

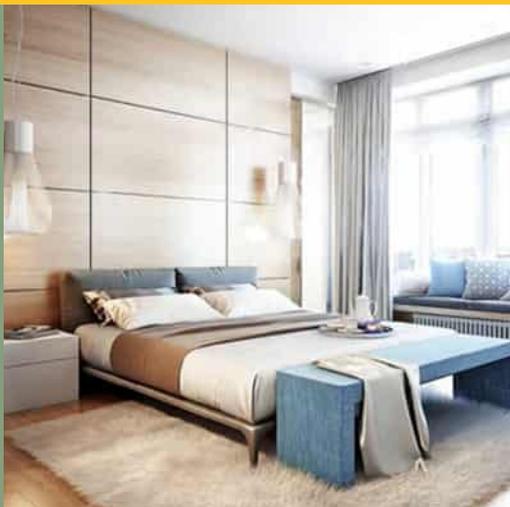
Developed by



Brokerage by



HOTEL PAD - OFFERS DUE MAY 5, 2026



# Campus Town

PHASE 1 HOTEL PAD

Seaside, CA

Pictures shown are for illustration purpose only

HOUSING | HOTEL | OFFICE SPACE  
RETAIL | DINING | ENTERTAINMENT

# Campus Town

A 122-acre master-planned mixed-use development

1,485 Housing Units | 250 Hotel Rooms | 150,000 SF Retail

CONSTRUCTION IS UNDERWAY



# Phase 1 - Available Hotel Pad



HOTEL PAD - OFFERS DUE MAY 5, 2026

# THE OFFERING

## 2.2-Acre Hotel Development Opportunity

A rare opportunity to acquire a 2.2-acre hotel pad delivered in blue-top lot condition, located within the Campus Town Project, a transformative mixed-use development currently under construction.

Upon completion, Campus Town will span approximately 122.23 acres and feature a dynamic mix of residential, hospitality, commercial, and recreational uses, including:

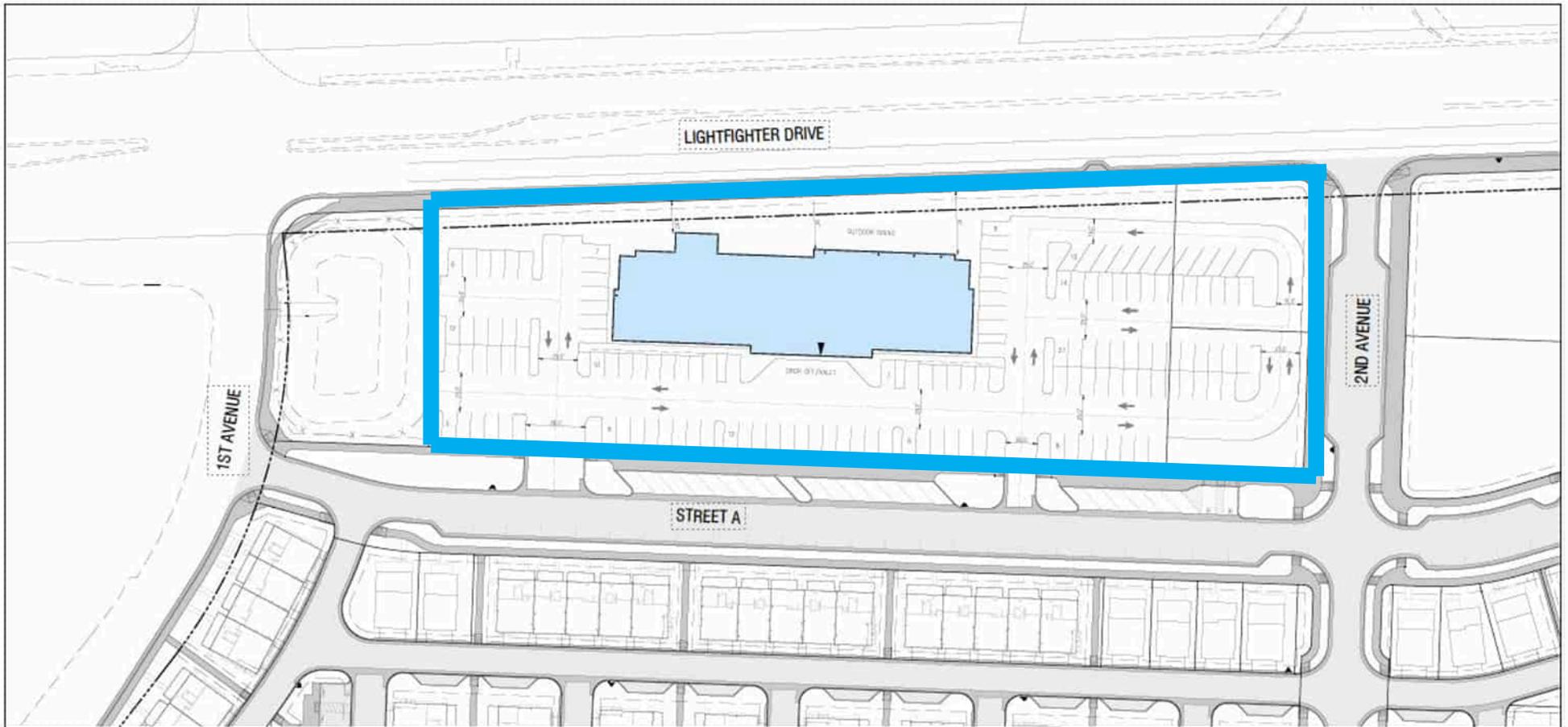
- 1,485 residential housing units
- 250 hotel rooms
- 75 hostel beds
- 150,000 SF of retail, dining, and entertainment space
- 50,000 SF of office, flex, makerspace, and light industrial space

