

COMING SOON!



MONTEREY  
MOTORSPORT

PARK  
\*\*\*\*\*



**The next evolution of  
GARAGE-CONDOS**

2969 Monterey Salinas Hwy, Monterey, CA 93940  
[montereymotorsportpark.com](http://montereymotorsportpark.com)



**MONTEREY  
MOTORSPORT  
PARK**  
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[montereymotorsportpark.com](http://montereymotorsportpark.com)

**DENNIS CHAMBERS INC.**

COMMERCIAL REAL ESTATE

BRE# 00475577

[dennis-chambers@outlook.com](mailto:dennis-chambers@outlook.com)

(408) 605-6760



**JOSH JONES**

BRE# 01352818

[josh.jones@cushwake.com](mailto:josh.jones@cushwake.com)

(831) 647-2106

DEVELOPED BY



**SWENSON**

If you're a car collector or motorsports enthusiast, you may have heard about the latest trend in specialty car-storage facilities. Perhaps you've even looked at Garage Unlimited of Monterey or Garage Unlimited of Santa Cruz.

Well, nothing could have prepared you for Monterey Motorsport Park – the next evolution in garage condos that's taking the concept to a whole new level of luxury and exclusivity.

**86**

GARAGE-CONDOS

**90,000**

SQ FT COMPLEX

**2019**

GRAND OPENING




conceptual rendering

# SITE PLAN



**MONTEREY  
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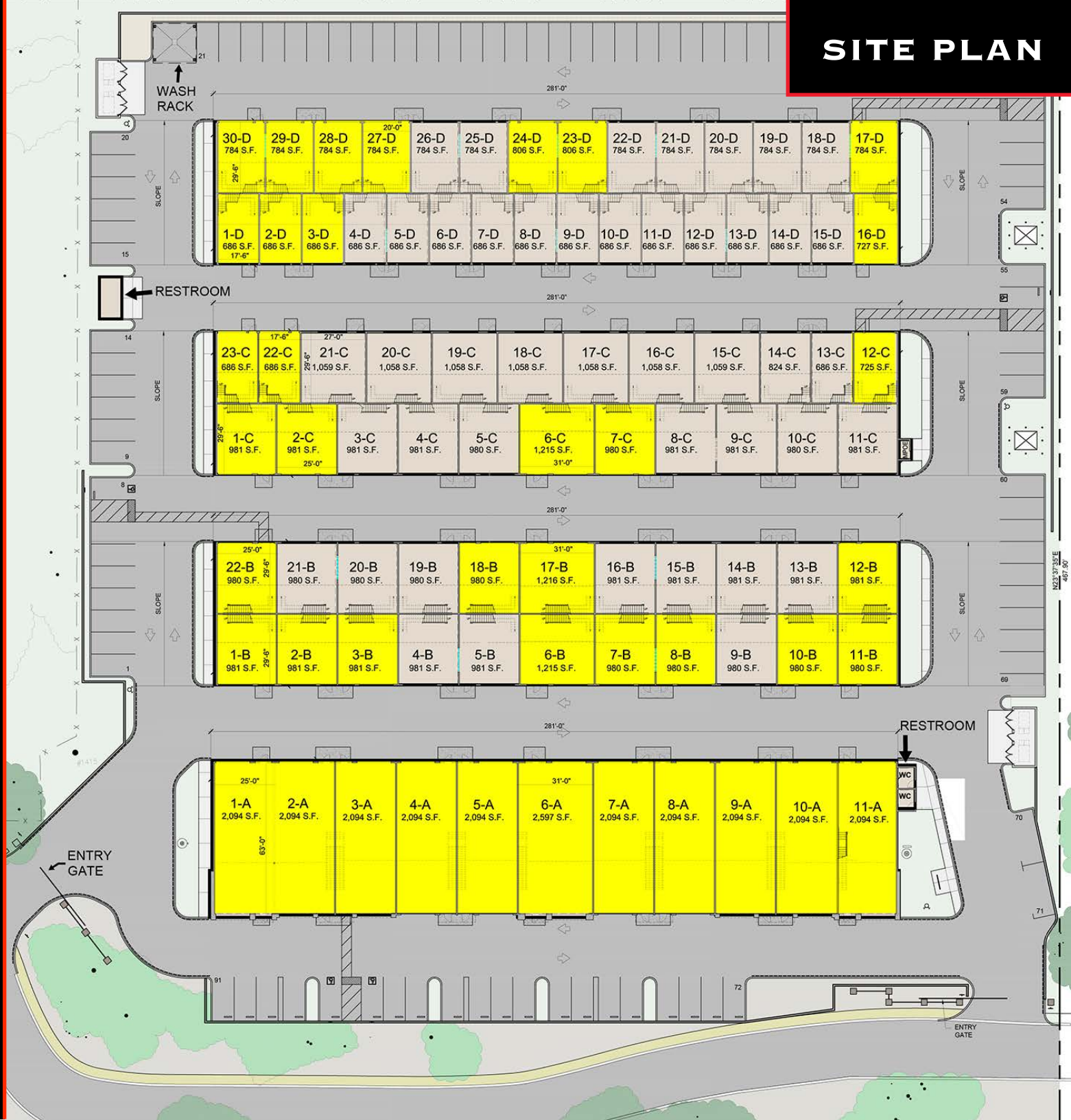
[josh.jones@cushwake.com](mailto:josh.jones@cushwake.com)

