

# Mazatlán: Premier beachside colonial lifestyle





**Mazatlán**

- 1) Aguascalientes
- 2) Morelos
- 3) Querétaro
- 4) Tlaxcala

# Mazatlán highlights

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- Loads of restaurants, cafes, bars, and shopping

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- Population about 502,000, with sizeable expat community near ocean
- Great winter weather, and reasonable beach properties

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- ◉ Rich art and music culture
- ◉ Preservation of historic center
- ◉ You can get both: classic colonial homes and beach homes at reasonable prices

# Pulmonía



# Auriga



# Disadvantages of Mazatlán

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- It's hot in the summertime, and reaches 90° (32°C)... but at least it's a humid heat.
- Busy/noisy during peak periods, especially in Golden Zone
  - Lots of Canadians and Americans in winter... Popular all year with Mexicans, especially on holiday weekends.

(These crowds are an advantage if you're renting your property out)

# Getting to Mazatlán

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- 1:40 hours flight time to Phoenix or LAX
- Nonstops to Phoenix, Los Angeles, Dallas, Houston, and Minneapolis
- Nonstops to Vancouver, Abbotsford, Edmonton, Calgary, Winnipeg and Toronto.
- 13.5 hours drive time from Arizona border, 37 hours to Alberta border



# Golf in Mazatlan

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- ◉ Four major courses, and several smaller courses, par-threes, and driving ranges.
- ◉ A Robert Trent Jones course on right on the Pacific at Estrella del Mar
- ◉ A David Fleming course at the marina
- ◉ Gated communities attached to each...

# Boating in Mazatlan

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- Large marina with waterways over a wide area
- Plenty of housing options at the marina
- Slips available to marina residents and non-residents







Barlovento

Sabalo Cerritos

Calle Carabeiz

Av del Espeto

Paseo del Palmar

Avenida Dr. Carlos Canseco

Av Sabalo Cerritos

Av. Paseo del Atlántico

Paseo Rea

Marina Mazatlan

Sardina

Del Alun

Del mero

Del Campeador

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# Area Overview



# Top Beach Areas

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- ◉ Centro (Historic Center)
- ◉ Malecón (Avenida del Mar)
- ◉ Zona Dorada (Golden Zone)
- ◉ Sábalo Country
- ◉ Marina
- ◉ Cerritos

# Off the Beach

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- Easy walk to the beach and amenities... at a steep property discount
  - Las Gaviotas
  - Sábalo Country
  - El Cid
  - Playa Sur

# Historic Center

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**Cerritos**

**Marina**

**Zona Dorada**

**Malecón**

**Centro**



# Historic Center

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- ◉ Popular with full-time expats
- ◉ Dramatic restoration since 2006, with major overhaul starting in late-2017
- ◉ Best spot for restaurants, theaters, cafes
- ◉ Small beach
- ◉ Most-walkable zone in Mazatlán



















• CONSTRUIDO EN COMMEMORACION DEL  
50º ANIVERSARIO DE LA FUNDACION DE LA  
**CASA MELCHERS**  
ENERO 1º 1846-1896.

Quiéres  
reparar  
piso  
papel

















**Cerritos and beyond**



**Marina Entrance**



**Sábalo Country**



**Zona Dorada**



**Malecón**



**Playa Olas Altas (Centro)**





# Malecón

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- Three miles of uninterrupted beach (4.7km)
  - Semi-commercial and relatively uncrowded.
- South end walking distance to Centro...  
north end walking distance to Golden Zone
  - Large mall and supermarket a few blocks inland
- Beach is 100% accessible... some properties have tunnels under the road.





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# Zona Dorada (Golden Zone)

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- ◉ Most commercial of all areas-most tourists
- ◉ Walkable; fun and convenient
- ◉ Very busy most of the year (and noisy)
- ◉ Good place to manage a rental, all year
- ◉ Off-beach Las Gaviotas neighborhood nearby





# Sábalo Country

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**Cerritos and beyond**



**Marina Entrance**



**Sábalo Country**



**Zona Dorada**



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# Sábalo Country

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- ◉ Residential options directly on the sand
- ◉ Golf courses inland of here
- ◉ More residential feel than Golden Zone, less commercial
- ◉ Walkable to some cafes, restaurants, gym and shopping
- ◉ Pleasant inland neighborhoods nearby



