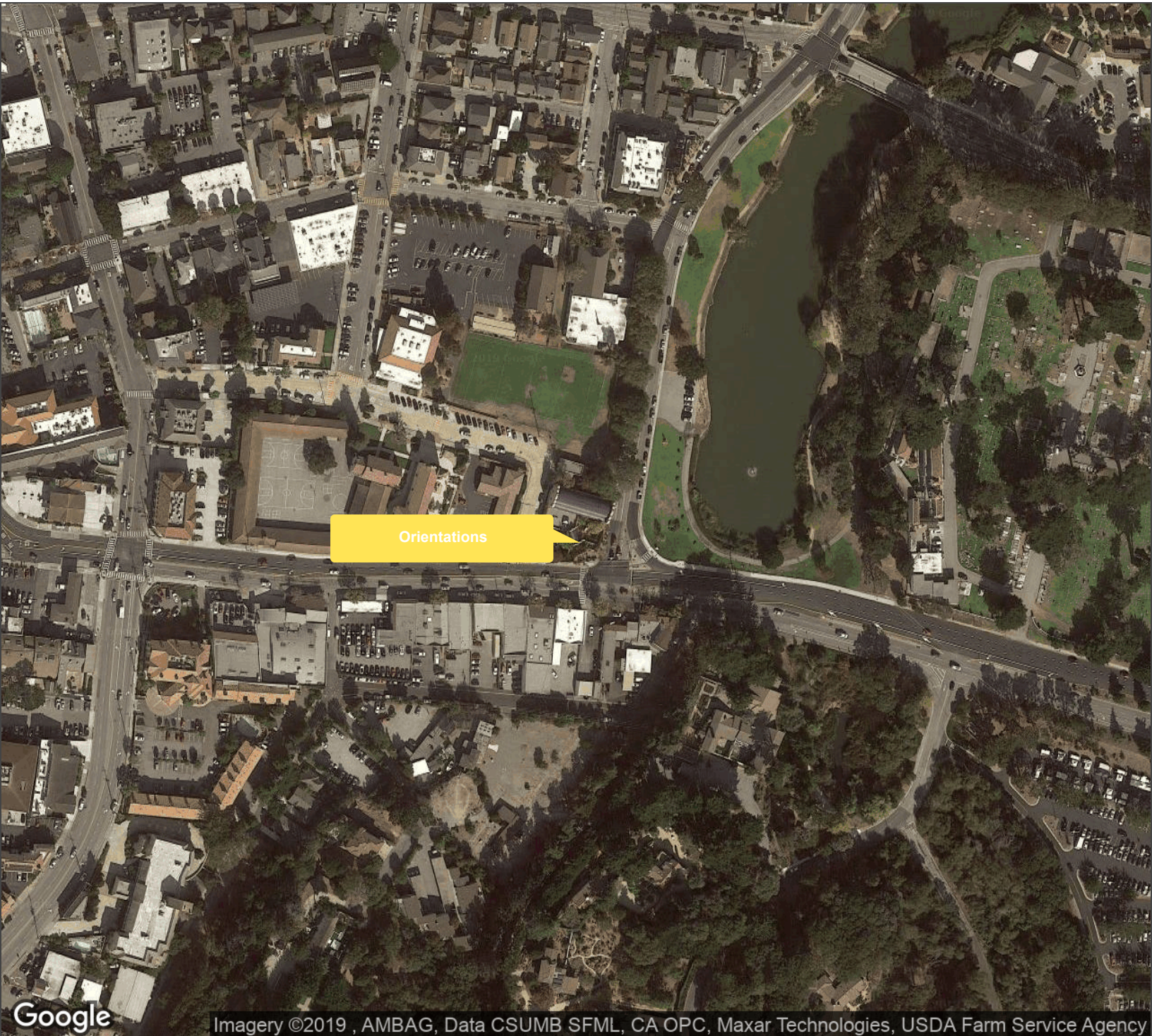
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