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# BUILDING A

"Quoted prices, terms and specifications are as of 7/19/18 and are subject to change without notice. Square footages are approximations. Prices include an undivided interest in the common area. Buyers are recommended to consult with their CPA or other tax professionals when contemplating a purchase and seek advice as to the applicability of the benefits, requirements and restrictions of a purchase.



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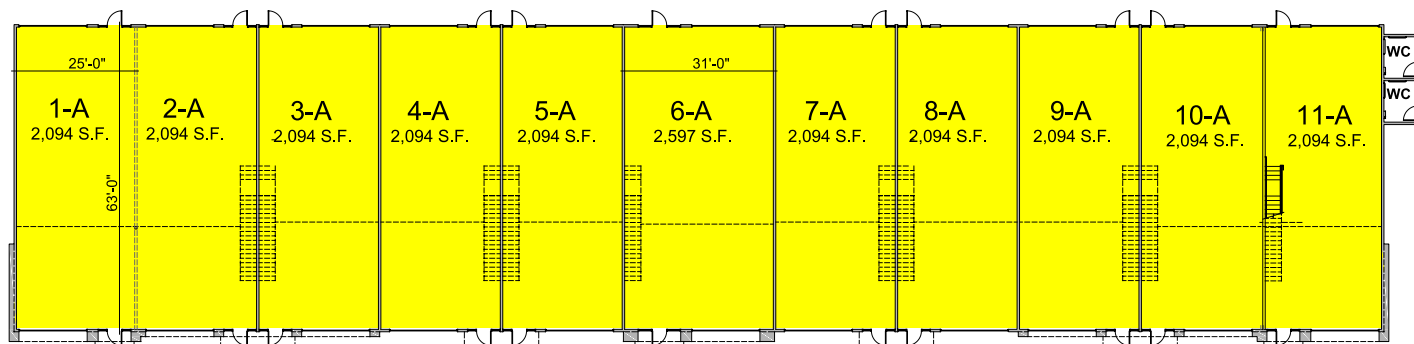
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| BUILDING A | PRICE   | TOTAL S.F. | MAIN S.F.  | MEZZANINE S.F. | UNIT WIDTH | UNIT DEPTH |
|------------|---------|------------|------------|----------------|------------|------------|
| UNIT 1-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 2-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 3-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 4-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 5-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 6-A   | PENDING | 2,597 S.F. | 1,953 S.F. | 644 S.F.       | 31'-0"     | 63'-0"     |
| UNIT 7-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 8-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 9-A   | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 10-A  | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |
| UNIT 11-A  | PENDING | 2,094 S.F. | 1,575 S.F. | 519 S.F.       | 25'-0"     | 63'-0"     |



