

1179 Del Monte Ave Vacant Lot for Lease

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



21,620 SF AVAILABLE (8,650 PER MONTH + UTILITIES)

1179 Del Monte Avenue, Monterey, CA 93940

Presented by:
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DRE #01403313

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EXECUTIVE SUMMARY



VACANT LOT FOR LEASE
1179 DEL MONTE AVE, MONTEREY, CA 93940



OFFERING SUMMARY

AVAILABLE SF:	21, 620 SF (Divisible)
LEASE RATE:	\$8,650 Per Month + Utilities
APN:	001-810-007-000 & 001-810-008-000
ZONING:	PC-W

PROPERTY AVAILABILITY

- Lot 1: 14,100 SF (With Small Office)
- Lot 2: 7,520 SF (With Garage & 3 Roll-Up Doors)

PROPERTY OVERVIEW HIGHLIGHTS

- Former Used Car Lot
- Great Traffic and Visibility (37,000 Vehicles Per Day on Del Monte Ave.)
- Close to Monterey Wharf and State Beach
- Located within the City of Monterey's Waterfront Master Plan
- Office On-Site
- Garage & 3 Roll-Up Doors

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PROPERTY PICTURES



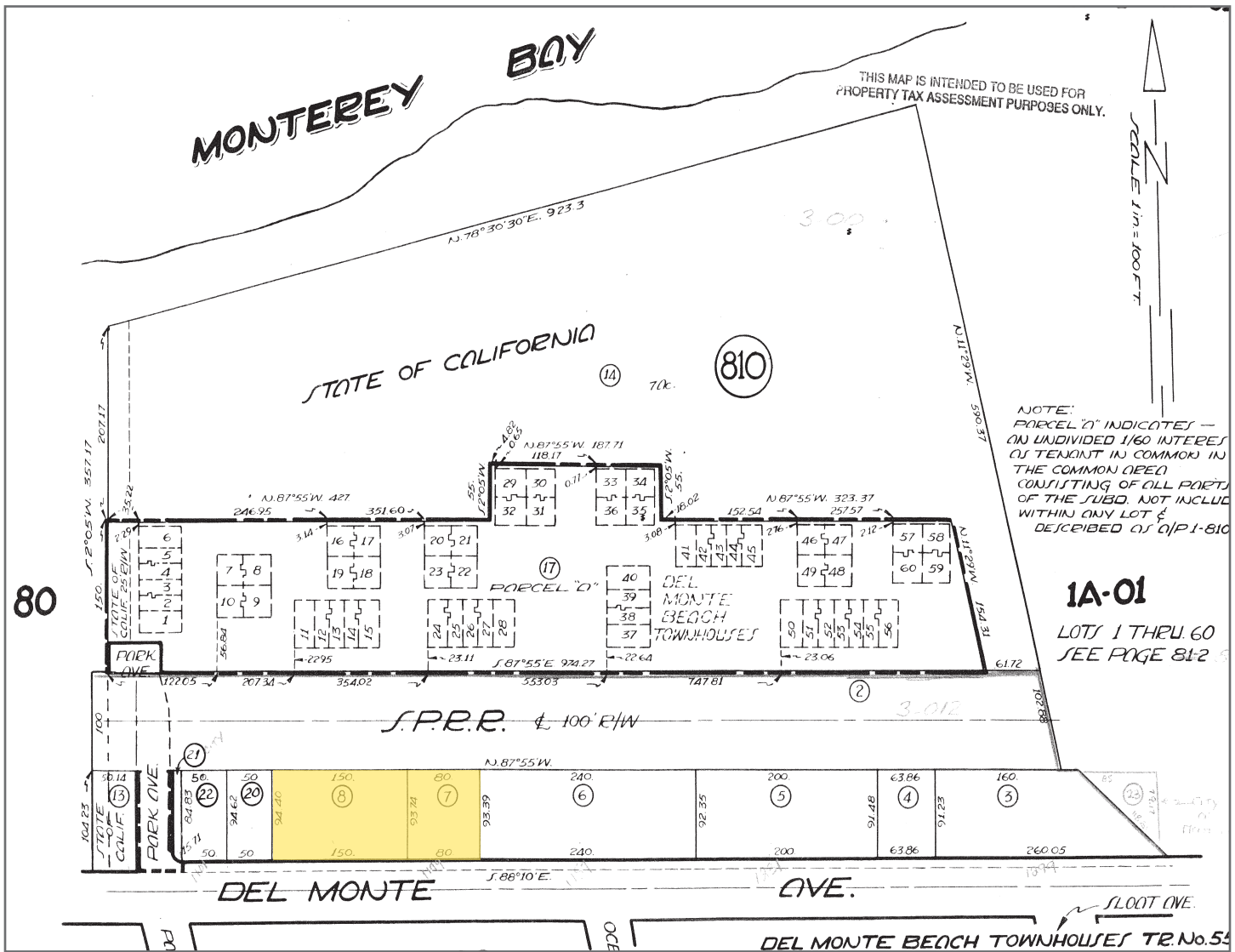
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TAX MAP

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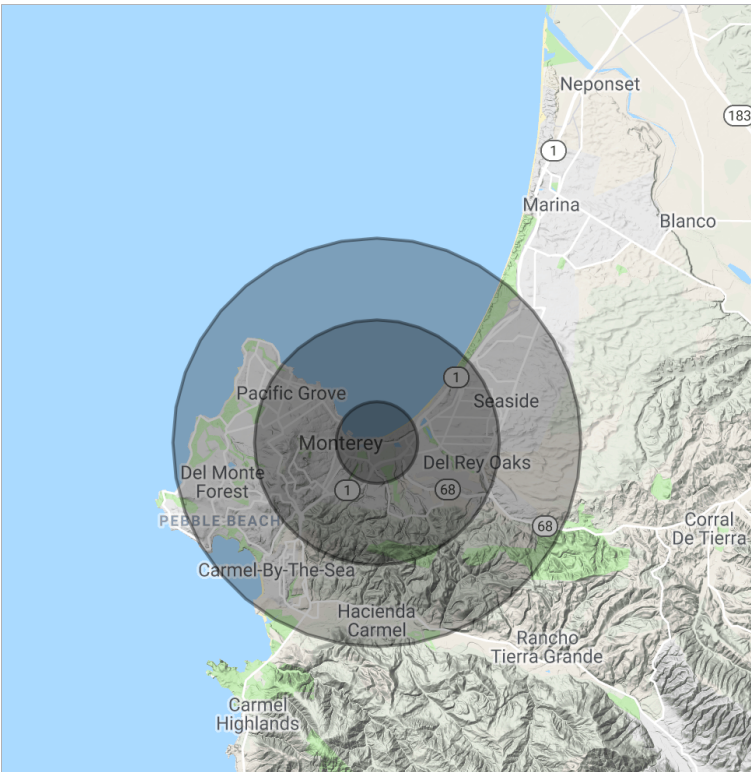


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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,718	52,853	96,524
Median age	39.9	38.6	41.8
Median age (Male)	37.8	37.8	40.3
Median age (Female)	42.2	39.0	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,408	20,945	38,933
# of persons per HH	2.0	2.5	2.5
Average HH income	\$72,701	\$75,591	\$87,531
Average house value	\$879,000	\$607,972	\$820,074

* Demographic data derived from 2010 US Census



Map data ©2018 Google

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DISCLAIMER



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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.

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