



FOR SALE

Beachfront
Restaurant,
Event Facility
& Residential
Development
Opportunity

100 MOONSTONE BEACH RD
TRINIDAD, CALIFORNIA

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GLOBAL LIVING



100 Moonstone Beach Road, Trinidad

Just outside the town of Trinidad, among the rugged coastline of Northern California, you will find a very special property known as 100 Moonstone Beach Road. This 10.3+/- acre parcel is one of very few beach properties with rolling to mild and steep sloped areas in the Trinidad-Westhaven neighborhood with a large oceanfront beach, river frontage, and extensive improvements. Replete with stunning ocean views, the property improvements include the Moonstone Grill — a full service bar and restaurant, the Beach House — an event facility, and residential structure, aptly named The Cabin. Owned by The Merryman Family for generations, this special property has hosted many Hollywood productions and is the favorite location of surfers from throughout the Humboldt County coastal region. Tourists and locals alike flock to the area for a walk on Moonstone Beach and a sunset dinner at Moonstone Grill, overlooking the Pacific. With its combination of commercial recreation and residential development zoning, plentiful parking, access to utilities, and magical setting, the possibilities are truly inspiring. This is a rare opportunity to own a piece of California beach, with income from the restaurant and event facility, and potential for new residential and commercial development on the site.

