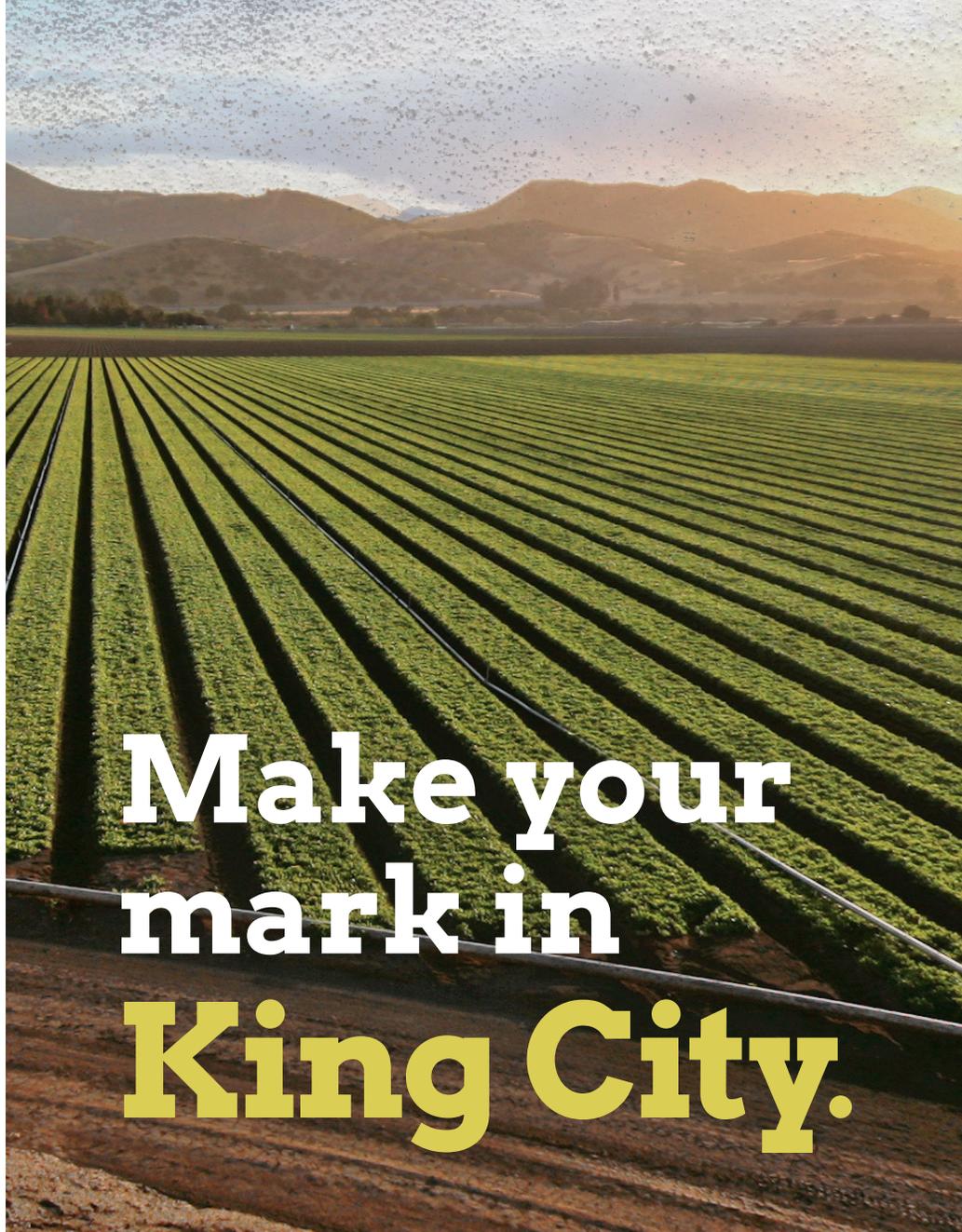


**You know
an opportunity
when you
see one.**

**You understand
what a rapidly
growing
market
looks like.**

**You can
discern when
land has real
potential.**

**You get excited
when a city
implements
positive change.**



Make your mark in King City.

