



Industrial Office Suite Available

FOR LEASE | \$1.50 PSF GROSS

495 Elder Ave. Sand City, CA 93955

Chris Tonini | DRE #02088036

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

495 ELDER AVE. SUITE 5 | SAND CITY, CA 93955

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to bring to market for lease an Suite 5 at 495 Elder Ave. in Sand City, CA. The suite is a ±1,060 SF office space on the second floor of a light industrial building.

PROPERTY HIGHLIGHTS

- Parking in front of the space and in adjacent lot
- Tenant responsible for PG&E

PROPERTY DETAILS

ADDRESS	495 Elder Ave. Suite 5 Sand City, CA
LEASE RATE	\$1.50 PSF
AVAILABLE SF	±1,060 SF

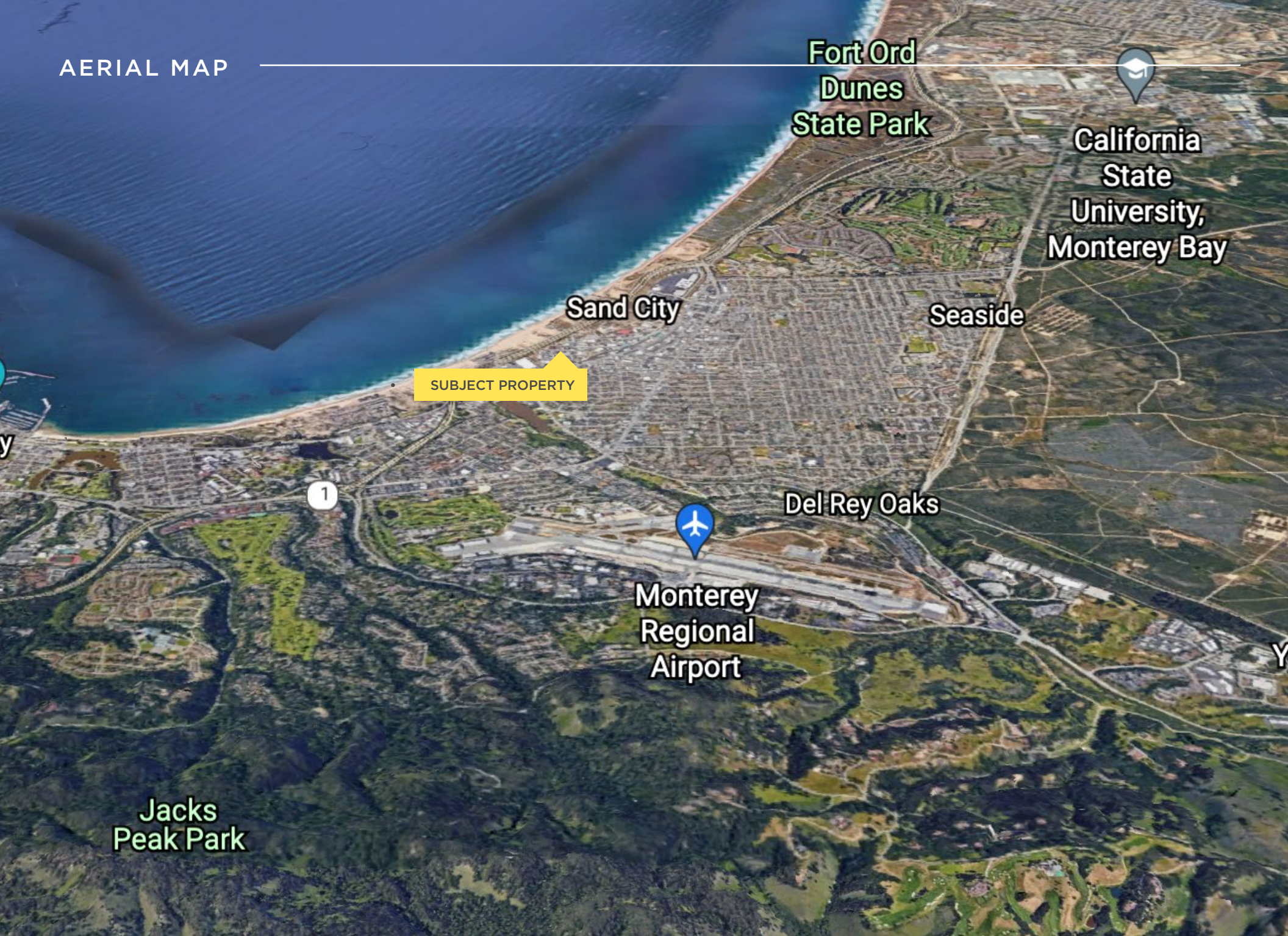


PLAT MAP



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

AERIAL MAP



Fort Ord
Dunes
State Park

California
State
University,
Monterey Bay

Sand City

Seaside

SUBJECT PROPERTY

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Del Rey Oaks

Monterey
Regional
Airport

Jacks
Peak Park

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.