MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

FOR SALE | OWNER/USER REPOSITIONING OPPORTUNITY

EXCESSIVE WATER CREDITS

481 Lighthouse Ave. | Pacific Grove, CA 93950

TABLE OF CONTENTS

Executive Summary	3
Floor Plans	4
Property Photos	5-6
Aerial Map	7
Location Map	8
Monterey County Overview	9
Mahoney & Associates	10
Disclaimer	11

EXCLUSIVELY LISTED BY:

JOSH JONES
Partner | DRE #01352818
jjones@mahoneycommercial.com
831.646.1919 ext. 106

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

481 LIGHTHOUSE AVE.
PACIFIC GROVE, CA 93950

Sale Price
$1,875,000

TOTAL LEASABLE AREA

±4,100 SF*

LOT SIZE

± 4,400 SF

OCCUPANCY

VACANT

PARKING

STREET/PUBLIC LOT

*Buyer to verify square footage.

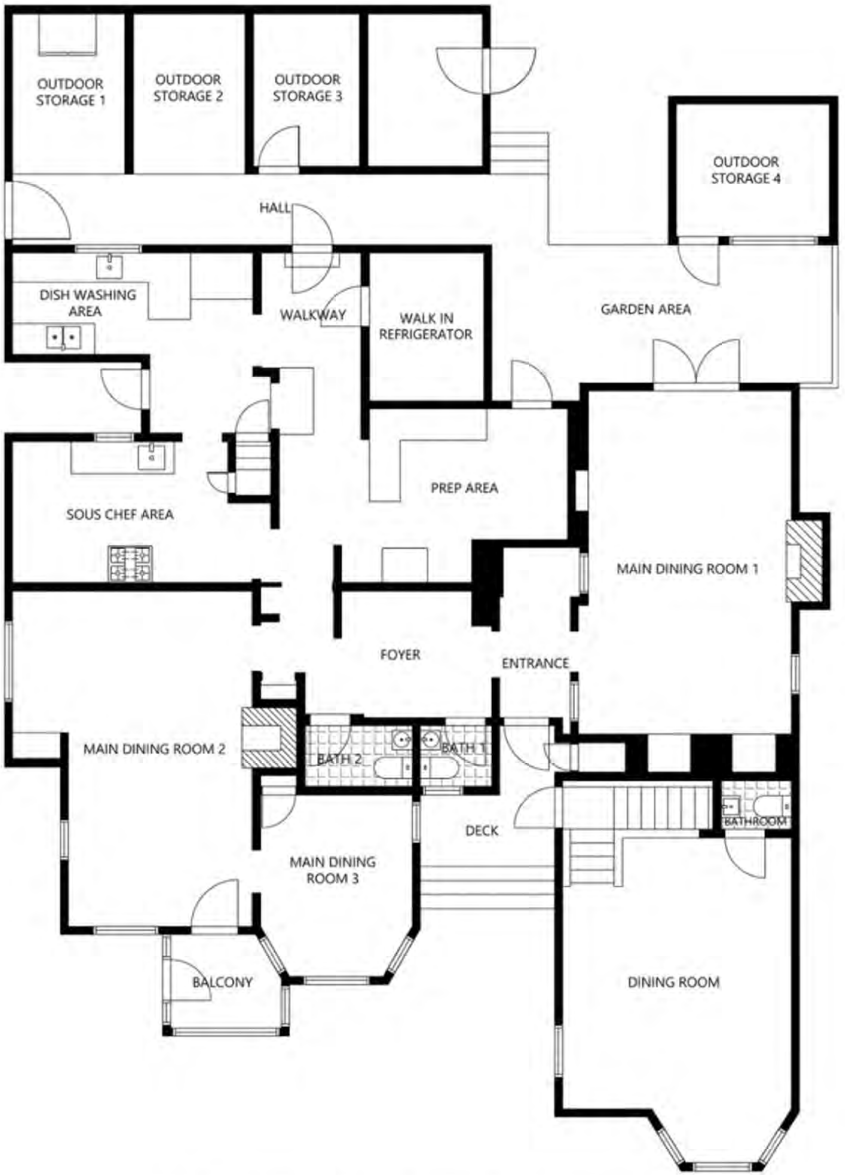
Mahoney & Associates is pleased to present to the market 481 Lighthouse Ave for sale located in downtown Pacific Grove. The subject property is a multi-level retail/restaurant commercial building and it has a gross building area of ±4,100 SF (including storage areas). The building is equipped with a full kitchen and capacity for 71 restaurant water credits.