conceptual rendering


# BUILDING B


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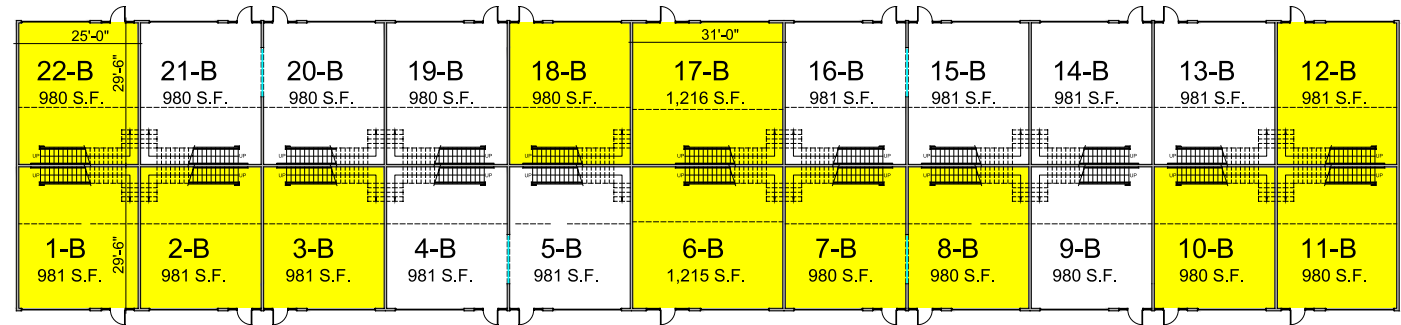
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**SWENSON**



| BUILDING B | PRICE     | TOTAL S.F. | MAIN S.F. | MEZZANINE S.F. | UNIT WIDTH | UNIT DEPTH |
|------------|-----------|------------|-----------|----------------|------------|------------|
| UNIT 1-B   | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 2-B   | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 3-B   | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 4-B   | \$335,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 5-B   | \$335,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 6-B   | PENDING   | 1,215 S.F. | 914 S.F.  | 301 S.F.       | 31'-0"     | 29'-6"     |
| UNIT 7-B   | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 8-B   | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 9-B   | \$335,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 10-B  | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 11-B  | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 12-B  | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 13-B  | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 14-B  | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 15-B  | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 16-B  | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 17-B  | PENDING   | 1,216 S.F. | 915 S.F.  | 301 S.F.       | 31'-0"     | 29'-6"     |
| UNIT 18-B  | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 19-B  | \$315,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 20-B  | \$315,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 21-B  | \$315,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 22-B  | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |


# BUILDING C


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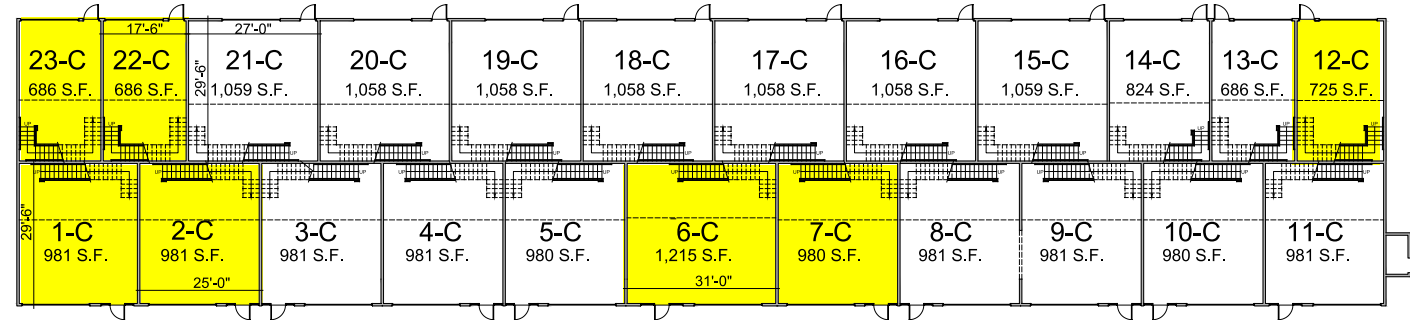
josh.jones@cushwake.com