If we've just described you, turn your attention to King City. This Central Coast town provides unique opportunities for businesses, developers, residents and visitors alike. And the timing couldn't be better. King City is at a pivot point in which resources and amenities are abundant, but land remains to be developed and markets to be met.

***Play a part in shaping King City.
The first step is turning the page.***

Quick Facts

County:
MONTEREY COUNTY

Elevation:
335 FEET

Annual average
high temperature:
75 DEGREES

Annual average
low temperature:
45 DEGREES

Annual average
precipitation:
12.04 INCHES

2014 population:
13,580 PEOPLE

Median
resident age:
25.3 YEARS

Number of schools:
SIX



You know when you meet a strategic location.

King City is ideally located on Highway 101, halfway between the cities of Los Angeles and San Francisco. Its unique Central California location is a convenient access point for reaching all areas of California, north, south, east and west.

Zoom in on the map, and King City is located between Paso Robles and Salinas. The beaches, wineries, agriculture and thriving tourism of both San Luis Obispo and Monterey Counties are just a short drive in both directions, while the endless activities of the Bay Area are less than three hours north. King City's geographic placement serves as a gateway to Pinnacles National Park, the Monterey County wine region and U.S. Army Garrison Fort Hunter Liggett. It's a thriving agricultural scene and an area rich in history made famous by the writings of John Steinbeck.

You know when you encounter a community that feels right.

Neighbors helping neighbors. Strangers helping strangers. These small-town characteristics often feel out of our grasp. But they don't just belong to books, movies or history. They belong to King City and set it apart as a cohesive community which, despite its extensive access to services and amenities, manages to maintain a tight-knit feel.

The neighborly vibe is unmistakable when the community comes together for local events. Like the weekly King City Farmer's Market, annual Christmas and 4th of July parades, and Salinas Valley Fair, held right here in King City.



You know when you find the right resources.

Despite its size, King City's variety of services provides a strong support system to businesses and developers alike. It's a full-service city with a responsive and business-friendly city government that has been making tremendous strides toward positive change.

- The **Chamber of Commerce and Agriculture** offers a variety of support services for local business and serves as the King City Visitors' Center.
- **Cal Water** supplies water services, which include an ample water supply to support future growth.
- **Hartnell Community College** houses a satellite campus in King City, offering high quality educational and job training opportunities, some in partnership with California State University of Monterey Bay.
- **King City High School and Union School Districts** provide educational services at the local high school, middle school and three elementary schools.
- The **Salinas Valley Fairgrounds** hosts events throughout the year and offers excellent meeting and activity facilities to meet all types of needs.
- **Mee Memorial Hospital** provides high-quality medical services to the King City community.
- **Mesa Del Rey Airport** is a city-owned, public use airport within the city limits.
- The **King City Golf Course** is a 9-hole, public golf course that has been operating since 1953.
- **San Lorenzo Regional Park** contains picturesque open space that includes picnic areas, a gazebo, playgrounds, horseshoe pits, volleyball courts, softball areas, campsites and a walking trail.
- **Monterey County Agricultural & Rural Life Museum** gives visitors a historical peek into the agriculture that has shaped the Salinas Valley.
- **Department of Motor Vehicles, Highway Patrol, County Sheriff's Department, Cal Fire** and **United States Forest Service** all have local offices within the city.

You know when you see perfect timing.

As opportunities and resources abound and affordable land remains available, it's a highly strategic time to participate in the expansion of what is becoming one of the Central Coast's fastest-growing towns. Available land includes residential, industrial and agricultural commercial properties in the historic downtown area and with freeway visibility.

For businesses looking to enter the market, King City is an untapped resource with a number of unmet markets waiting to be served to the entire Salinas Valley area and population. Within the community, businesses can find an available workforce and a variety of quality housing for all income levels. A number of financial institutions, local contractors and regional business organizations are ready to assist you in meeting your goals.

When you
come across
opportunity...
you know.

Do more than just invest.

Develop and shape
King City's future.



Start by contacting us at one of the following locations:



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