

HIGH VISIBILITY SHOWROOM/RETAIL/OFFICE BUILDING



FOR LEASE

520 - 528 Abrego St. | Monterey, CA 93940

Josh Jones | DRE #01352818

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

520 - 528 ABREGO ST. | MONTEREY, CA 93940

TABLE OF CONTENTS:

Executive Summary.....	3
Property Photos.....	4
Floor Plan.....	5
Area Map.....	6
City of Monterey.....	7
Disclaimer.....	8

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES

501 Abrego St. | Monterey, CA

831.646.1919

www.mahoneycommercial.com

JOSH JONES | Partner

jjones@mahoneycommercial.com

831.646.1919 ext. 106 | DRE #01352818

PROPERTY INFORMATION

Address	520 - 528 Abrego St., Monterey, CA
Land Area	±8,730 SF
Building Size	±1,870 SF
APN	001-696-005
Zoning	Downtown Specific Plan
Parking	±11 Parking Stalls
Restrooms	1 restroom
Heating & Cooling	Forced air
Signage	Prominent Signage Opportunity
Area	Well located site in downtown Monterey. The property is located near numerous tourist attractions, restaurants, shops, hotels, local businesses, and many other amenities.

RENT

\$5,950/Month + NNN

DEMOGRAPHICS

Total Population:	29,874
Median Household Income:	\$85,365
Number of Households:	12,912

TENANT IMPROVEMENTS

Previous tenant spent significant improvements upgrading the building with high-end finishes. These improvements include the following:

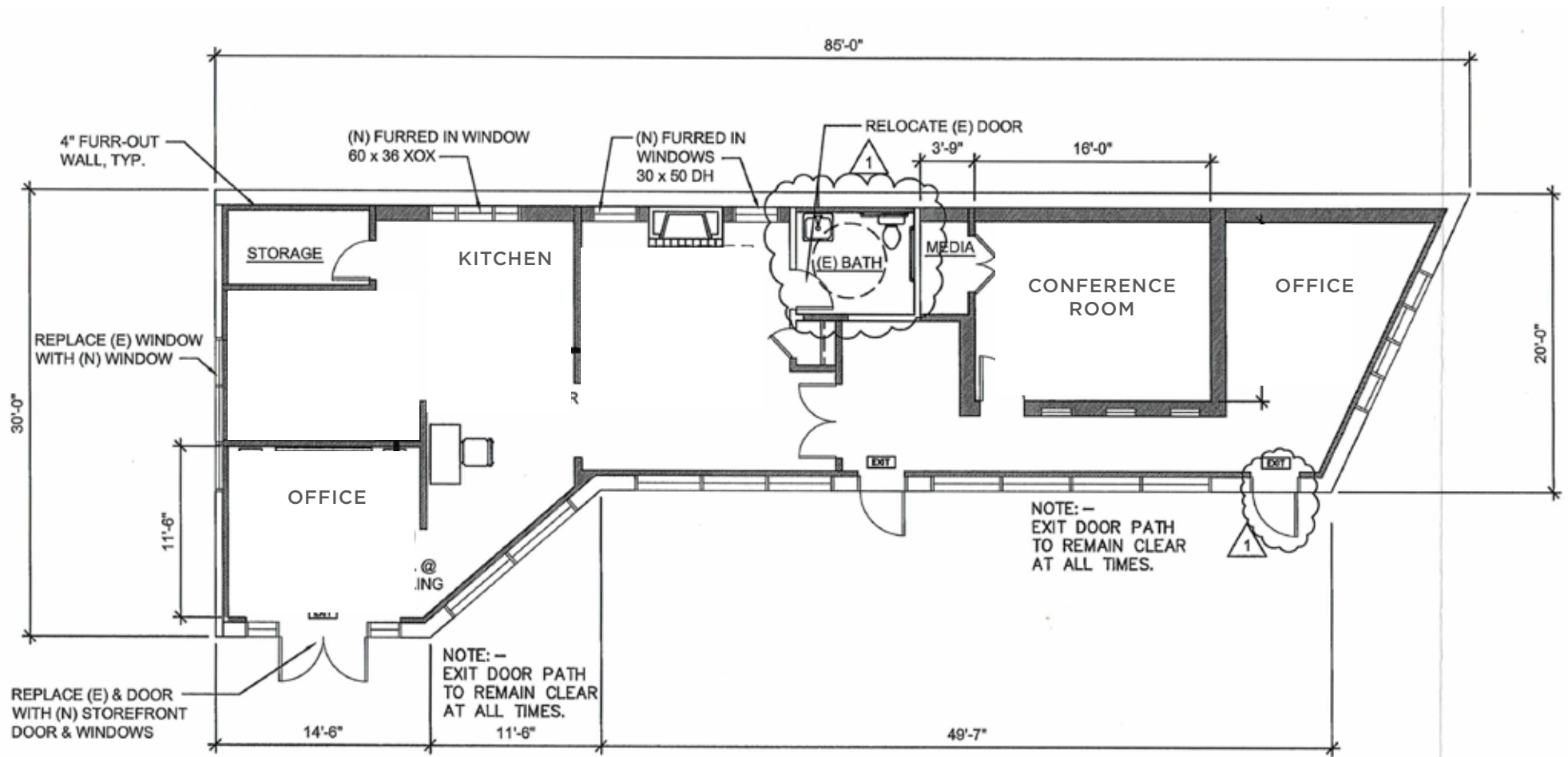
- Hard lid ceiling with abundant lighting
- Built-in counters and cabinetry
- Conference room
- Remodeled restroom
- Kitchen with island, sink, refrigerator, hood, and dishwasher
- Multiple skylights and windows with great natural light
- Electronic window coverings throughout the premises



PROPERTY PHOTOS



FLOOR PLAN



AREA MAP



MARINA

SAND CITY

MONTEREY BAY

NAVAL POSTGRADUATE SCHOOL

OLD FISHERMAN'S WHARF

EL ESTERO PARK

DEL MONTE AVE.

WASHINGTON ST.

PEARL ST.

WELLS FARGO

Bank of America

UnionBank

Mechanics Bank

Merrill Lynch

BT CAPITAL BANK

DOWNTOWN MONTEREY

SUBJECT PROPERTY

Morgan Stanley

Fidelity

Peet's Coffee

CHIPOTLE

TRADER JOE'S

THE CITY OF MONTEREY

ABOUT THE AREA

Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages approx. 29,000, but during peak tourist season that number reaches more than 70,000.

ECONOMY

Monterey’s economic mainstays now are tourism and the military. Other significant sectors of the economy include agriculture, trade, transportation, and utilities.

DEMOGRAPHICS

The median household income is \$76,900 with a median age of 34.7. The market in this area has very high barriers to entry.

TRANSPORTATION

Monterey is served by the north-south Highway 1, and the east-west Highway 68. Nearby airports include the Monterey Regional Airport as well as San Jose Mineta International Airport.

ABOUT 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.



DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates 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. Mahoney & Associates 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 leasing a property 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.