

COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY

LISTING PRICE: \$1,200,000



FOR SALE

212 Cypress Ave, | Marina, CA 93933

Alison Goss | DRE #01815323



COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY

OFFERING MEMORANDUM

TABLE OF CONTENTS:

Property Overview	3
Property Photos	4
Aerial Map	6
Location Map	7
Tax Map	8
Firm Information	9

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Mahoney & Associates
 501 Abrego St | Monterey, CA
 www.mahoneycommercial.com

PROPERTY OVERVIEW

COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY

PROPERTY INFORMATION

Mahoney & Associates is pleased to offer for sale 212 Cypress Avenue in Marina, California. The offering consists of a one-story, approx. 4,000 SF commercial building on a gated 16,000 SF paved lot. Originally built in 1970 and renovated in 1980, this property has served as primarily a light industrial commercial property but could be re-purposed for a wide variety of uses due to the zoning and the open, flexible floor plan.

Address	212 Cypress Avenue, Marina, CA 93933
Asking Price	\$1,200,000
Building Size	+/- 4,000 SF
Lot Size	+/- 16,000 SF
APN	032-312-028
Built	1970/1980
Zoning	C2
Property Type	Commercial/Flex

PROPERTY HIGHLIGHTS

- Ideally located just off the main thoroughfare of Del Monte Avenue in Marina and near City Offices
- 11+ Secure, gated parking spaces
- Ability to add second or third floor with new Marina Vitalization Plan
- 6 Roll Up Doors, 220v Power
- Renovated Front Office/Retail Area
- Fully Landscaped with Good Drainage

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





AERIAL MAP

COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY



SUBJECT PROPERTY

MARINA THAI CUISINE

SHELL

PAPA CHEVO'S TACO SHOP

ENGLISH ALES BREWERY

RESERVATION RD.

MARINA CITY PLANNING DEPARTMENT

CYPRESS AVE.

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LOCATION MAP

COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY



Marina State Beach

1

1

1

212 Cypress Avenue

MARINA

MARINA MUNICIPAL AIRPORT

BEST BUY
OLD NAVY
KOHLS
Michaels
REI
co-op
TARGET

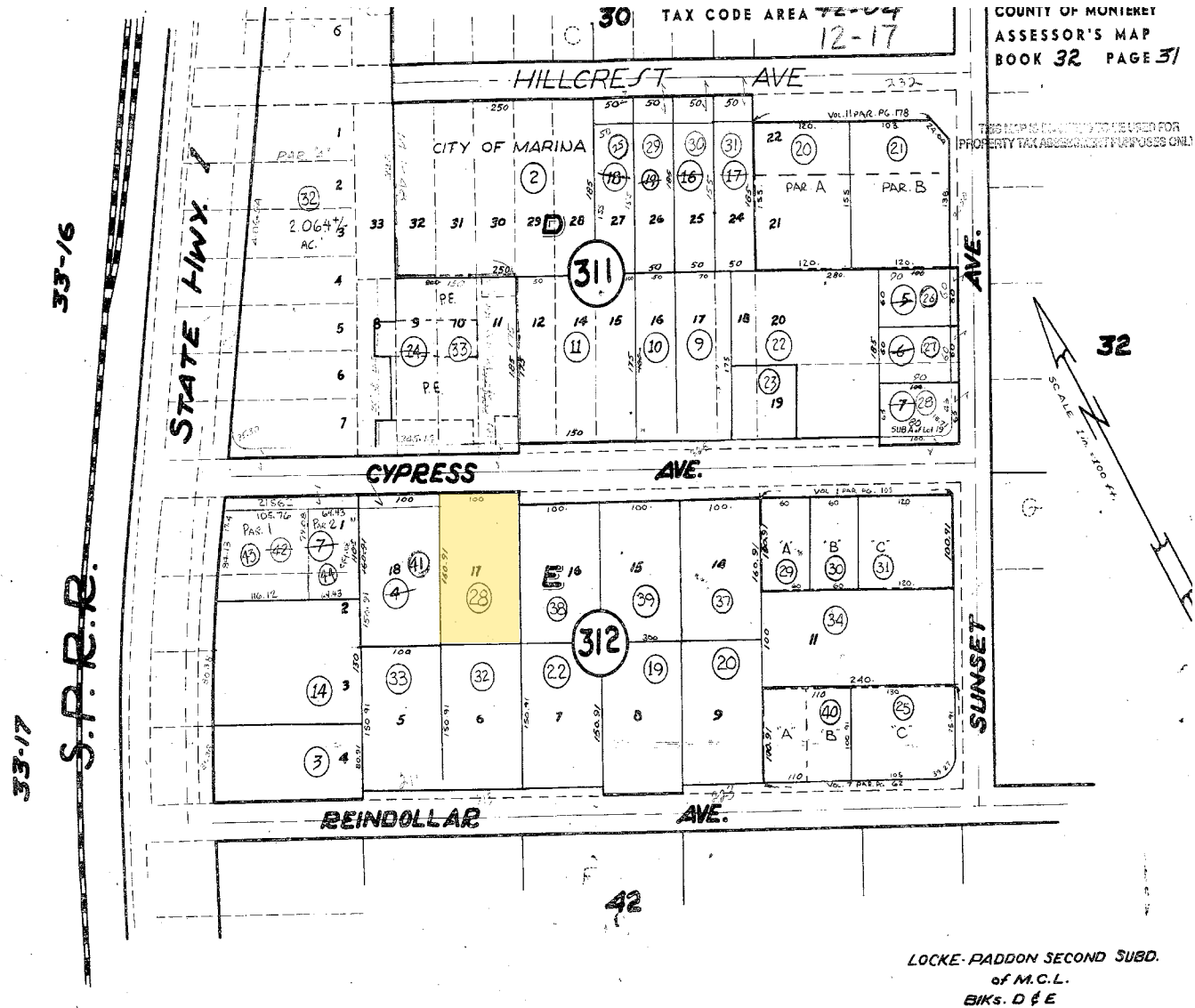
Fort Ord
Dunes
State Park

California
State
University,
Monterey Bay

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TAX MAP

COMMERCIAL/LIGHT INDUSTRIAL/FLEX PROPERTY



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MAHONEY & ASSOCIATES

FIRM INFORMATION

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 exchanging. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates (founded by John Mahoney) has been known as a local and regional trusted industry leader. Our clients span every industry and 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 does not serve as a financial advisor 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:

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COMMERCIAL REAL ESTATE