(831) 647-2106

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**SWENSON**



| BUILDING C | PRICE     | TOTAL S.F. | MAIN S.F. | MEZZANINE S.F. | UNIT WIDTH | UNIT DEPTH |
|------------|-----------|------------|-----------|----------------|------------|------------|
| UNIT 1-C   | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 2-C   | PENDING   | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 3-C   | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 4-C   | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 5-C   | \$315,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 6-C   | PENDING   | 1,215 S.F. | 914 S.F.  | 301 S.F.       | 31'-0"     | 29'-6"     |
| UNIT 7-C   | PENDING   | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 8-C   | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 9-C   | \$315,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 10-C  | \$315,000 | 980 S.F.   | 737 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 11-C  | \$326,000 | 981 S.F.   | 738 S.F.  | 243 S.F.       | 25'-0"     | 29'-6"     |
| UNIT 12-C  | PENDING   | 725 S.F.   | 546 S.F.  | 179 S.F.       | 18'-6"     | 29'-6"     |
| UNIT 13-C  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 14-C  | \$279,336 | 824 S.F.   | 885 S.F.  | 204 S.F.       | 21'-0"     | 29'-6"     |
| UNIT 15-C  | \$359,000 | 1,059 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 16-C  | \$359,000 | 1,058 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 17-C  | \$359,000 | 1,058 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 18-C  | \$359,000 | 1,058 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 19-C  | \$359,000 | 1,058 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 20-C  | \$359,000 | 1,058 S.F. | 885 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 21-C  | \$359,000 | 1,059 S.F. | 516 S.F.  | 262 S.F.       | 27'-0"     | 29'-6"     |
| UNIT 22-C  | PENDING   | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 23-C  | PENDING   | 686 S.F.   | 885 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |


# BUILDING D


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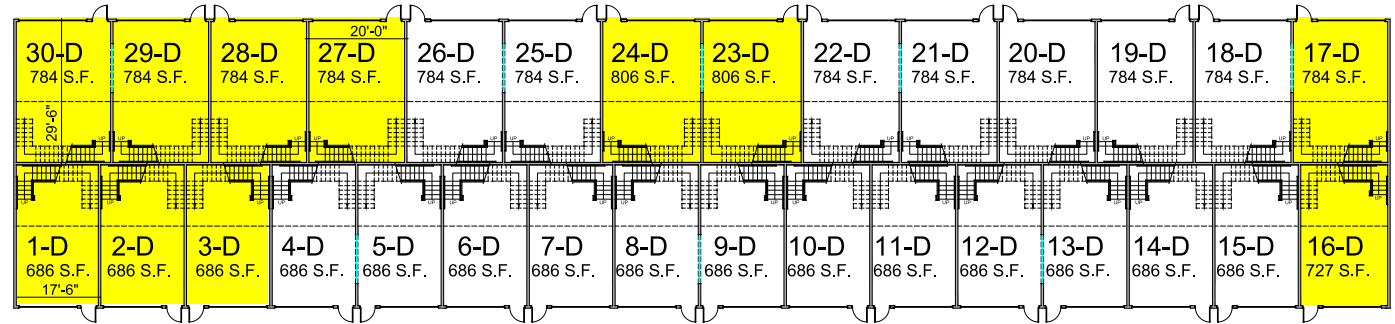
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**SWENSON**



| BUILDING D | PRICE     | TOTAL S.F. | MAIN S.F. | MEZZANINE S.F. | UNIT WIDTH | UNIT DEPTH |
|------------|-----------|------------|-----------|----------------|------------|------------|
| UNIT 1-D   | PENDING   | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 2-D   | PENDING   | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 3-D   | PENDING   | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 4-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 5-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 6-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 7-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 8-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 9-D   | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 10-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 11-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 12-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 13-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 14-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 15-D  | \$233,000 | 686 S.F.   | 516 S.F.  | 170 S.F.       | 17'-6"     | 29'-6"     |
| UNIT 16-D  | PENDING   | 727 S.F.   | 547 S.F.  | 180 S.F.       | 18'-6"     | 29'-6"     |
| UNIT 17-D  | PENDING   | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 18-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 19-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 20-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 21-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 22-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 23-D  | PENDING   | 806 S.F.   | 606 S.F.  | 200 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 24-D  | PENDING   | 806 S.F.   | 606 S.F.  | 200 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 25-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 26-D  | \$278,000 | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 27-D  | PENDING   | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 28-D  | PENDING   | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 29-D  | PENDING   | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |
| UNIT 30-D  | PENDING   | 784 S.F.   | 590 S.F.  | 194 S.F.       | 20'-0"     | 29'-6"     |

