

FORMER PIER 1 IMPORTS FOR LEASE

ASKING RENT: \$1.60 PSF + NNN | +/- 10,433 SF AVAILABLE



FOR LEASE

490 Lighthouse Ave. | Pacific Grove, CA 93950

Josh Jones | DRE #01352818 & Patrick Stafford | DRE #01857243



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OFFERING PRICE \$1.60 PSF + NNN | +/- 10,433 SF AVAILABLE

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EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
831.646.1919
www.mahoneycommercial.com

JOSH JONES | Partner
jjones@mahoneycommercial.com
831.646.1919 ext. 106 | DRE #01352818

PATRICK STAFFORD | Partner
pstafford@mahoneycommercial.com
831.238.3592 | DRE #01857243

EXECUTIVE SUMMARY

FORMER PIER 1 IMPORTS

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present to the market 490 Lighthouse Ave for lease located in downtown Pacific Grove. The subject property is a tri-level retail commercial building and it has a gross building area of approx. 10,433 square feet on a 5,674 square foot lot. The building is equipped with a new roof and sewer line, fire sprinklers, and elevator service.

Address	490 Lighthouse Ave. Pacific Grove, CA 93950
Asking Rent	\$1.60 PSF + NNN
APN	006-176-005
Total Lot	+/- 5,674 SF
Total Building	+/- 10,433 SF
*Upper Level	+/- 1,913 SF
*Street Level	+/- 4,294 SF
*Lower Level	+/- 4,226 SF
Zoning	C-D (Commercial Downtown)
Parking	Street and Public Lot