The project will also include extensive open space and amenities, including approximately 9 acres of public open space and 3.3 acres of private open space, along with roadways, parking, and supporting infrastructure.

Positioned within a vibrant master-planned environment, the hotel pad presents a unique opportunity to develop a hospitality asset within one of the region's most significant mixed-use developments.

**HOTEL PAD - OFFERS DUE MAY 5, 2026**

# CONCEPTUAL HOTEL SITE PLAN



#### PROJECT INFORMATION

HOTEL FOOTPRINT CAMBRIA (FROM OTHERS)  
BLDG COVERAGE - 14,103 SF  
NUMBER OF STORIES - 5  
YIELD - 140 KEYS

PROPOSED PARKING 142 (1 SPACE/KEY + 2)\*

\*DOES NOT COUNT STREET A COMMERCIAL PERPENDICULAR PARKING



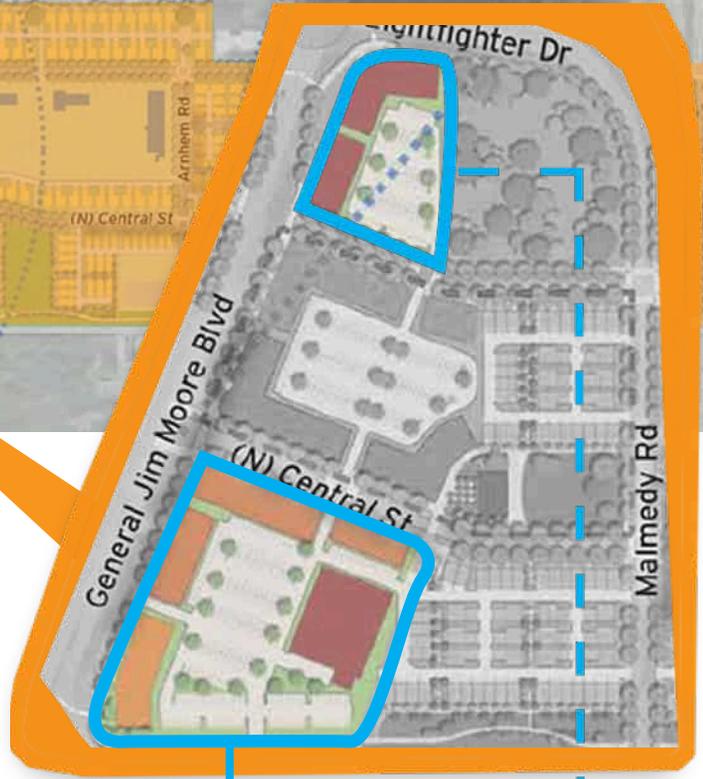
**CAMPUS TOWN - PHASE 1**  
**CONCEPTUAL HOTEL SITE PLAN - A**  
SEASIDE, MONTEREY COUNTY, CALIFORNIA