PROPERTY DETAILS	
APN	006-272-002
Address	481 Lighthouse Ave., Pacific Grove, CA
Seller Financing	Seller will consider owner financing
Zoning	C-D (Commercial Downtown)
Water Credits	Group 3 - 71 Restaurant Seat Credits

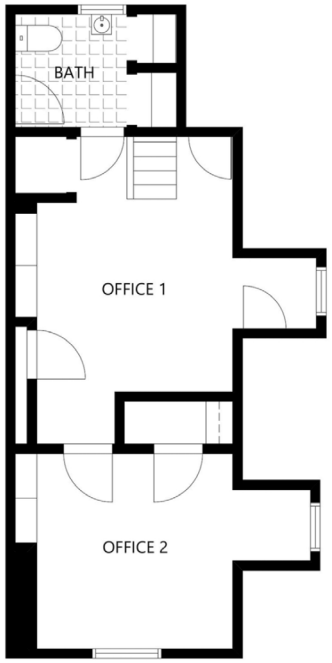
VIEW VIRTUAL WALKTHROUGH

FLOOR PLAN

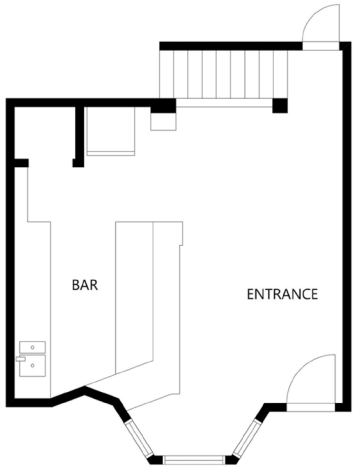
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



This floor plan is not to scale and is for illustrative purposes only.

EXIT

Crema
Brunch all day
MENU & HOURS
8 to 2
(seven days a week)
YOUR DREAMS CAME TRUE