# UNIT DETAIL



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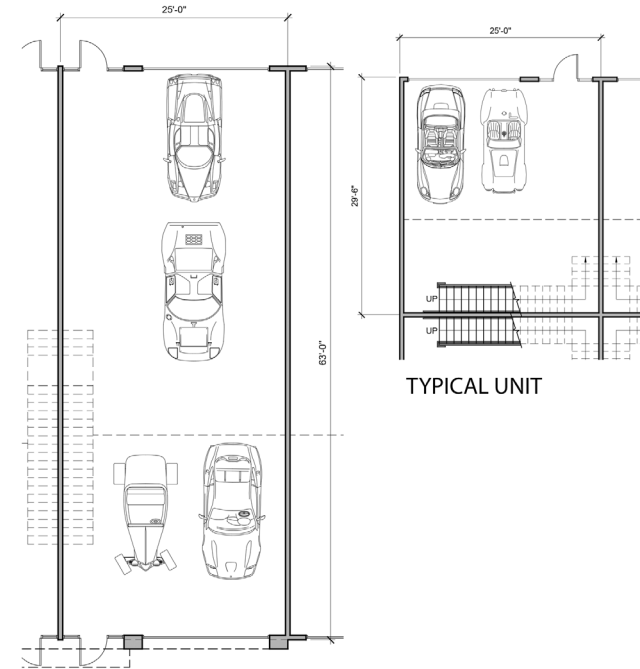
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**SWENSON**

- Units ranging from 700 sq. ft. to 2,597 sq. ft. (larger combinations potentially available)
- Ceiling heights up to approximately 25'
- Roll up doors up to 14' x 14', 12' x 14' (depending on location)
- Insulated, with upgrade potential for climate control
- Each unit has a mezzanine 13 feet above the garage floor
- Wiring for Internet, phone and cable TV



