



Denny's

Shell

Mission Dental

US 101

McDonald's

SUBWAY

Round Table PIZZA

WING-STOP

BURGER KING

4th St



Owner/User Veterinary Hospital Opportunity | Soledad, CA  
311 Nestles Rd, Soledad, CA 93960

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COMMERCIAL REAL ESTATE

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## EXECUTIVE SUMMARY

311 NESTLES RD,  
SOLEDAD, CA 93960

Asking Price

**\$890,000**



BUILDING SIZE

**± 3,161 SF**



LOT SIZE

**± 10,400 SF**



PARKING

**~9 SPACES**



YEAR BUILT

**1959**

## PROPERTY OVERVIEW

**Mahoney & Associates** is pleased to present 311 Nestles Road, a rare owner/user opportunity for a veterinarian to acquire a fully built-out animal hospital in the heart of Soledad's primary retail corridor. Built in 1959 and operated for decades as a full-service veterinary hospital, the ±3,161 SF building reflects an era when veterinarians lived on-site to remain close to their patients, and offers an ideal blend of clinical infrastructure and residential living space. The hospital wing includes a reception and waiting area, business office, three exam rooms, a dedicated surgery room, a digital X-ray room, a dog ward, a cat ward, and an isolation ward with its own exterior entrance. A half bath serves the clinical side of the building. The attached residential quarters include a full kitchen, dining area, living space, and a full bathroom, providing flexible use as an owner's residence, staff housing, or additional clinical space. The property sits directly on Nestles Road in Soledad's fastest-growing retail corridor, surrounded by Burger King, Shell, Round Table Pizza, Subway, Starbucks, CVS, and AutoZone, with quick access to US Highway 101. The lease with the current tenant will be terminated at closing to deliver the property to an owner/user veterinarian ready to bring this hospital back to life.

## PROPERTY DETAILS

APN	022-223-022
Property Type	Veterinary Hospital
Zoning	C-C Community Commercial District
Tenant	VetnCare MSO, LLC (Corporate Guaranty)

## LEASE SUMMARY

311 Nestles Road is offered as a rare owner/user opportunity in the Soledad and South Monterey County market. The tenant will consider terminating the existing lease at closing, delivering the building fully vacant and available for immediate occupancy by a qualified owner/user buyer.

The property is improved as a freestanding, single-tenant veterinary hospital and was most recently operated to serve the surrounding communities with comprehensive pet care services. The existing veterinary build-out remains in place, offering a turnkey, vet-ready facility that allows an incoming operator to begin practice with minimal additional investment, a meaningful advantage given the time and cost typically required to permit and construct purpose-built veterinary or medical space.

Beyond its current use, the building presents flexible repositioning potential for an owner-operator or a buyer seeking a long-term hold. The freestanding configuration and established improvements make it well suited to continued veterinary or medical use, while the underlying real estate offers durable value in a supply-constrained submarket.





SUBJECT PROPERTY



Nestles Rd



Mission Dental



4th St

Front St



# LOCATION MAP



FRONT ST.

TACO BELL

MCDONALDS

ARCO

AUTOZONE

SUBJECT PROPERTY

BURGER KING

SHELL

ROUND TABLE

NESTLES RD.