COCO  
RESTAURANT BAR





# Marina District

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**Cerritos and beyond**



**Marina Entrance**



**Sábalo Country**



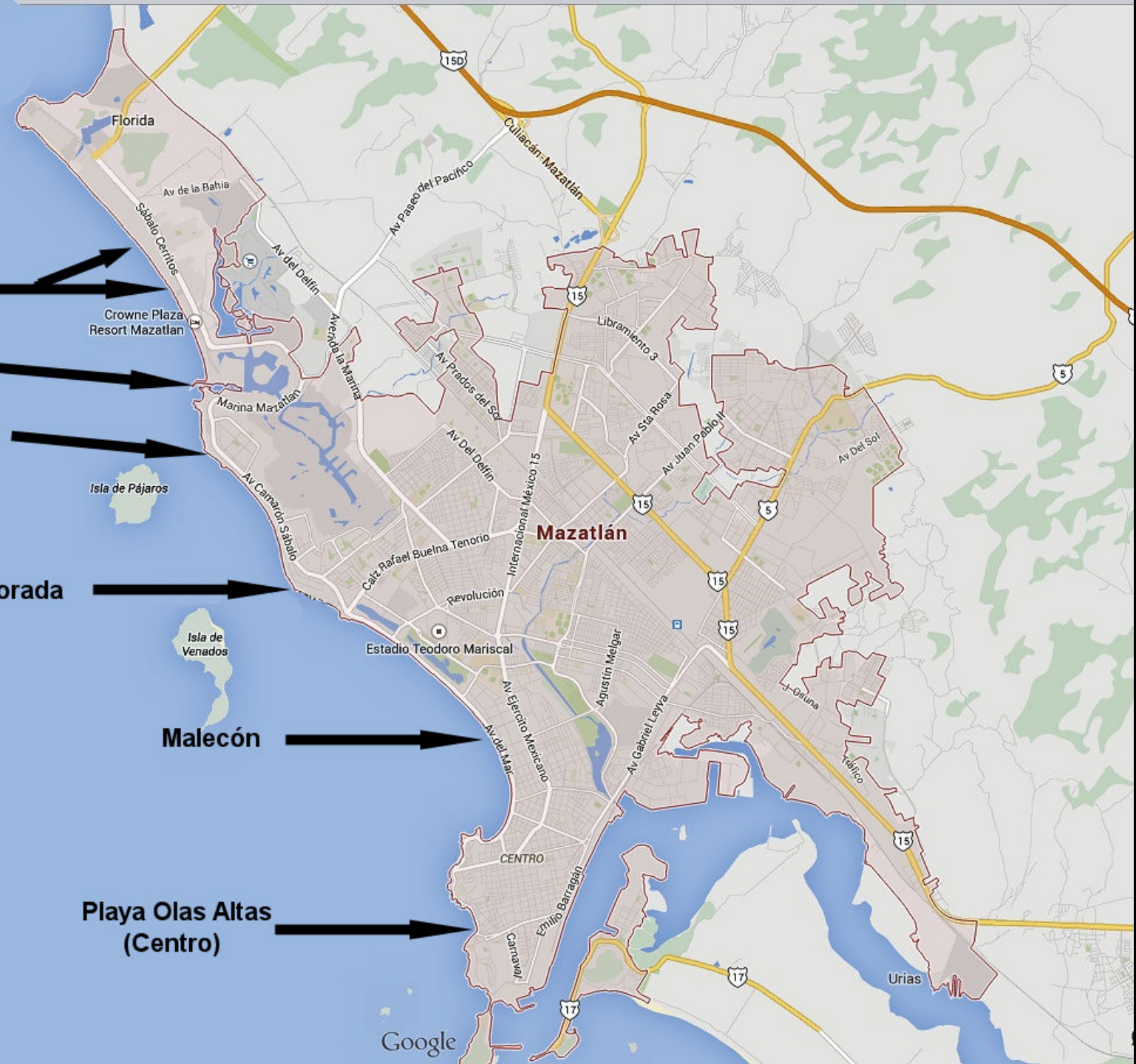
**Zona Dorada**



**Malecón**



**Playa Olas Altas (Centro)**



# Marina District

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- Perfect for boaters and golfers
- Some excellent residential options with good marina/water/golf course views
- Quiet and peaceful
- Mostly Car-dependent















**Cerritos**

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**Cerritos and beyond**



**Marina Entrance**



**Sábalo Country**



**Zona Dorada**



**Malecón**



**Playa Olas Altas (Centro)**





# Cerritos

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- ◉ Residential options directly on the sand
- ◉ Quietest zone, with uncrowded beaches
- ◉ Car-dependent, but residences have many more on-site amenities
- ◉ Public transit available all year to Centro







# Real Estate Contact

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# Why Mazatlán?

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- Large, well-preserved colonial center
- Over 10 miles of continuous sandy beaches with diverse residential options
- Five miles of well-maintained boardwalk
- Excellent restaurants, cafes, and shops
- Lots of English spoken by locals
- Significant expat community