HOTEL PAD - OFFERS DUE MAY 5, 2026

# Future Phase II Pads



● Phase II      ● Available pads

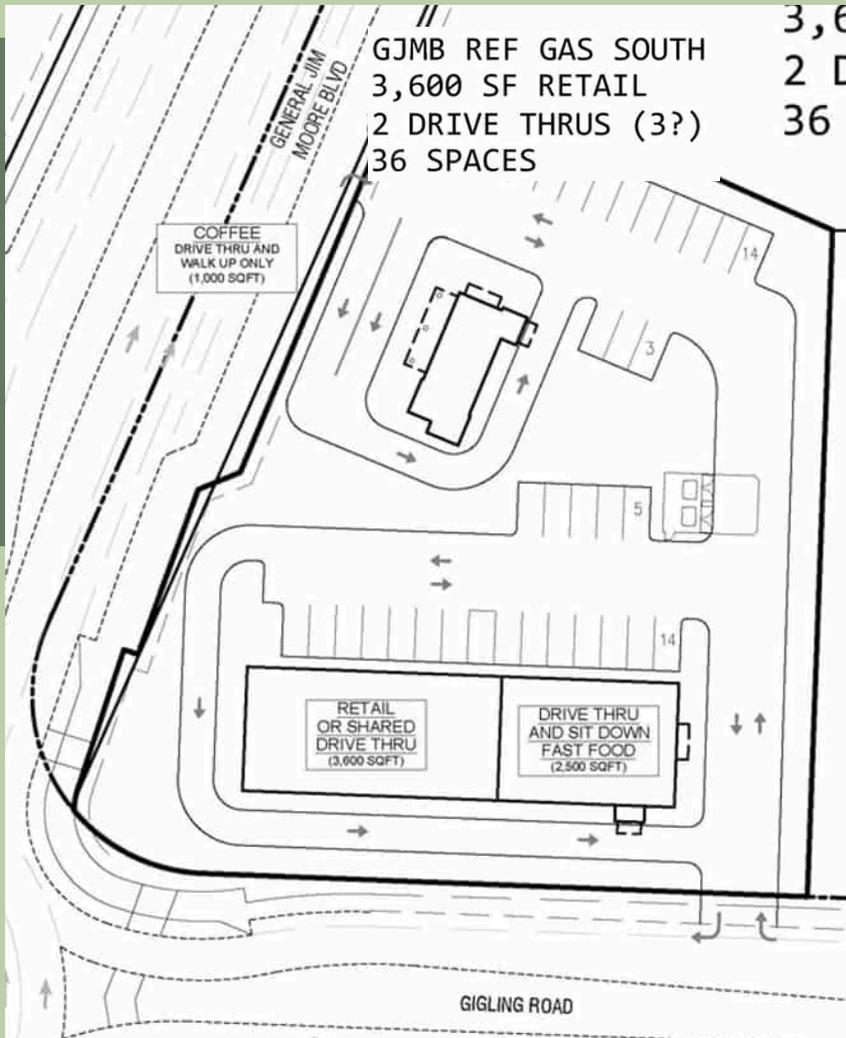


5.46 Acres  
RETAIL PAD 3

1.75 Acres  
RETAIL PAD 4

# Future Phase II: Conceptual Layouts

Pad 3

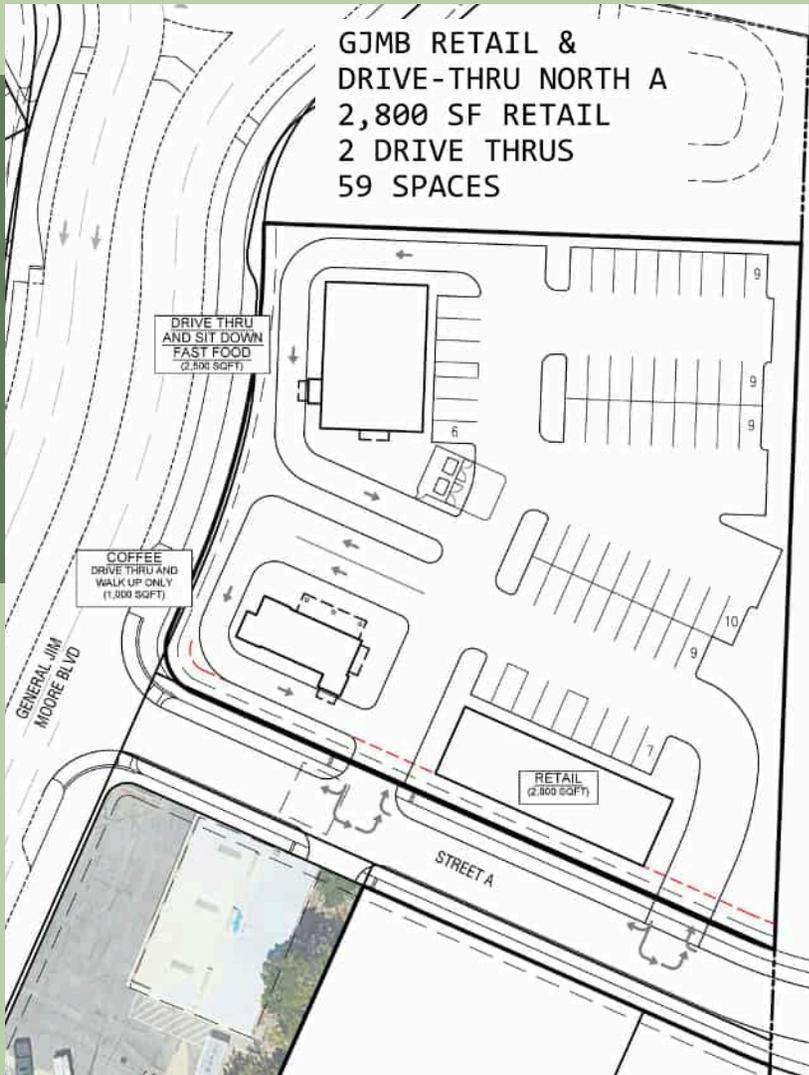


Pad 3

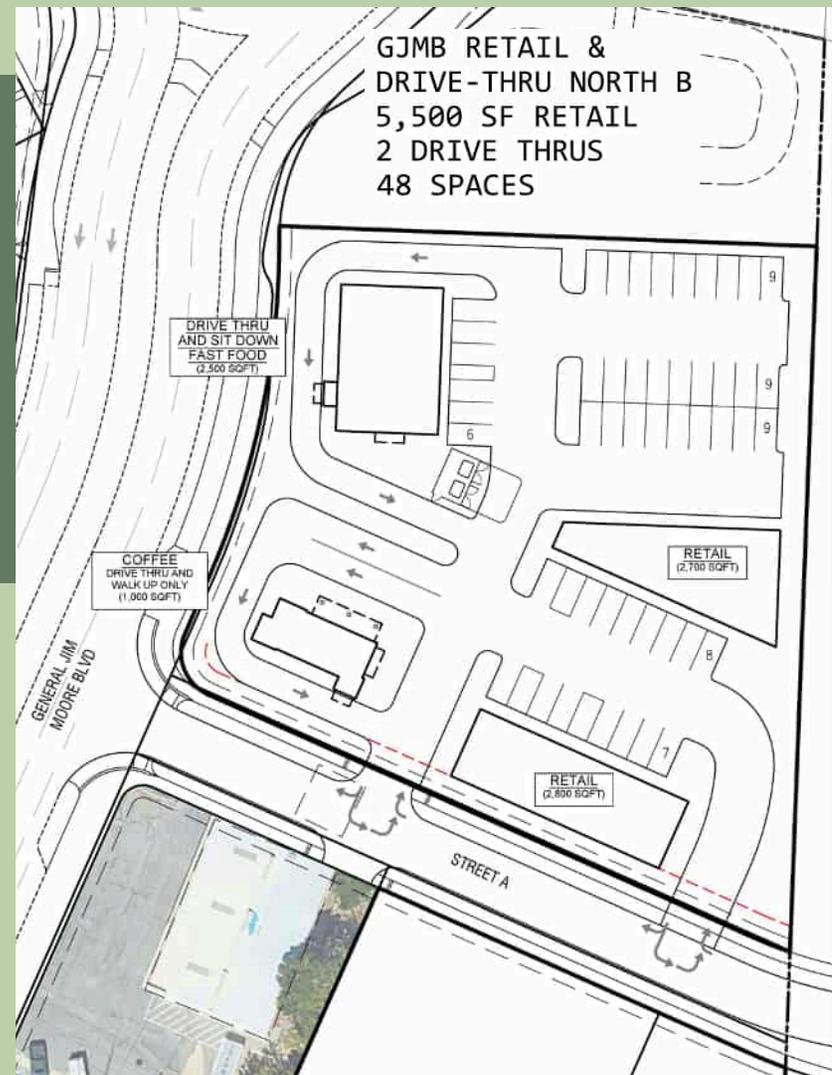


# Future Phase II: Conceptual Layouts

Pad 4A



Pad 4A



# Future Phase II: Conceptual Layouts

Pad 4B



Pad 4B



# AREA INFORMATION | DEMOGRAPHICS



The Specific Plan Area is uniquely situated to support all of the three “E’s”: Education, Environment, and Economy that guide base reuse planning and land use decisions per the BRP. The northern boundary of the Campus Town area is the California State University at Monterey Bay. Campus Town is between State Route 1 and the Fort Ord National Monument, providing access to large swaths of land for recreation and conservation. The Specific Plan Area’s proximity to the university and other local developments provides the economic opportunity to truly develop a mixed-use neighborhood that appropriately connects and enhances the existing military family housing communities and services at the southern boundary.

# LOCAL AERIAL



1| CAMPUS TOWN

2| CALIFORNIA STATE UNIVERSITY  
MONTEREY BAY

3| THE DUNES ON MONTEREY BAY  
by Shea Homes



PRUNEDALE

**BEST BUY** *Michaels* **TARGET**  
**KOHL'S** **TARGET**  
**KREI** **ROSS** **OLD NAVY**  
DRESS FOR LESS

**Walmart**

**macy's** **JCPenney** **TARGET**  
**HOBBY LOBBY** **sears** **Michaels**  
**KOHL'S** **SALLY** **Marshalls**

**COSTCO WHOLESALE** **HomeGoods**  
**TARGET** **Total Wine & MORE** **PET SMART**  
**WORLD MARKET** **SALLY BEAUTY SUPPLY**

