



Garage Unlimited of Monterey

The trend began decades ago, perhaps in the 1980s, of at-track garages and workshops of both the commercial and hobbyist nature. Some became serious team headquarters, some became race shops, and some went on to become upscale car condos for parties, car display and storage.

By the late 1990s, and early 2000s, these facilities were common at, or near to, many road racing circuits and many had become even more elaborate, with homes at auto country clubs.

Garage Unlimited of Monterey is the latest upscale version, located 5 minutes from Mazda Raceway Laguna Seca, one of North America's greatest and most legendary road racing circuits, in one of the continent's top areas for car culture and automotive happenings. This is the story, and the details, of that facility.

— Dan Davis

Garage Unlimited of Monterey

The Monterey Peninsula loves its cars. Every August, Monterey Car Week provides another opportunity to celebrate the motor vehicle. Vintage, classic, exotic, sport, or American muscle. Cars or motorcycles. Brand new or painstakingly restored. Designed to test



Garage Unlimited

their mettle on the nation's most demanding race circuits or turn heads at the most prestigious concours events or showcases. It's a true tribute to the applied art and engineering that goes into every car or bike.

There's likely no better place to bring your favorite cars or motorcycles than this piece of heaven on earth. Cruising down a back road through the barrancas or along the windswept beaches — or attacking the famous corkscrew at Mazda Raceway Laguna Seca — can provide a sense of fulfillment that's almost overwhelming.

But one thing that the Monterey Peninsula does not offer is enough places to safely store your most treasured vehicles. Many homeowners — especially those who live in a space-constrained community such as Carmel-by-the-Sea — or condo and apartment

dwellers may be without a garage entirely. Others have to live with garages that are simply too small or inadequate for their collections.

Those who visit Monterey — to attend Car Week festivities, race their vehicles at Mazda Raceway Laguna Seca, or enjoy the many ways to spend a few days or an entire summer on this one-of-a-kind Peninsula — have found acceptable storage for motor vehicles to be virtually non-existent. Until now.

Exclusive, car-driven garage-condo community

Garage Unlimited of Monterey is an exclusive, private, gated commercial condo facility that provides car enthusiasts with an upscale place not only for their collections of cars or motorcycles, but also for other



Garage Unlimited



Garage Unlimited

difficult-to-store luxuries such as a motor coach or boat — in addition to an array of business or personal storage items. The complex is located near the Monterey Airport, approximately five minutes from the raceway.

“Storage space across the country is in short supply,” said co-developer Ralph N. Borelli, chairman of Borelli Investment Company and Borelli Motor Sports. “In this area, there aren’t really any other secure, quality options for car storage. For both local residents and visitors who come to Monterey to race at Mazda Raceway Laguna Seca or show their cars, Garage Unlimited of Monterey addresses a glaring need.”

But more than that, the complex promises to provide motor sports fans and collectors with a true community of similar-minded individuals to swap wrenches or stories with. That’s because each of the 46 units ranging from 1,384 sq. ft. – 2,696 sq. ft. includes a built-in mezzanine 15 feet above the drive-in floor level. Many of those who have purchased a storage-condo unit at Garage Unlimited of Monterey (two-thirds of the units are already sold!) are planning to customize their mezzanines by creating a personal office or den-style retreat, complete with Internet access, big-screen cable TV, wet bar, refrigerator, and comfy sofas and lounge chairs. These retreats will be go-to places to enjoy a race or a sports event such as this month’s Super Bowl with friends, old and new.

“Just like buddies used to congregate in a neighbor’s garage and spend a Saturday tinkering with a car and exchanging pointers, the Garage Unlimited of Monterey community can create that kind of camaraderie,” noted C. Barron “Barry” Swenson, chairman of co-developer Barry Swenson Builder.

Built from the ground up over the past ten months, the garage-condos are designed specifically with car and vehicle owners in mind:

- Roll-up doors in every unit are 10-12 feet wide by 14 feet with large exterior drive lanes providing plenty of room to maneuver your cars into your unit
- Separate walk-in doors make it convenient for guests to visit
- Ceilings soar to as high as 25 feet, easily accommodating the mezzanine space and making the storage unit feel nothing like claustrophobic mini-storage units
- Even the smallest garage-condos can accommodate multiple cars when stacking units are used



Garage Unlimited



Garage Unlimited

- Full perimeter fencing, 24x7 code-restricted entry-exit gates, abundant light, video in common areas, and individually monitored alarms in each unit contribute to a quality environment for your collection
- Cat 6 wiring delivers Internet and phone service, with optional cable TV access available
- Compressed air, water and an on-site RV dump station will be available
- Purchase of a garage-condo offers possible tax benefits and significant potential for appreciation in value
- Down payments can be as low as 10% with available low-interest SBA financing on business investments
- A very limited number of units are available to lease, with three- to five-year terms

With more than two-thirds of the 46 units already sold, buyer interest has remained strong throughout construction. With the facility scheduled to open by the time this issue of Victory Lane is published (February 1st), the opportunity to buy or lease at Garage Unlimited of Monterey likely won’t last long.

For further information, contact exclusive broker, Ernie Lostrom – email ernie@lostrom.com or call (831) 646-1000. Or people can contact Ralph Borelli about both Garage Unlimited of Monterey and the very few exclusive car condos remaining at Club Auto Sport of Silicon Valley, at ralph@ralphborelli.com or call (408) 521-7117.

For more on Garage Unlimited of Monterey, visit www.garage-unlimited-monterey.com. ❧