

OFFICE BUILDING FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



SUITE 469

469 Pacific Street, Monterey, CA 93940

Presented by:

PATRICK STAFFORD

831.646.1919
pstafford@mahoneycommercial.com
CalDRE #01857243

MAHONEY & ASSOCIATES

501 Abrego Street
Monterey, CA 93940
831.646.1919
mahoneycommercial.com

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE
469 PACIFIC STREET, MONTEREY, CA 93940

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OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$1.50 SF/month (NNN)
Lot Size:	0.0 Acres



PROPERTY OVERVIEW

1,300 SF Commercial Space Available

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ADDITIONAL PHOTOS

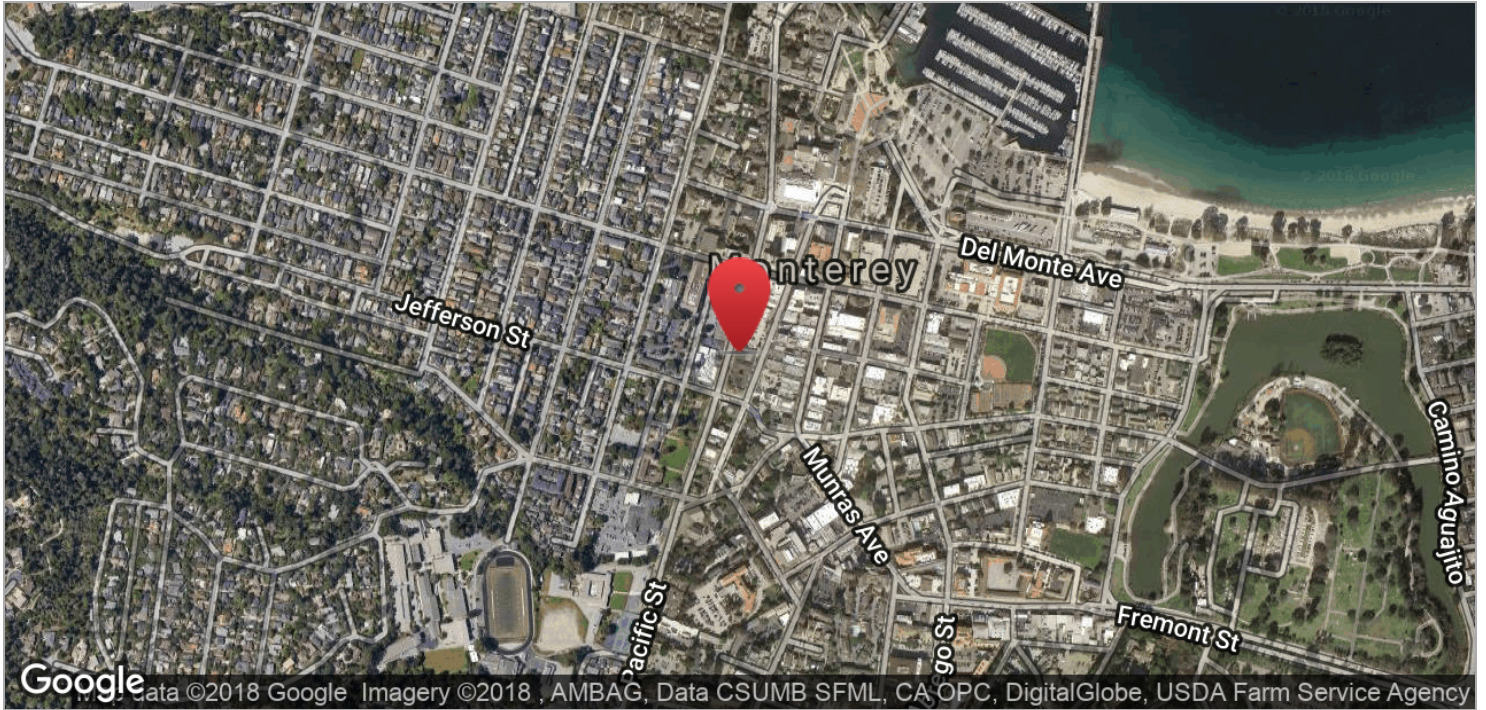
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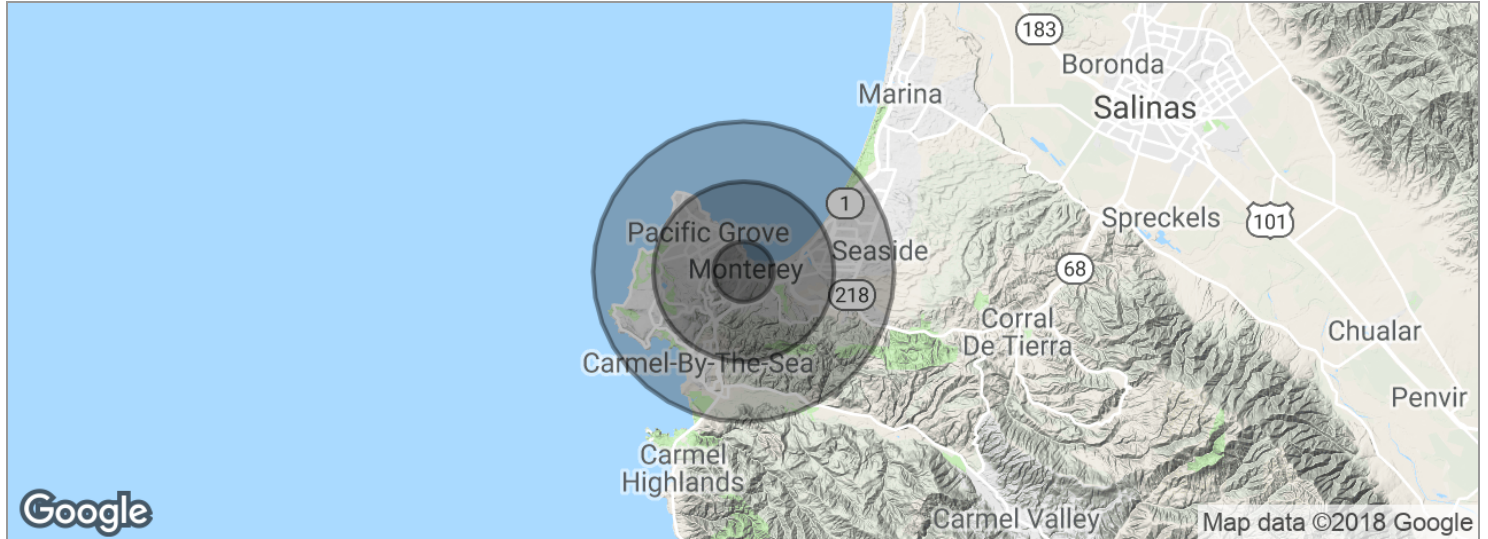
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,644	47,742	94,423
Median age	41.5	43.3	42.2
Median age (Male)	41.7	41.4	40.7
Median age (Female)	41.0	43.7	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,381	20,614	38,309
# of persons per HH	2.2	2.3	2.5
Average HH income	\$74,557	\$86,430	\$88,733
Average house value	\$730,169	\$851,305	\$848,180

* Demographic data derived from 2010 US Census

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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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