

GROUP 3 WATER AVAILABLE

DOWNTOWN MONTEREY RETAIL SPACE AVAILABLE | ± 600 SF AVAILABLE



FOR LEASE

476 Tyler St. | Monterey, CA 93940

Chis Tonini | DRE #02088036 & Josh Jones | DRE #01352818

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

DOWNTOWN MONTEREY RETAIL SPACE AVAILABLE

OFFERING PRICE \$3.00 PSF + NNN | ±600 SF AVAILABLE

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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present to the market for lease ± 600 SF of retail space in downtown Monterey. The building is a mixed-use building with second and first floor residential units and two retail units. The available space has in suite restrooms, abundant natural light, and water credits available for café or salon use. The space is a blank canvas for the new Tenant to create a new business or move an existing business for better downtown exposure.

PROPERTY HIGHLIGHTS

- Water credits available for café or salon use.
- Rare Downtown Monterey new construction.
- Excellent street exposure.
- Abundant windows.
- In-suite restroom.

OFFERING SUMMARY

Address	476 Tyler St. Monterey, CA 93940
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Size	± 600 SF Available
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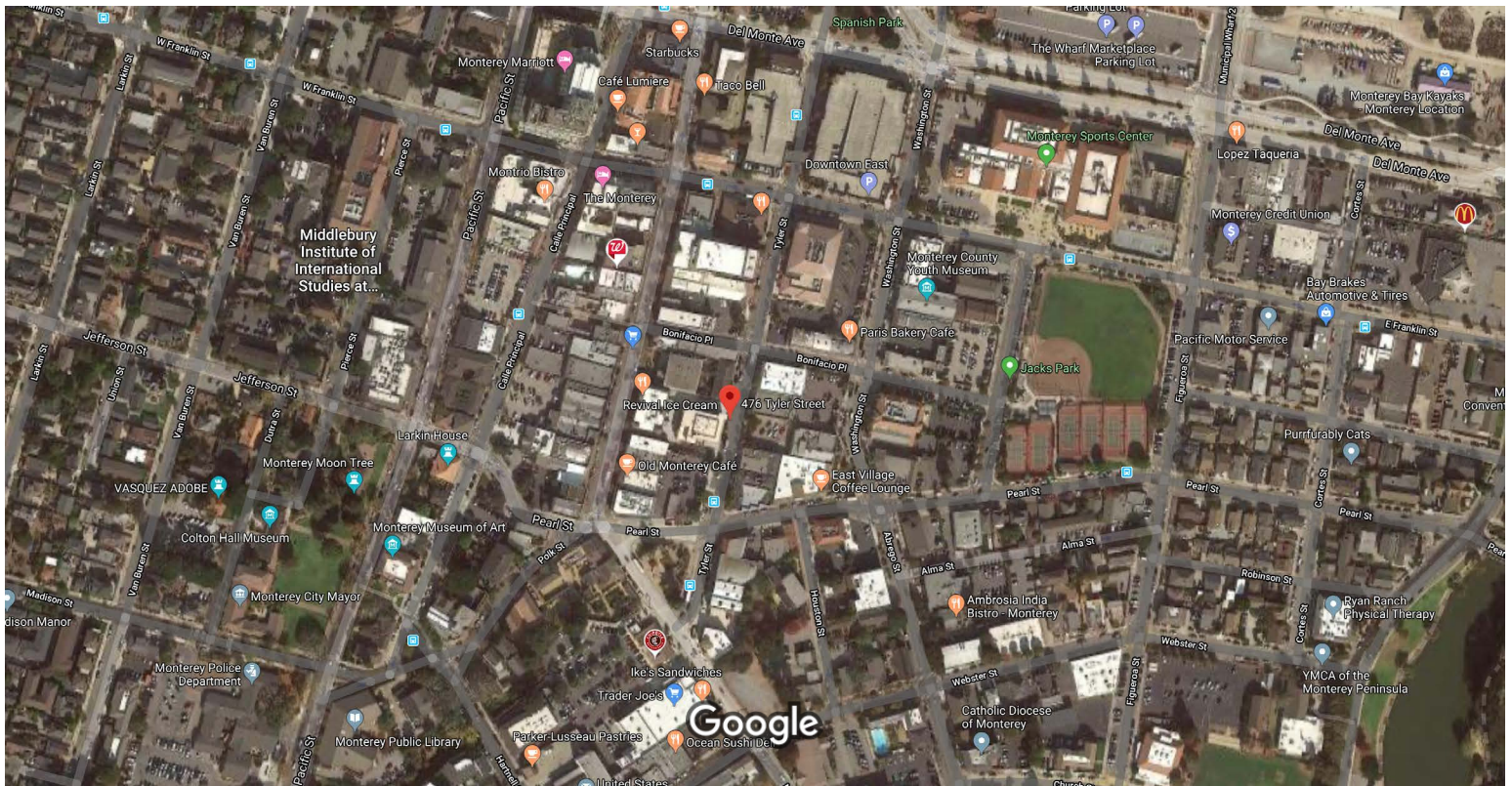
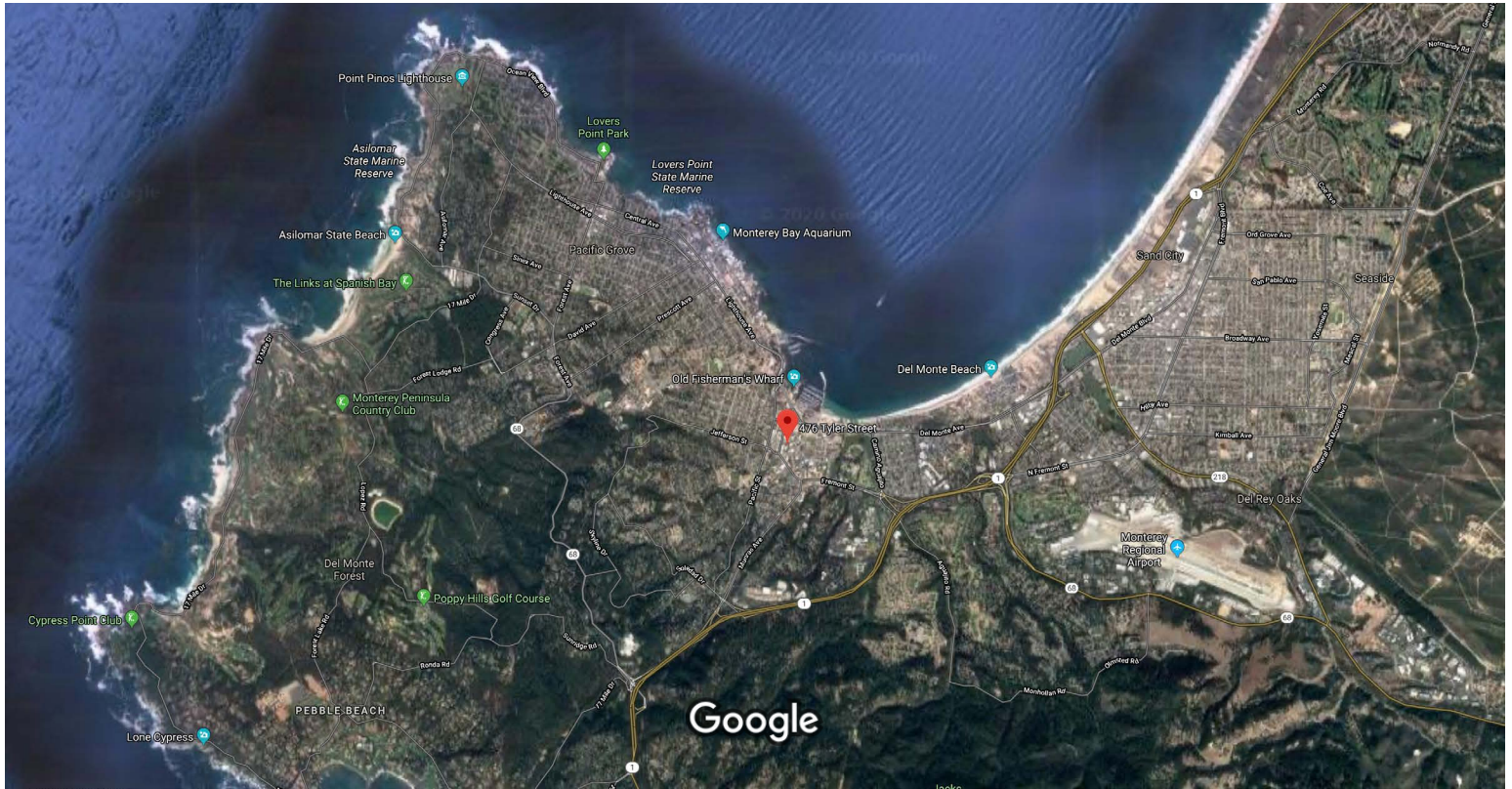
Price	\$3.00 PSF + NNN (est. at \$0.46 PSF)
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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.





LOCATION MAP



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DISCLAIMER

PRIME MONTEREY RESTAURANT SPACE

Mahoney & Associates hereby advises all prospective purchasers of property as follows:

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