

# 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

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## 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

**\$6,500/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:

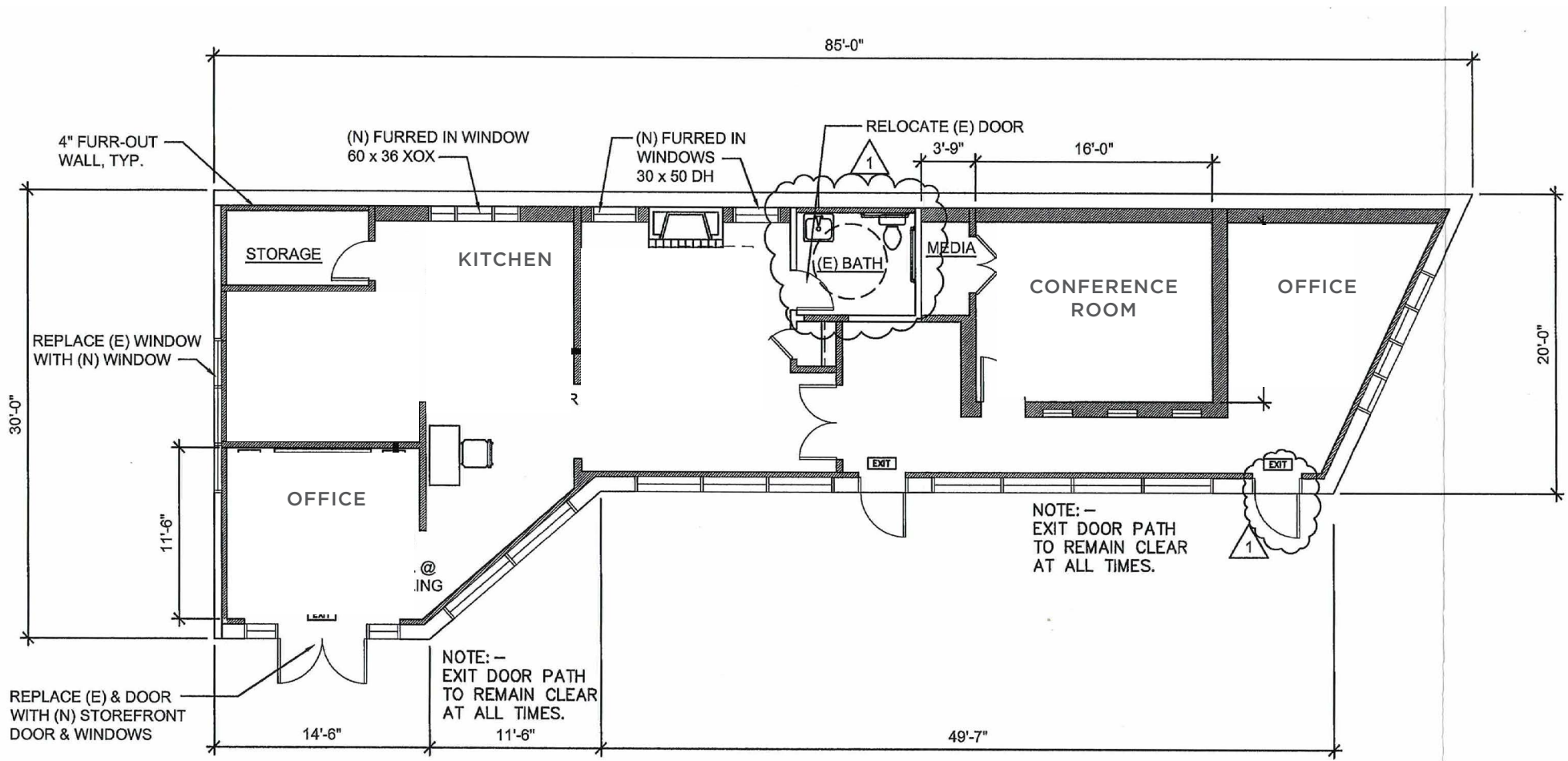
- Hard lid ceiling with abundant lighting
- Built-in counters and cabinetry
- Conference room with projector, conference table, chairs, and drop down screen
- Remodeled restroom
- Full kitchen with island, sink, stove, refrigerator, espresso machine, hood, microwave, and dishwasher
- Multiple skylights and windows with great natural light
- Electronic window coverings throughout the premises
- All personal property may be negotiated with current tenant



PROPERTY PHOTOS



# FLOOR PLAN



AREA MAP



MARINA

SAND CITY

MONTEREY BAY

OLD FISHERMAN'S WHARF

NAVAL POSTGRADUATE SCHOOL

EL ESTERO PARK

DEL MONTE AVE.

WASHINGTON ST.

PEARL ST.

WELLS FARGO

Bank of America

Mechanics Bank

Merrill Lynch

UnionBank

1ST CAPITAL BANK

DOWNTOWN MONTEREY

SUBJECT PROPERTY

Morgan Stanley

Fidelity Investments

Peets Coffee

CHIPOTLE MEXICAN GRILL

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.



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