MARINA

SALINAS

**Walmart** **COSTCO WHOLESALE**  
**PET SMART** **ROSS** **DICK'S**  
**OfficeMax**  
DRESS FOR LESS SPORTING GOODS

**CAMPUS TOWN**

SEASIDE

MONTEREY

**macy's** **petco**  
**POTTERY BARN** **WHOLE FOODS MARKET**

CARMEL BY THE SEA



## CAMPUS TOWN

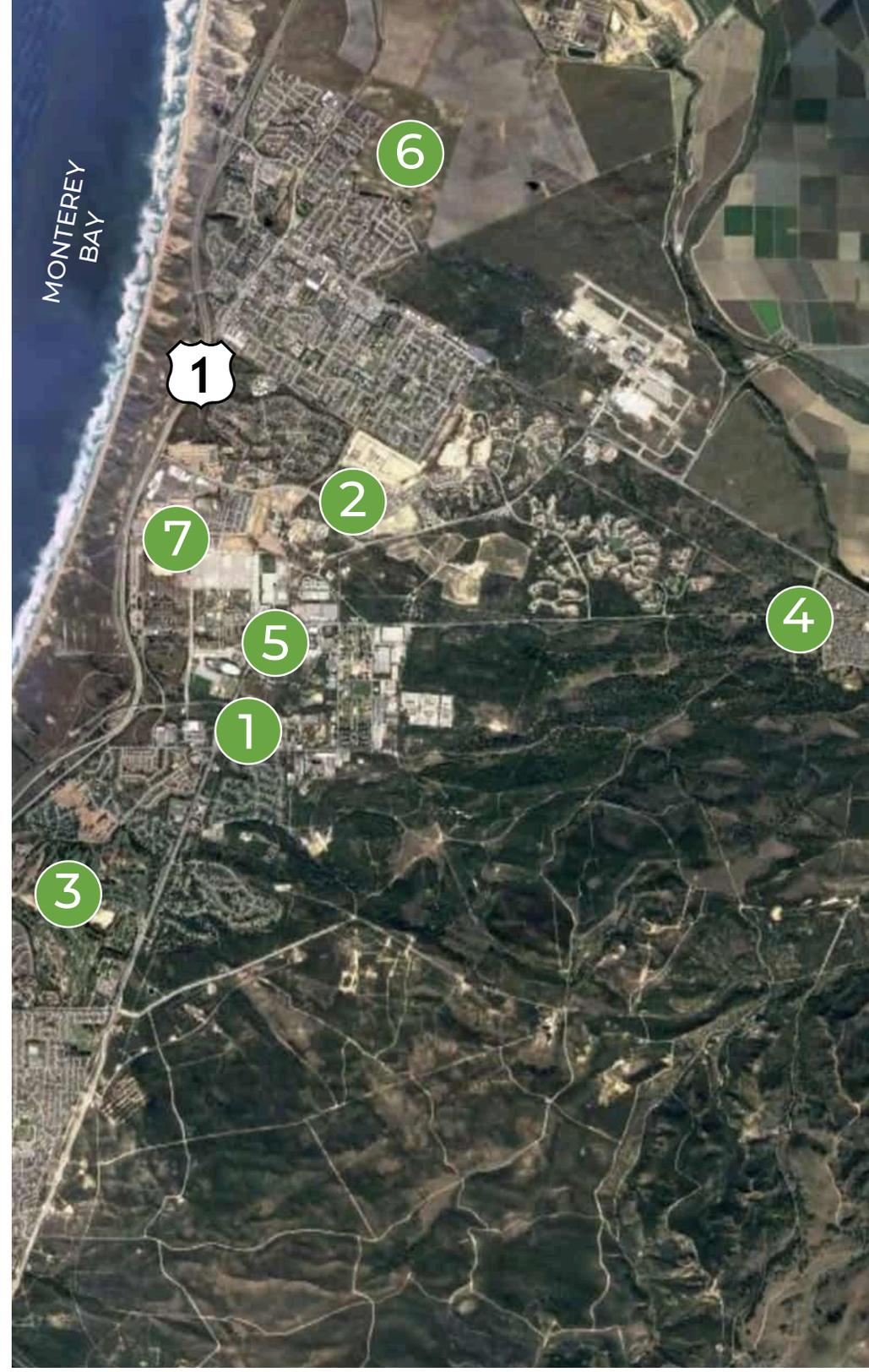
- 1 PEBBLE BEACH GOLF COURSES
- 2 MONTEREY BAY AQUARIUM
- 3 CANNERY ROW
- 4 LAGUNA SECA RACEWAY
- 5 MONTEREY BAY WINERIES
- 6 CARMEL BY THE SEA