TYPICAL 2 PACK UNIT







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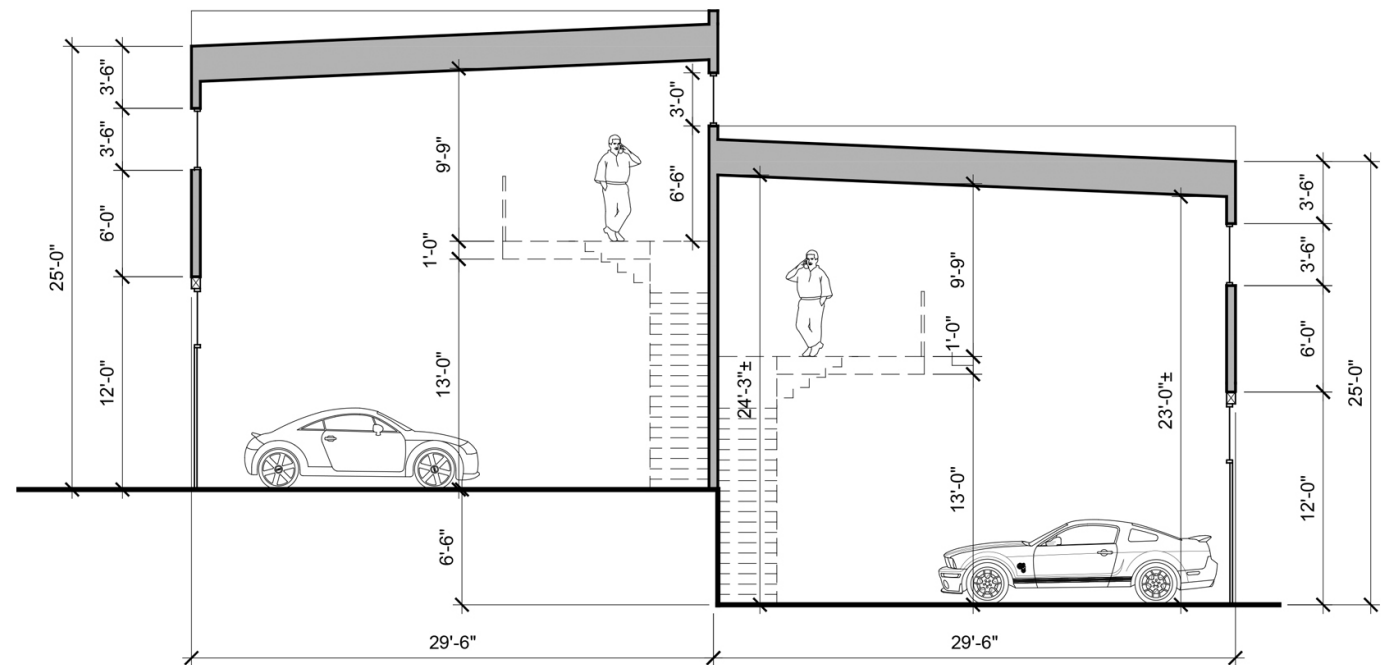
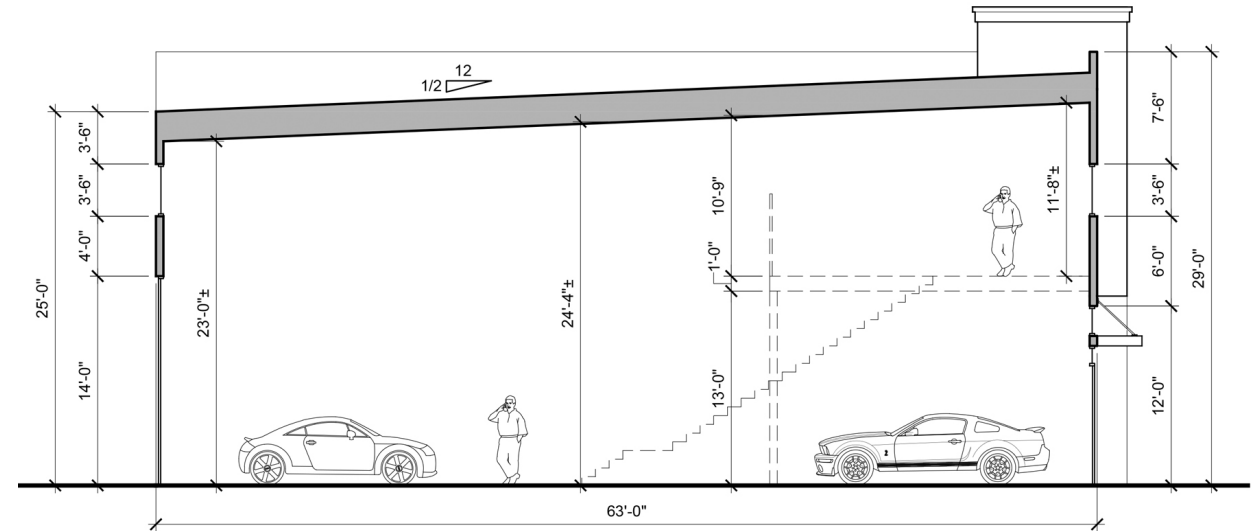
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**SWENSON**