Price upon Request

VISIT 100MOONSTONEBEACHRD.COM FOR MORE DETAILS & PROPERTY VIDEO

Property Details

10.3 +/- acres

Beachfront access

Commercial Recreation &
Residential Zoning

Full-service bar & restaurant

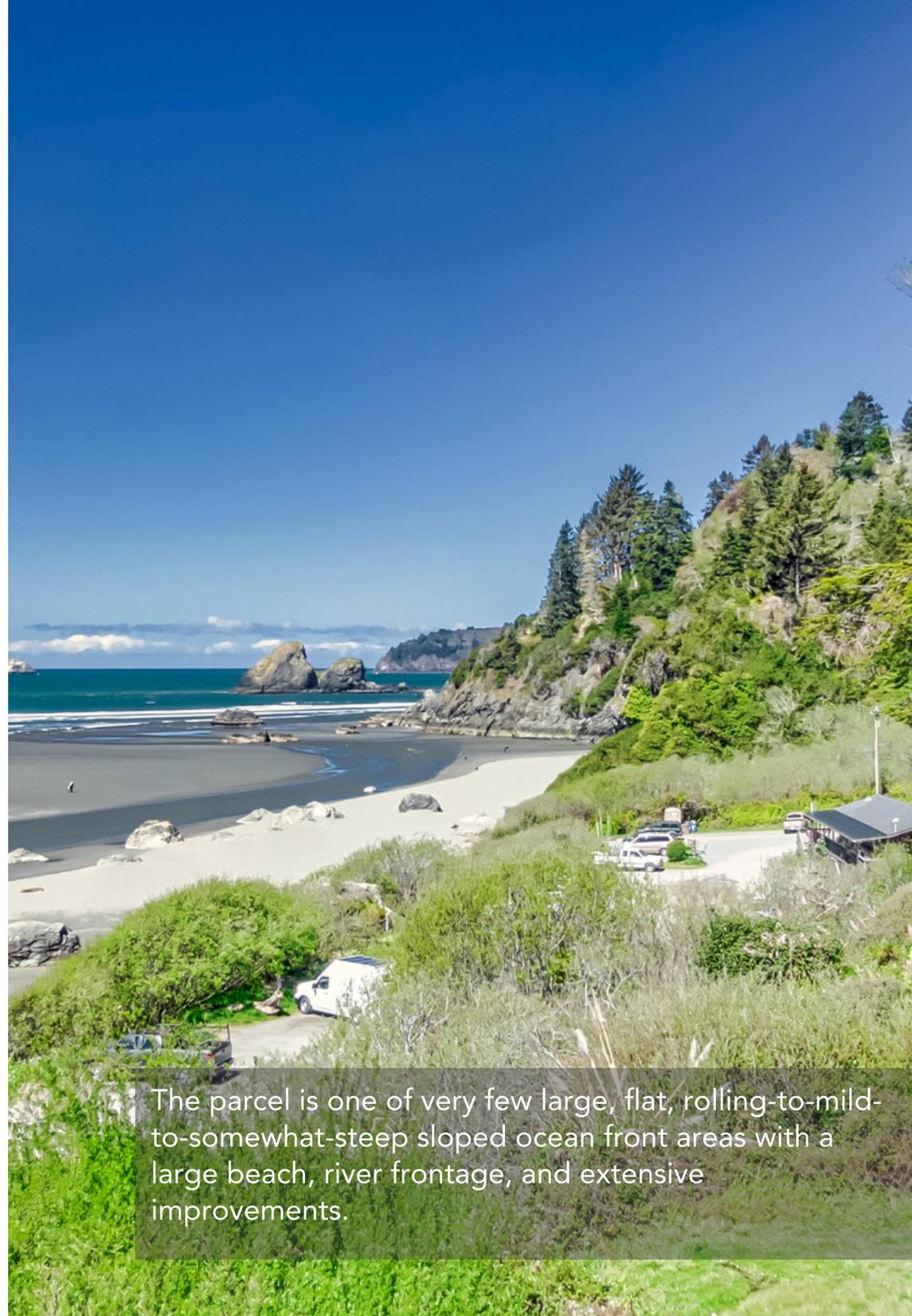
Event facility

Cabin & RV pad

Potential for residential
development

Stunning ocean views

Access to power, water
& telephone



The parcel is one of very few large, flat, rolling-to-mild-to-somewhat-steep sloped ocean front areas with a large beach, river frontage, and extensive improvements.

Area Description

- Humboldt County, California
- Air service to McKinleyville (Eureka/Arcata), Murray Field in Eureka, Eureka Municipal Airport
- Mostly mountainous land, with the exception of the low elevation coastal plain surrounding Humboldt Bay.
- More than 75% of the County is state and national park land, timberland, ranch land, or farm land. The remaining portion of the County has undergone residential and/or commercial development.
- The area's largest cities are Eureka and Arcata.
- Eureka is the largest incorporated city, population 27,000
- About 70% of the population of Humboldt County lives within a 30 mi radius of Eureka.
- Eureka is the hub of commercial, governmental, and other services.
- The economy is based on timber, fishing, and tourist industries.
- Tourism has increased over the years, becoming a leading industry





Subject Neighborhood

- Property is 3.7 miles SE of the town of Trinidad
- Trinidad is a quaint village with a mixture of homes, restaurants & boutique shops.
- Popular tourist stop for worldwide visitors for decades
- Trinidad Pier is a landmark in the community, an historic nod to Trinidad's prominent role in the fishing industry.
- Significant developments & projects in the area include restoration & renovation of many commercial and residential structures
- Westhaven, the location of Moonstone Beach, is an idyllic area of Trinidad
- The area is mostly steep, rugged coastline
- Oceanfront land is mostly rolling sand dunes and sandy beach terraces
- Between the sand dunes and Hwy 101, most is in its vegetative state, portions of which have been developed.

Subject Property

- Public access: Moonstone Beach Rd off Scenic Dr.
- Natural elevations of the land range from sea level to 105 feet above sea level at Scenic Drive, the eastern edge of the property
- Dominant features of property
 - Ocean fronting sandy beach
 - Gently sloping sand dunes
 - Rapidly ascending to rolling to steep wooded & brushy upland
 - Boulders & ocean views



Zoning Details

- Zoned CR; RS-X
- CR designation permitted uses include
 - Visitor Serving Facilities
 - Transient Habitation
 - Commercial Recreation
 - Coastal Dependent Recreation
 - Resource Related Recreation
 - Coastal Access Facilities
 - Minor Utilities to serve these uses
- Commercial Recreation Use Type refers to facilities serving recreational needs but operated for private profit
- Visitor Serving Facilities Use Type: Public and private developments that provide accommodations, food, and services for tourists.
 - hotels and motels, tent camps, restaurants, and vacation home rentals.
 - art galleries, antique shoppes, curio shops, eating and amusement areas.
- RS-X = residential use
- Min 5,000 sqft, Max 40,000 sqft lot size
- 1 dwelling per lot