SUBWAY

STARBUCKS

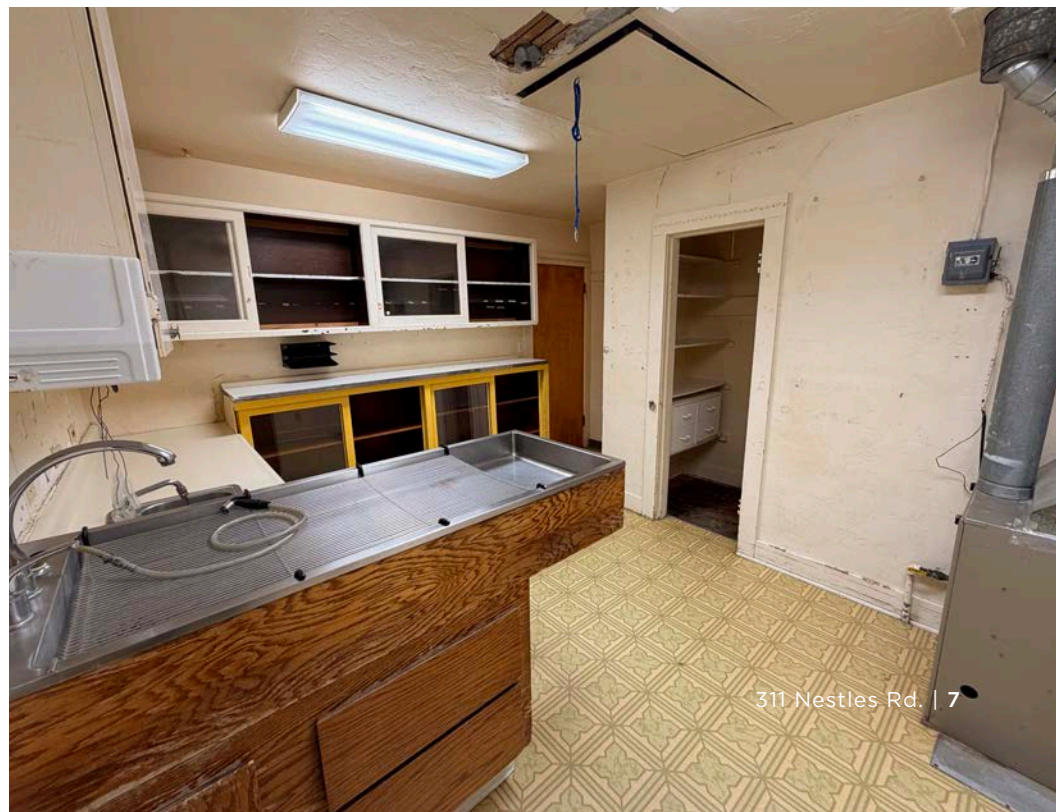
Anytime Fitness

GOODWILL

CVS

PANDA EXPRESS

HWY 101

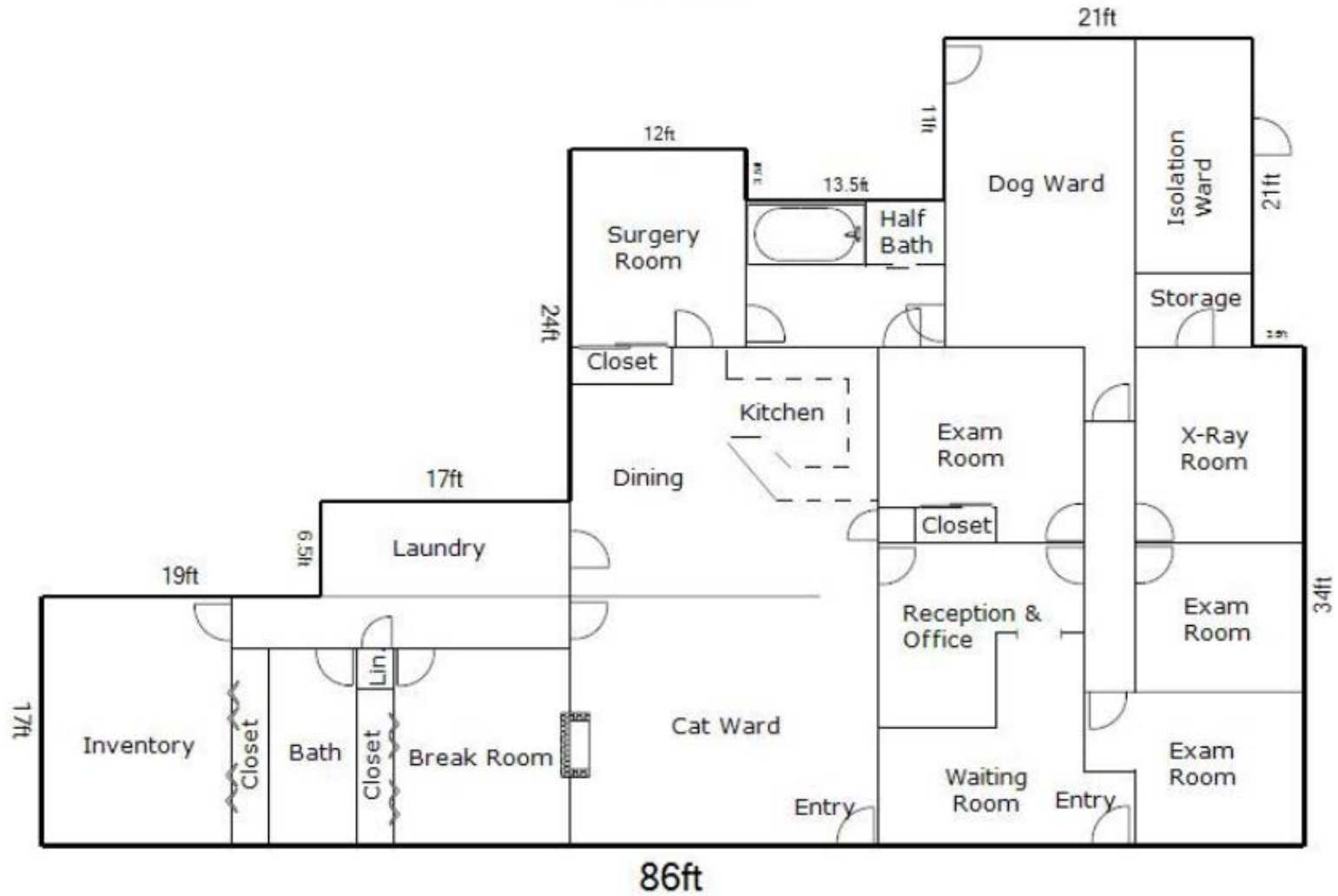




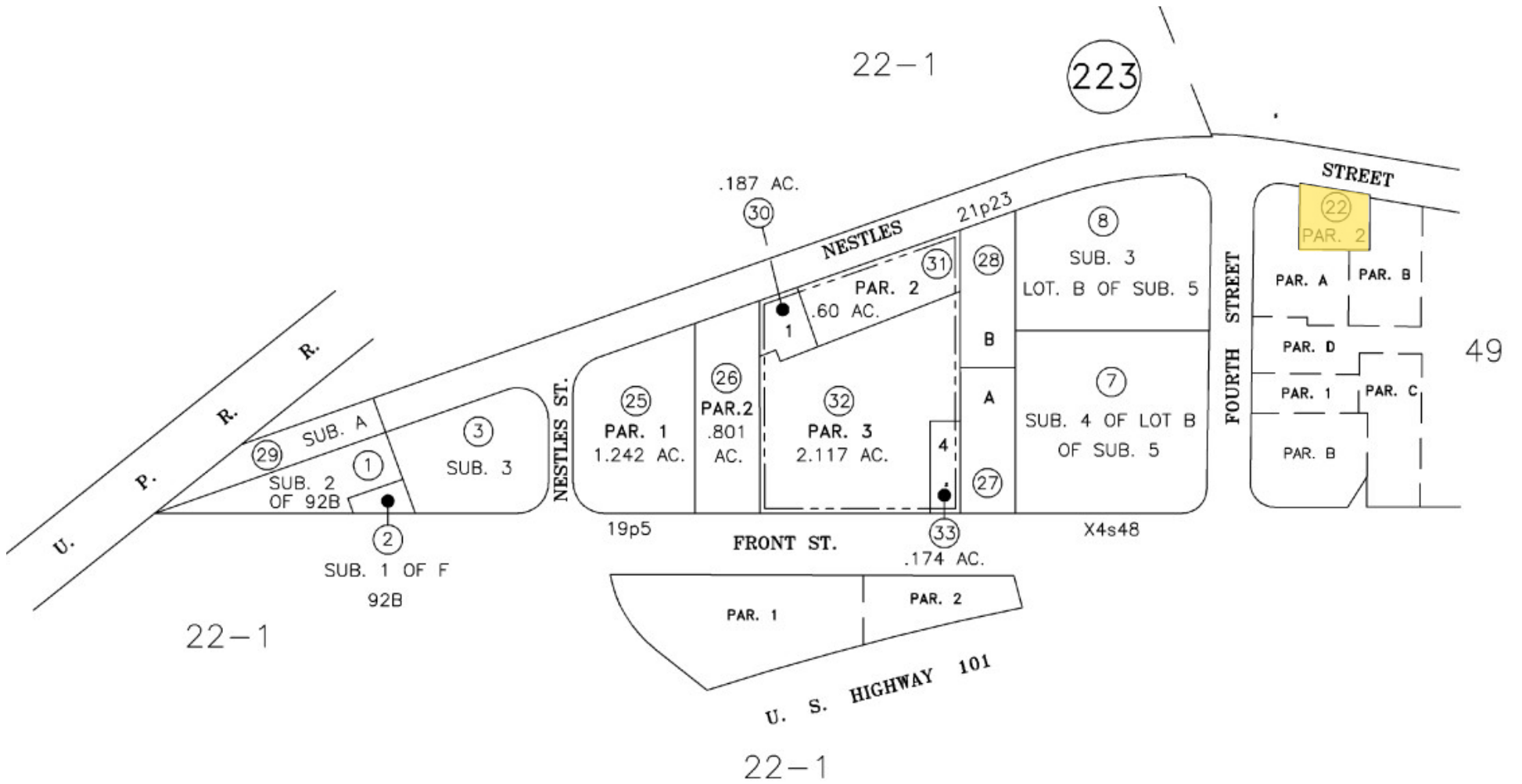
# FLOOR PLAN

## Building area

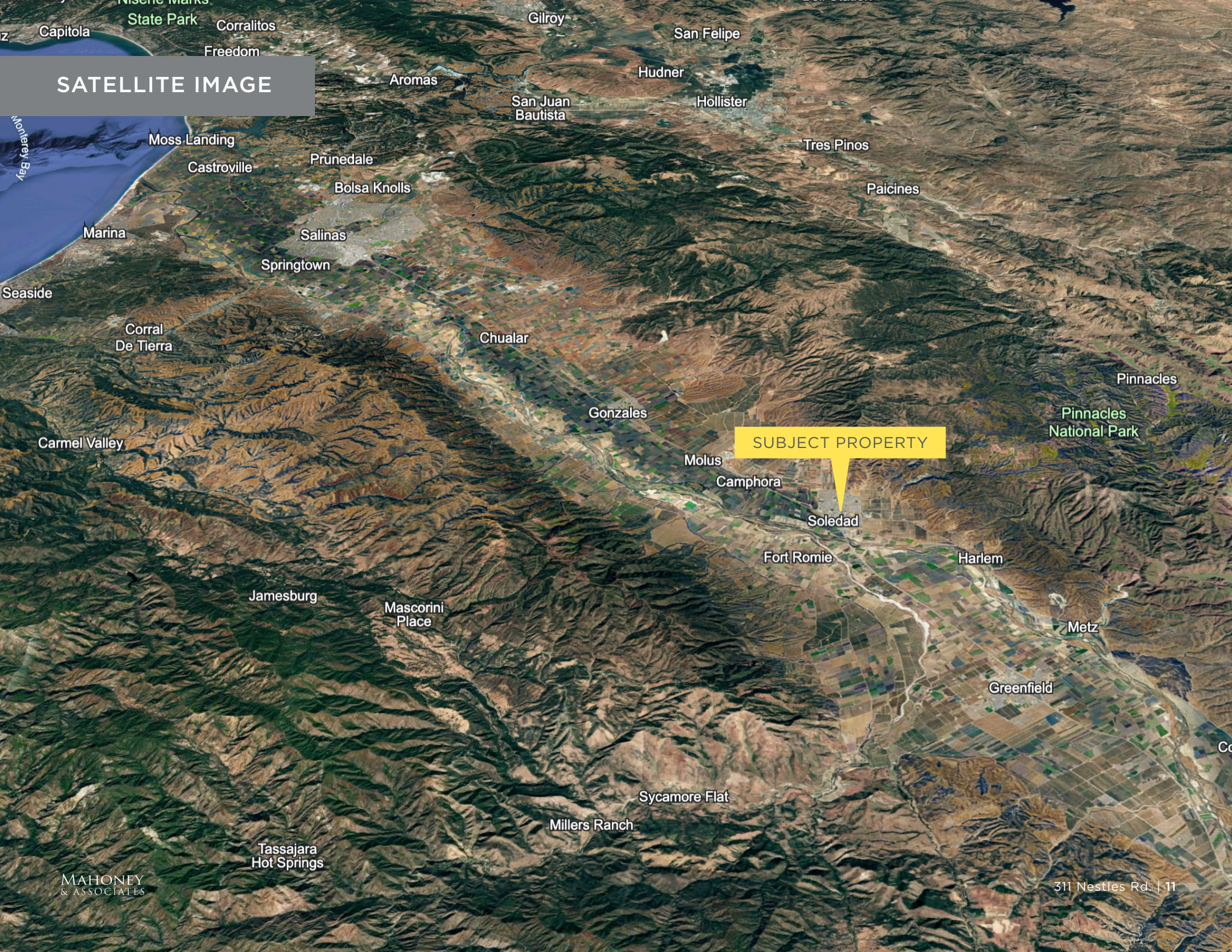
[Area: 3161 ft<sup>2</sup>]



PARCEL MAP



SATELLITE IMAGE



## ABOUT SOLEDAD

Located in the heart of the fertile Salinas Valley, Soledad is a vibrant agricultural community known for its rich farming heritage, scenic vineyards, and growing wine industry. Surrounded by expansive farmland and rolling hills, the city plays an important role in Monterey County's world-renowned agricultural economy, producing a variety of crops including lettuce, broccoli, wine grapes, and strawberries.