# UNIT CROSS SECTION





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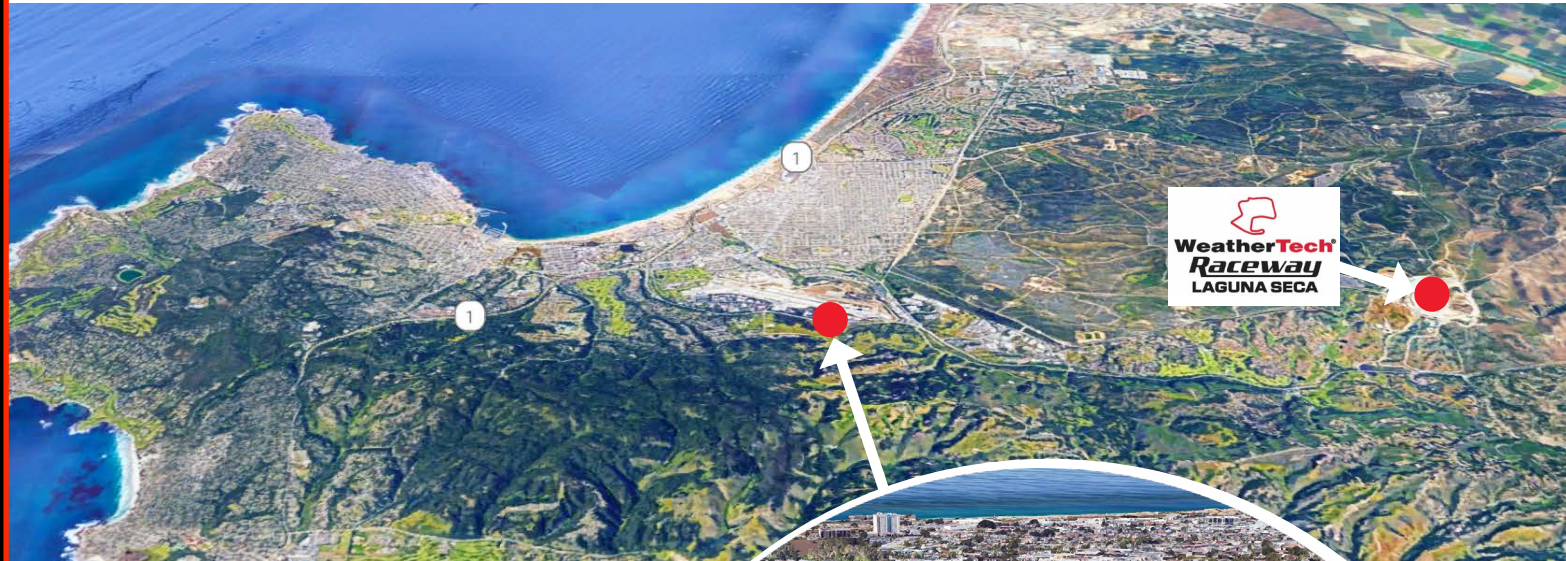
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**SWENSON**

2969 Monterey Salinas Hwy, Monterey, CA 93940

**LOCATION**



Monterey Motorsport Park is located along Highway 68, adjacent to the Monterey Regional Airport. This will make it convenient for auto enthusiasts and collectors who often visit Monterey to enjoy the racing at WeatherTech Raceway Laguna Seca, which is minutes away, or take part in Monterey Car Week or the many showcase events and auctions held locally.



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**SWENSON**

These are not your typical garages. They're stunning and stylish, with modern, clean lines and stone wall treatments.

This will attract a community of like-minded collectors and motorsports enthusiasts, who will gather to watch a big race on TV, help a buddy with a car or simply hang out. And they'll be ideal for hosting Monterey Car Week activities. That's why Gordon McCall – part of the development team behind Monterey Motorsport Park – plans to relocate his McCall Events firm here.



conceptual rendering



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SWENSON



### Gordon McCall

A name synonymous with the Monterey motorsports community. Founder and host of McCall's Motorworks Revival gala that kicks off Car Week at the Monterey Jet Center. Co-founder and motorsports director of "The Quail" A Motorsports Gathering and "The Quail" A Motorcycle Gathering. Owner of McCall Events, which will relocate to Monterey Motorsport Park when it opens.



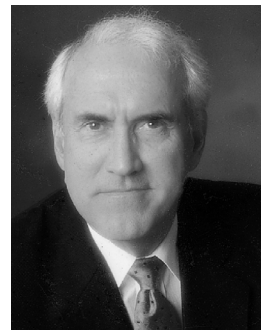
### Ralph Borelli

Chairman of Borelli Investment Company for more than 40 years. Vintage car racing enthusiast. Holder of Sports Car Club of America (SCCA) Full Competition license. Successful developer of a diversified real estate portfolio— with specialized expertise in upscale automotive condominiums.



### Case Swenson

San Jose-based general contractor and developer serving Northern California's real estate industry since 1916. The firm has considerable experience building specialized car and storage condos— including Garage Unlimited of Santa Cruz and Garage Unlimited of Monterey.



### Dennis Chambers

Carmel resident and highly successful commercial real estate broker and local developer is a partner in the venture.