The Monterey Bay Region remains one of the premiere tourist destinations in the United States. More than eight million tourists visit the region each year with 65% - 70% staying in the area for a minimum of three nights. Many visitors enjoy the area activities including over 24 area golf courses.

# HOUSING SUMMARY

Over 2,459 newly built homes, with another 4,000+ on the way

- 1 CAMPUS TOWN:** Includes 1,485 housing units, 250 hotel rooms, and 150,000 square feet of retail on 122.23 acres of land. Developed by KB Home and Bakewell, under construction.
- 2 SEA HAVEN:** This 248-acre project located one mile from The Dunes and is fully entitled for 1,050 single family homes and 192 affordable units. All infrastructure has been completed and 600 homes have been built.
- 3 ENCLAVE:** The Developer has completed the \$14M upgrade of the Bayonet and Black Horse golf courses at this destination resort. The next phase of development located about two miles south of The Dunes will include a four-star hotel with approximately 275 rooms, 175 condominiums, including 125 custom residential houses fronting the two golf courses.
- 4 EAST GARRISON VILLAGE:** This 244-acre community, being developed by Century Communities, is located in unincorporated Monterey County about 4.5 miles east from the Dunes development. The County has approved this development for 1,150 homes. Over 900 homes have already been built.
- 5 CALIFORNIA STATE UNIVERSITY MONTEREY BAY:** Adjacent to The Dunes on Monterey Bay is California State University, Monterey Bay. A public university of approximately 7,000 students with over 50% living on campus.
- 6 MARINA STATION:** Includes 1,360 homes, located on 320 acres of the Armstrong Ranch, within the city limits of Marina and is fully entitled.
- 7 THE DUNES ON MONTEREY BAY:** The residential component of this 330-acre mixed use community, being developed by Shea Homes, will include 1,237 homes including apartments, condos, townhouses and single family detached homes. Over 532 homes have already been built.



# Demographics

## 1 Mile Circle

## 3 Mile Circle

## 5 Mile Circle

### KEY FACTS

3,504

Population



600

Households

20.5

Median Age

\$66,008

Median Disposable Income

### KEY FACTS

37,555

Population



12,128

Households

30.4

Median Age

\$58,672

Median Disposable Income

### KEY FACTS

68,346

Population



23,233

Households

32.6

Median Age

\$58,391

Median Disposable Income

### EDUCATION

6%

No High School Diploma



16%

High School Graduate



40%

Some College



38%

Bachelor's/Grad/Prof Degree

### EDUCATION

15%

No High School Diploma



21%

High School Graduate



33%

Some College



32%

Bachelor's/Grad/Prof Degree

### EDUCATION

15%

No High School Diploma



21%

High School Graduate



32%

Some College



31%

Bachelor's/Grad/Prof Degree

### INCOME



\$85,848

Median Household Income



\$18,897

Per Capita Income



\$58,718

Median Net Worth

### INCOME



\$75,983

Median Household Income



\$28,758

Per Capita Income



\$78,921

Median Net Worth

### INCOME



\$75,455

Median Household Income



\$30,705

Per Capita Income



\$83,658

Median Net Worth



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Developed by

The logo for kb HOME features the lowercase letters "kb" in a bold, black, sans-serif font, with the word "HOME" in a smaller, black, sans-serif font directly below it. The entire logo is set against a bright yellow square background.