Agriculture remains the backbone of the local economy, with many farming, food processing, and vineyard operations supporting employment throughout the region. In addition to agriculture, Soledad benefits from tourism generated by nearby wineries, outdoor recreation, and cultural attractions such as the historic California missions. The city's strategic location along U.S. Highway 101 provides convenient access to larger Central Coast markets while maintaining its small-town character and strong sense of community.

Founded in 1874 and incorporated in 1921, Soledad has deep roots in California's early agricultural and mission history. The city takes its name from the nearby Mission Nuestra Señora de la Soledad, one of the original 21 California missions established by Spanish missionaries



in 1791. The mission helped shape the region's early development and remains an important historical landmark today.

Like many communities throughout the Salinas Valley, Soledad experienced steady growth during the late 19th and early 20th centuries as agriculture expanded and railroad access improved transportation throughout Monterey County. Farming quickly became the economic driver of the area, attracting workers and businesses connected to crop production and distribution.

Over the decades, Soledad evolved from a small rural farming town into a growing regional community while preserving its agricultural identity. Today, the city continues to experience residential and commercial growth, supported by its strong agricultural economy, wine industry, and proximity to the Central Coast.

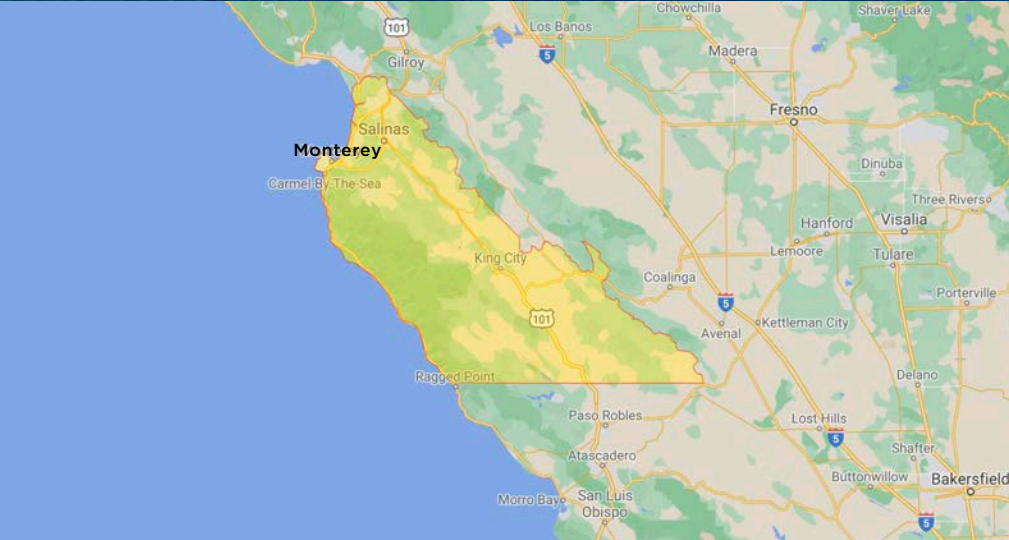
### 2025 Demographics

Population	26,000
Median Household Income	\$86,000
Median Home Value	\$620,000-\$633,000
Per Capita Income	\$27,000
Median Age	35

Soledad offers a variety of housing opportunities ranging from established single-family neighborhoods to newer residential developments designed to accommodate the area's growing population. The community features a mix of modest homes, ranch-style properties, and modern subdivisions that appeal to families, agricultural workers, and professionals seeking a more affordable Central Coast lifestyle.

New residential growth has contributed to expanded housing inventory in recent years, with many developments offering contemporary homes, townhouses, and family-oriented communities. Residents enjoy a quieter, small-town atmosphere while remaining within driving distance of larger employment centers throughout Monterey County.

# MONTEREY COUNTY OVERVIEW



## REGIONAL HIGHLIGHTS



Major US  
Agricultural  
Hub



Large  
Tourism  
Sector



Military  
Presence



## ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



## 2025 DEMOGRAPHICS

433,729

Population

132,170

Households

35.3

Median Age

\$97,230

Median  
Household  
Income

## MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...  
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE  
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates, founded by John Mahoney, has been known as a local and regional trusted industry leader. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction, one mission alone drives us all, and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your objectives. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to bring order and enrichment to their lives and the community in which their property sits.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$5 BILLION**

IN TRANSACTION VOLUME

**2,000+**

ASSETS SOLD

**6,000,000**

SQUARE FEET LEASED

**1,750+**

LEASE TRANSACTIONS

## DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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