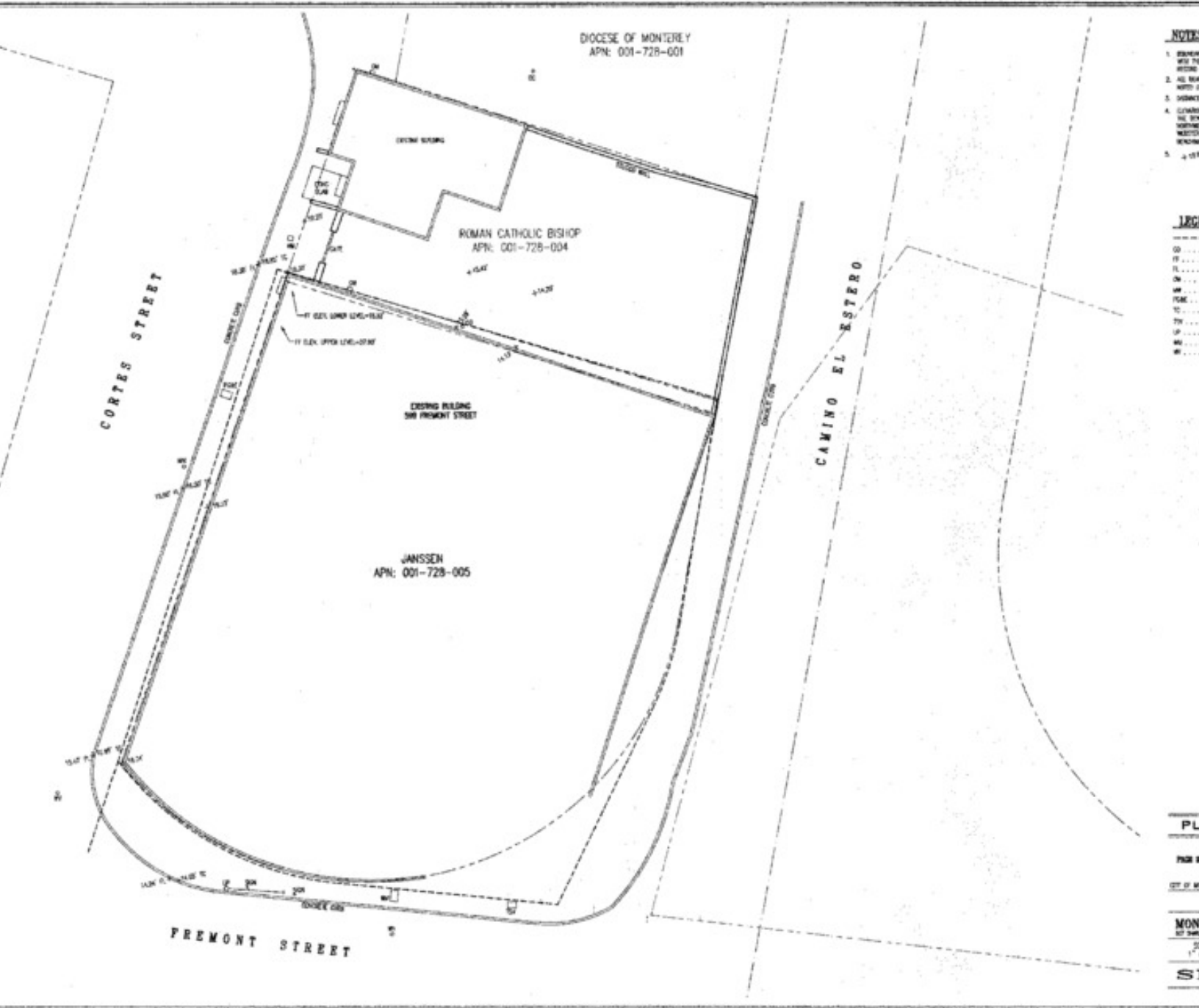
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