



Main Street Commercial Presents

# Multi-Use Ag Facility on 4+ Acres

1931 W Beach Street, Watsonville CA 95076



Offered At:

\$ 1,500,000



# PROPERTY SUMMARY

Set on 3.9 acres per appraisal and approximately 4.5 acres per seller, 1931 W Beach Road offers a rare blend of commercial utility, agricultural potential, and residential flexibility in one coastal setting. The commercial improvements total 7,165 SF across three structures that include a 5,000 SF metal warehouse, a 1,205 SF office originally built as a residence, and a 960 SF garage workshop. A 644 SF mobile home sits privately at the rear of the parcel and supports owner occupancy, a site manager, or supplemental income.

Zoned CA, approximately 3 acres of the property lie fallow today and were historically leased to local farmers who cultivated seasonal crops such as tomatillos and lettuce at a rate of \$1,500 per season. The seller notes that pesticides have not been used during their tenure and believes the soil to be organic, although buyers should verify independently. In recent years, the owner tilled the land and allowed tenants and workers to use the fields informally for personal farming.

Water infrastructure is a central asset. The property includes a 150 ft well with a pump installed 2 years ago, three 10,000 gal tanks, and rights to connect to the Adjacent 4inch Pajaro Valley Water District agricultural main, supported by a will serve letter confirming future eligibility. The well system includes multiple hose bibs and distribution points throughout the buildings and the field, and one irrigation line is present in the field but not yet tied into PVWD.

With PG&E power, propane, public sewer, broad yard areas, and dual access from W Beach Road and Clearwater Lane, the property supports Ag-related contractors, agricultural operators, storage users, and mixed-use buyers who value space, utility, and long- term adaptability.



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# PROPERTY HIGHLIGHTS

## Parcel Size

- 3.9 acres per appraisal.
- 4.5 acres per seller Buyer to verify.

## Total Improvements

- 7,165 SF commercial structures.
- 644 SF Residential mobile home.
- 7,809 SF total improvement area.

## Warehouse

- 5,000 SF metal building 12 ft interior height.
- Office, Break Room, Bathroom. Mezzanine Storage Area.
- Adaptable for cold storage with future upgrades.

## Office Building

- 1,205 SF Originally built as a residence in the 1930s.
- Reception area, Private offices, Full kitchen, Full Bathroom, and Dual Pane Windows.

## Garage Workshop

- 960 SF.
- Concrete floor Open Bay Layout.
- Suitable for equipment, storage, and fleet operations.

## Mobile Home

- 644 SF Privately positioned at the rear of the parcel





# FEATURES & DETAILS

**Agricultural Component:** Zoned CA, Approximately 3 acres previously leased at \$1,500 per season Historically cultivated with tomatillos and lettuce. Believed by seller to be organic-buyers to verify.

## Water Infrastructure

- 150 ft well
- Pump Installed 2 years ago
- 3x 10,000 gal metal storage tanks
- Rights to adjacent 4 inch PVWD agricultural main
- Will-serve letter confirming eligibility
- Multiple well distribution points across the property

## Utilities

- PG&E Power, Individual electric meters
- On-Site Propane
- Public Sewer and Garbage service

