
AVISON
YOUNG

4B HEITZINGER PLAZA
SEASIDE, CA



AUTOMOTIVE SPACE IN THE HEART OF SEASIDE

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AUTOMOTIVE PROPERTIES GROUP



PROPERTY OVERVIEW

4B HEITZINGER PLAZA | SEASIDE, CA



POPULATION

3 miles - 51,342
5 miles - 95,705



AVG HOUSEHOLD INCOME

3 miles - \$110,626
5 miles - \$122,969



MEDIAN HOME VALUE

3 miles - \$827,639
5 miles - \$1,012,733



TRAFFIC COUNTS

Broadway Ave & Calaveras St
12,388 vehicles per day

Broadway Ave & Fremont Blvd
10,958 vehicles per day

Avison Young's Automotive Properties Group is pleased to present 4B Heitzinger Plaza, a rare opportunity to secure a highly visible auto-oriented commercial site in one of Seaside's most active automotive corridors. This former dealership offers a functional, ready-to-adapt layout ideal for automotive sales, fleet operations, or other vehicle-based businesses seeking strong exposure and convenient access.

The property features expansive paved display areas, excellent street frontage, and seamless ingress/egress designed to support high customer traffic. Its location within a well-established auto center places it alongside national retailers, service providers, and other automotive users, creating built-in customer draw and steady daily activity.

With flexible site potential and proximity to major transportation routes, 4B Heitzinger Plaza is well-suited for tenants looking to establish or expand their presence on the Monterey Peninsula. Whether reactivated as a dealership or reimagined for a specialty automotive concept, this location delivers the visibility, convenience, and operational efficiency that modern users demand.

PROPERTY OVERVIEW

BUILDING AREA: ±17,400 SF

- Showroom: 8,053 SF
- Service Building: 9,348 SF

LOT SIZE: ±2.5 AC

ASKING RATE: \$25,000/month

LAND USE: Commercial Auto Sales, Service

YEAR BUILT: 1971

PARKING: Ratio - 8.67/1,000 SF
Surface Spaces - 300

AMENITIES: Spacious showroom suitable for vehicle display or retail presentation

Multiple private offices ideal for sales staff, finance managers, and management

Floor-to-ceiling windows providing natural light and strong street visibility

Convenient ingress/egress for customers and vehicle movement

Sufficient space for customers, staff, and operational needs

Located within an auto center that drives consistent customer activity





AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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