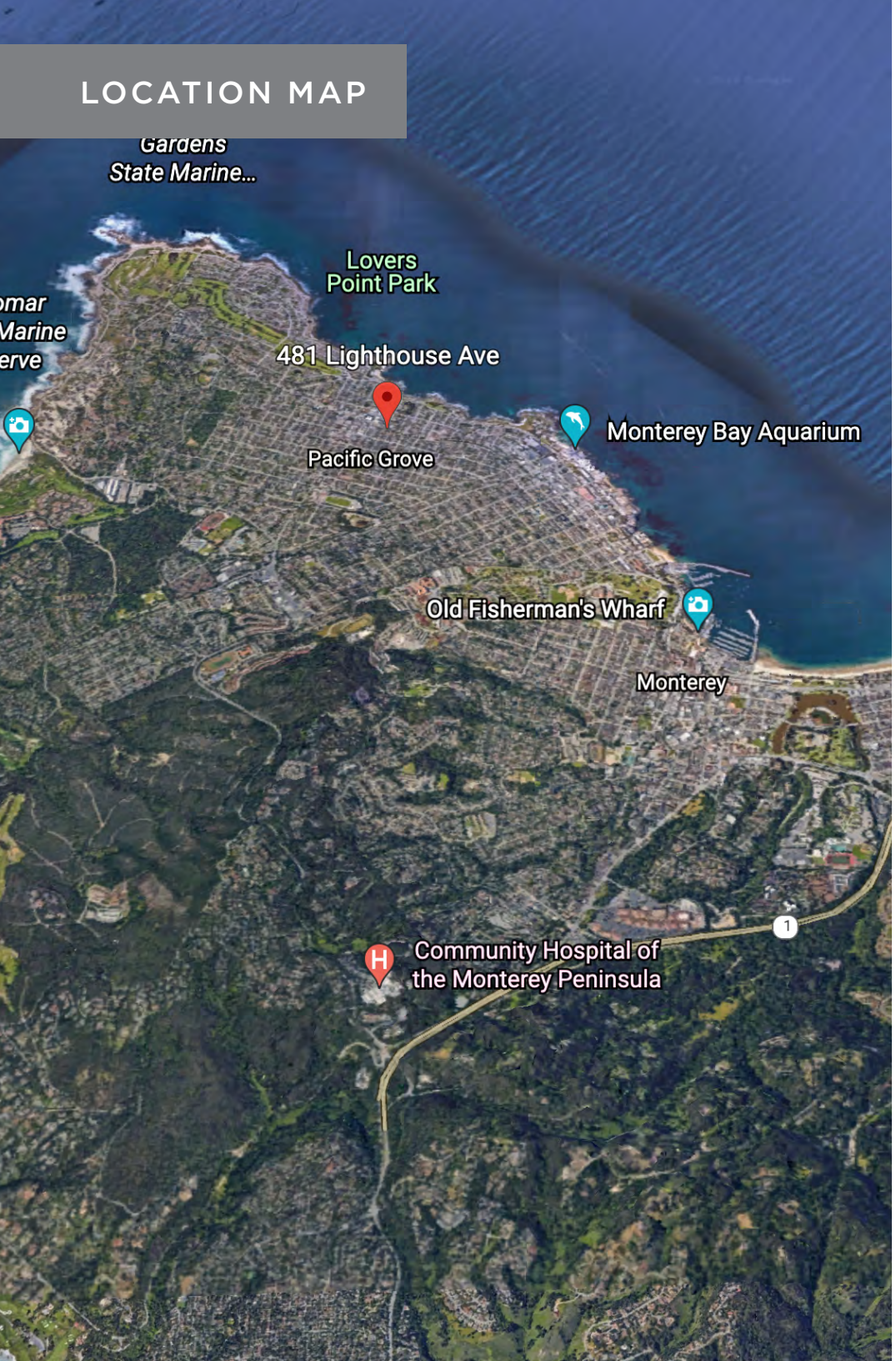
STOP
15 SLOW
STOP

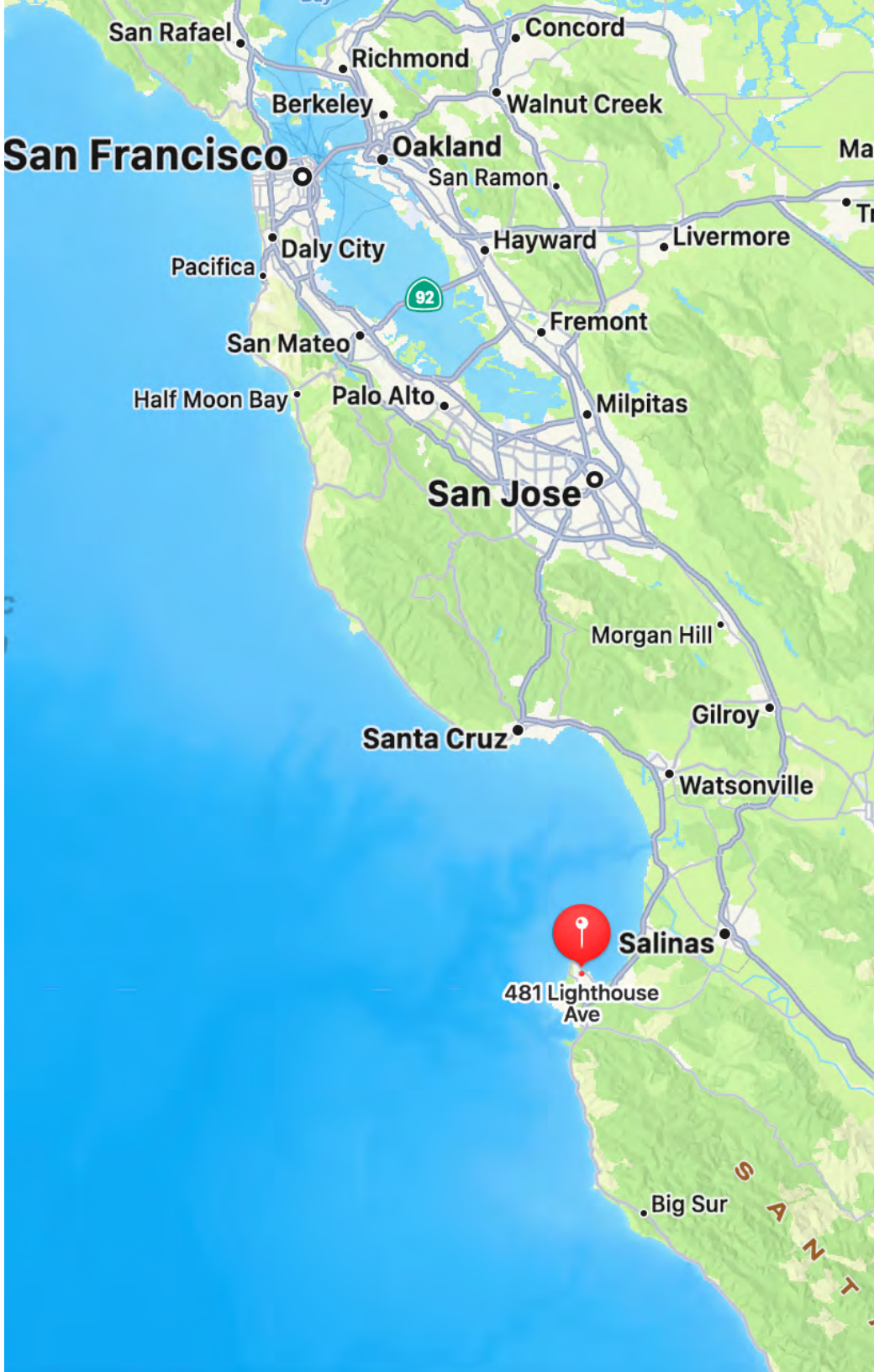
SLOW
15

AERIAL MAP

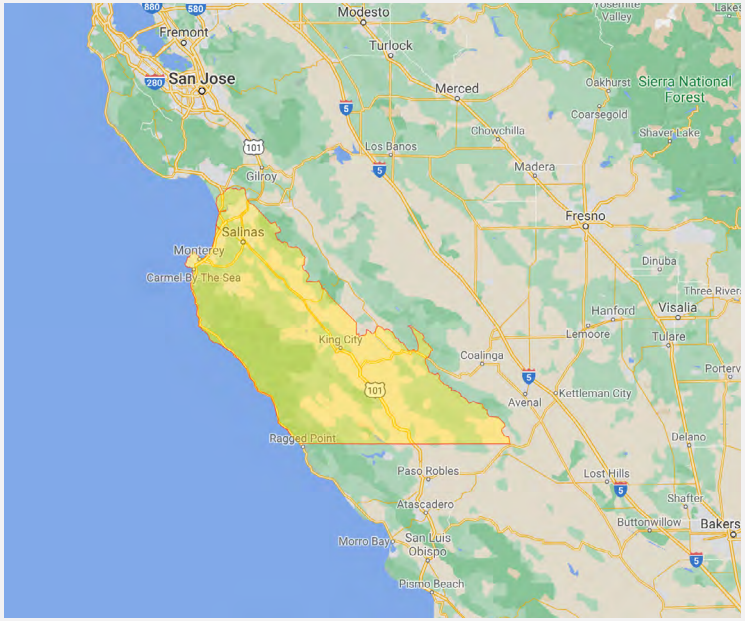
The information contained herein has been obtained from sources we deem reliable.
We cannot assume responsibility for its accuracy.

LOCATION MAP





MONTEREY COUNTY



Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.

REGIONAL HIGHLIGHTS

- Major US Agricultural Hub
- Large Tourism Sector
- Military Presence

ECONOMY

- Salinas agriculture brings ±$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municpal.

2020 DEMOGRAPHICS

436,000	135,000	34.7	$76,900
Population	Households	Median Age	Median Household Income

MAHONEY & ASSOCIATES

UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION... MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE VALUES.

With our collaborative team of real estate professionals and consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

$3 BILLION
IN TRANSACTION VOLUME

1,000+
ASSETS SOLD

6,000,000
SQUARE FEET LEASED

1,750+
LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A do not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
COMMERCIAL REAL ESTATE

JOSH JONES
Partner | DRE #01352818
jjones@mahoneycommercial.com
831.646.1919 ext. 106

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919