The Restaurant

- Leased & operated by Moonstone Grill
- Abundant windows provide natural light, ocean views
- Redwood board & batten siding
- Composition roof (newer, extended life)
- Fully functional kitchen
- Large bar area in main dining room
- Two Dining rooms (Main & South)
- Fire sprinkler system
- 200 amp electrical system
- Central heat
- Large asphalt parking lot: approx 30,000 sqft
- Easement for public beach access provides exposure







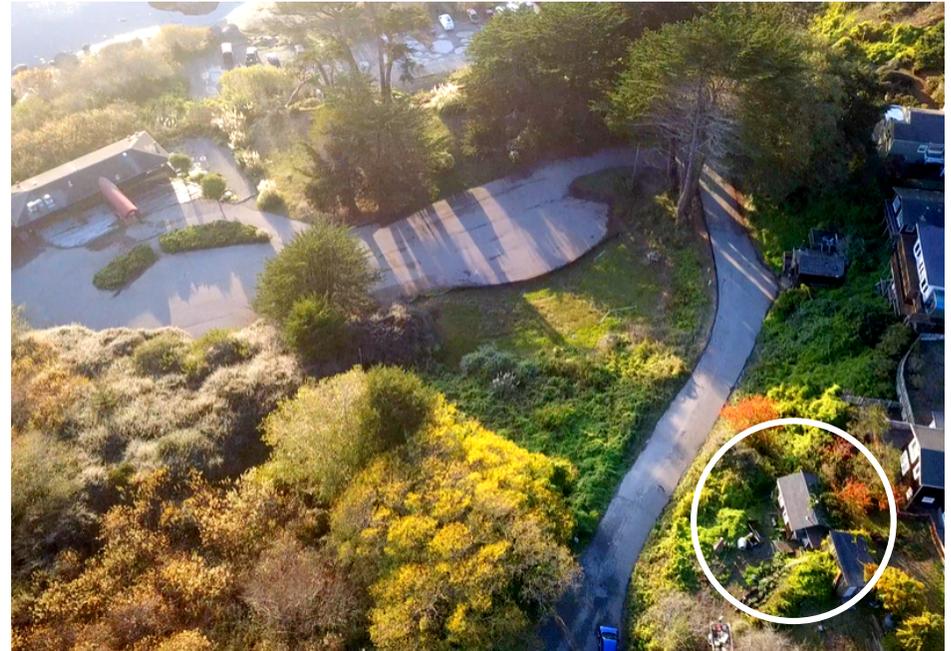
The Beach House

- Event facility, approx 1,835 sqft
- Bar / kitchen / restrooms / dining area
- Approx age 60-70 years
- Pier & post foundation
- Abundant windows
- Composition shingle roof
- 200 amp electrical breaker system
- Propane natural gas / Septic system / Public water
- Two large decks
- Available for rent on daily basis



The Cabin & RV Pad

- Great ocean views
- 192 sqft + small storage area + small deck
- Redwood construction w/ composition shingle roof
- All-purpose main room: kitchen, living room, dining
- Single-glazed windows
- Wood stove for heat
- Attic access
- Electrical service / propane / water / septic
- The RV Pad: Electrical / water / propane / septic hook-ups; Small storage building



Utilities

- Electricity = PG&E
- Natural gas = propane
- Telephone = AT&T, various
- Water = Westhaven Community Services, well
- Sewer = Septic
- Garbage = Humboldt Sanitation
- Public Services
 - Police: Humboldt County Sheriff's Department, Trinidad Police Dept
 - Fire: CA Dept of Forestry, Westhaven Volunteer Fire Dept.



The Power of Corcoran



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Paul Schwartz is an investment and leasing agent in Santa Rosa, California where he has been a perennial top producer in Sonoma County commercial real estate, specializing in the sale and leasing of office, retail and industrial income properties. Paul's extensive market knowledge and technical skills in the commercial real estate arena, positive business relationships and commitment to working with clients from start to finish have distinguished Paul in his profession.

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