## Access:

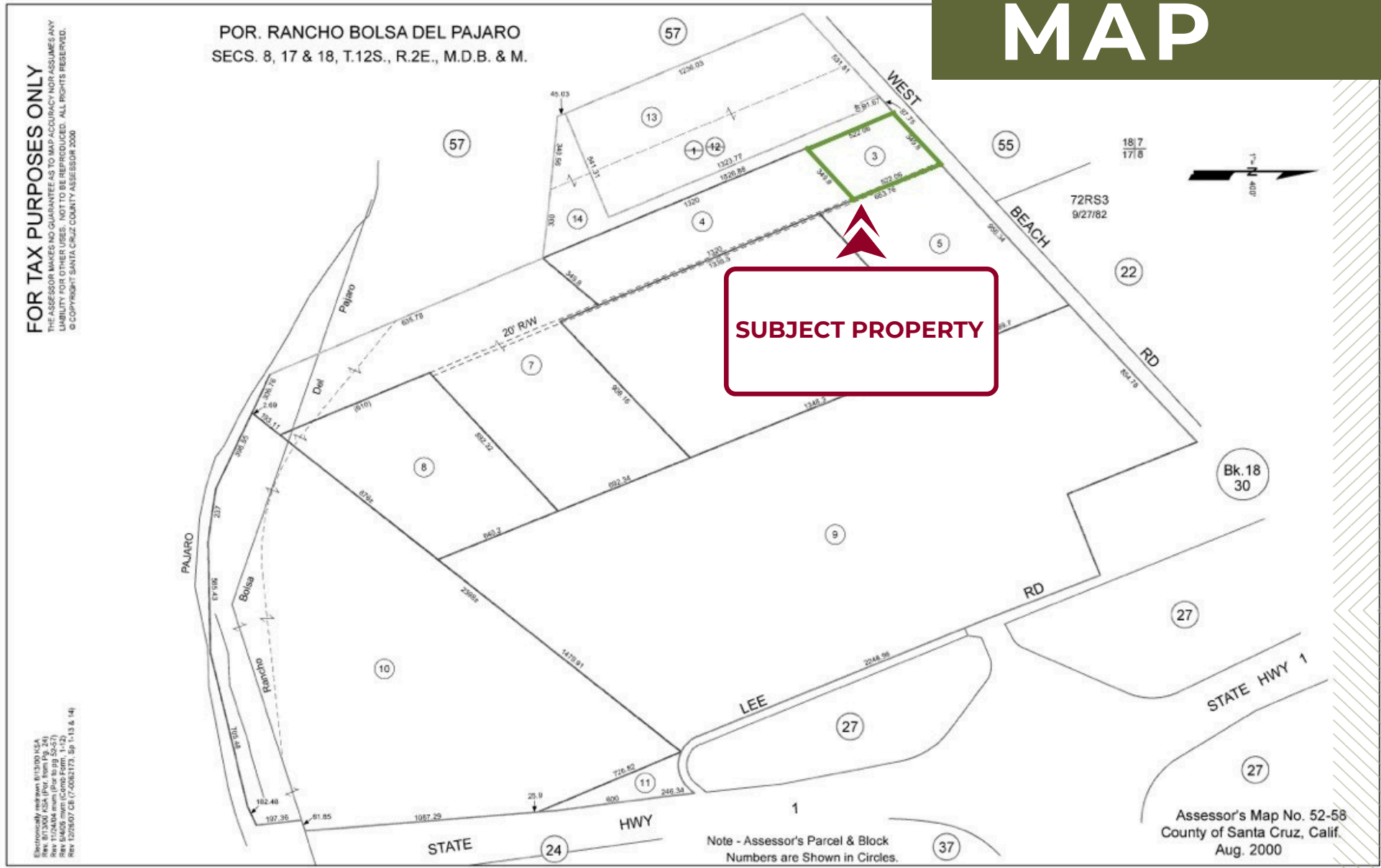
- Front access on W Beach Road
- Rear access on Clearwater Lane
- Accommodates deliveries by 60ft trailer.
- Extensive yard areas for equipment, fleet, or agricultural use.



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# PARCEL MAP



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# AERIAL VIEW



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# LOCATION OVERVIEW

Located along the scenic W. Beach Road corridor, 1931 W Beach Road offers a balanced blend of coastal calm, agricultural surroundings, and convenient access. The area is known for its open fields, local farming activity, and proximity to major routes, creating an ideal setting for users who value space and practicality.

Just minutes from Highway 1, the property sits in a quiet yet connected pocket of the Pajaro Valley. Coastal breezes, neighboring farms, and wide yard areas create a pleasant backdrop, while nearby services support daily operational needs.

With its blend of accessibility, acreage, and flexibility, the location is well-suited for agricultural operators, contractors, storage users, and mixed-use buyers seeking a functional and peaceful setting.



# CONTACT INFORMATION



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