**Suites can be leased separately*

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



AERIAL MAP

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ASILOMAR BEACH

LOVER'S POINT

LUXURY CONDO DEVELOPMENT

MIXED USE DEVELOPMENT

LIGHTHOUSE THEATER

SUBJECT PROPERTY

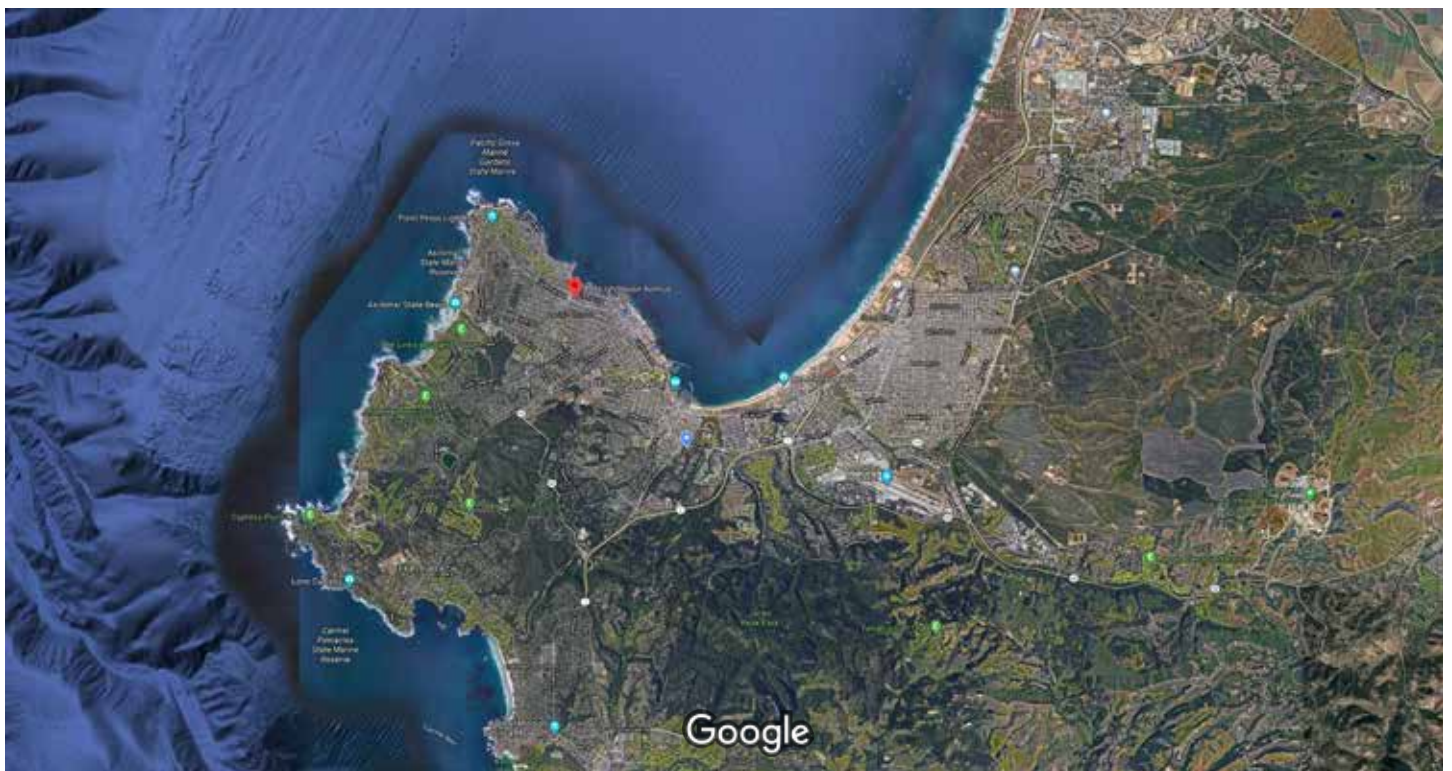
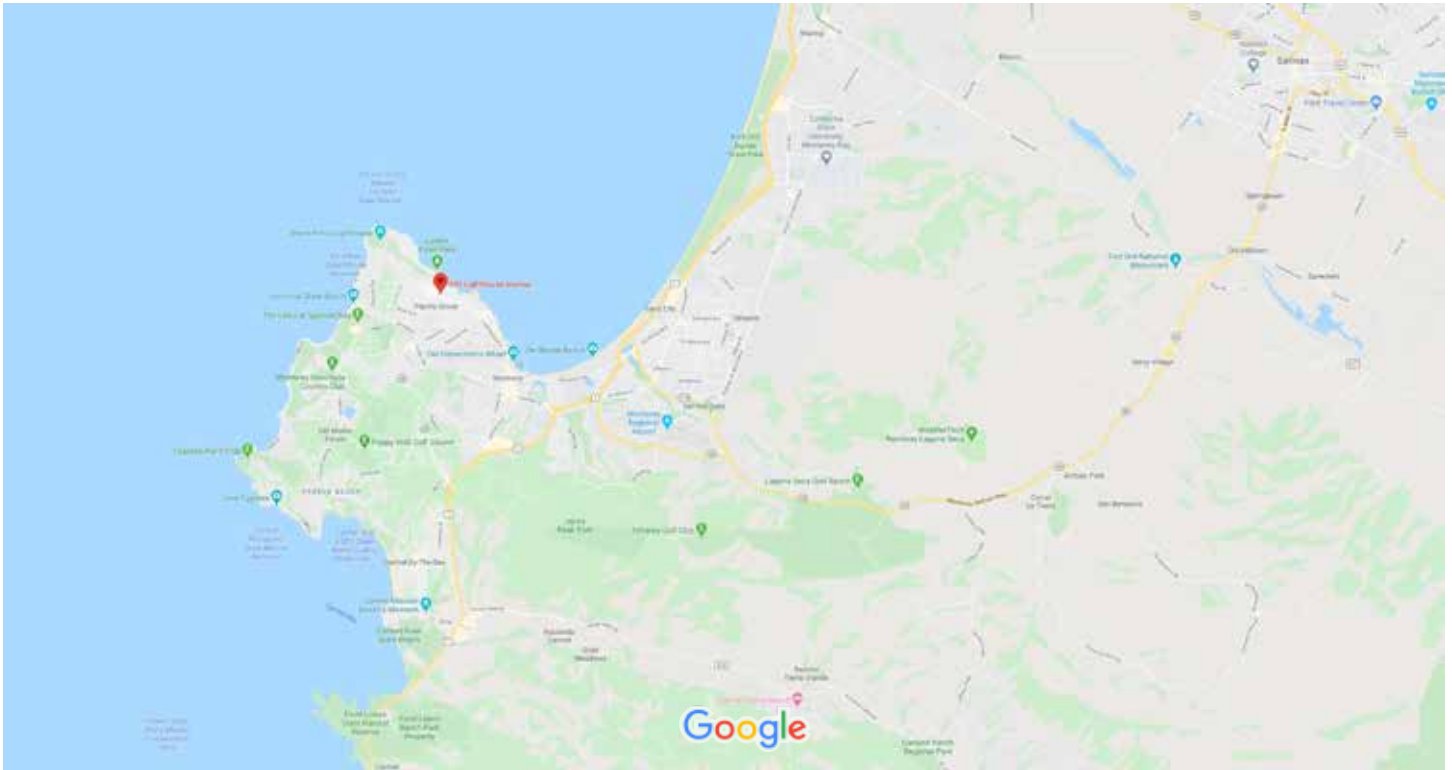
14th STREET

LIGHTHOUSE AVENUE

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LOCATION MAP

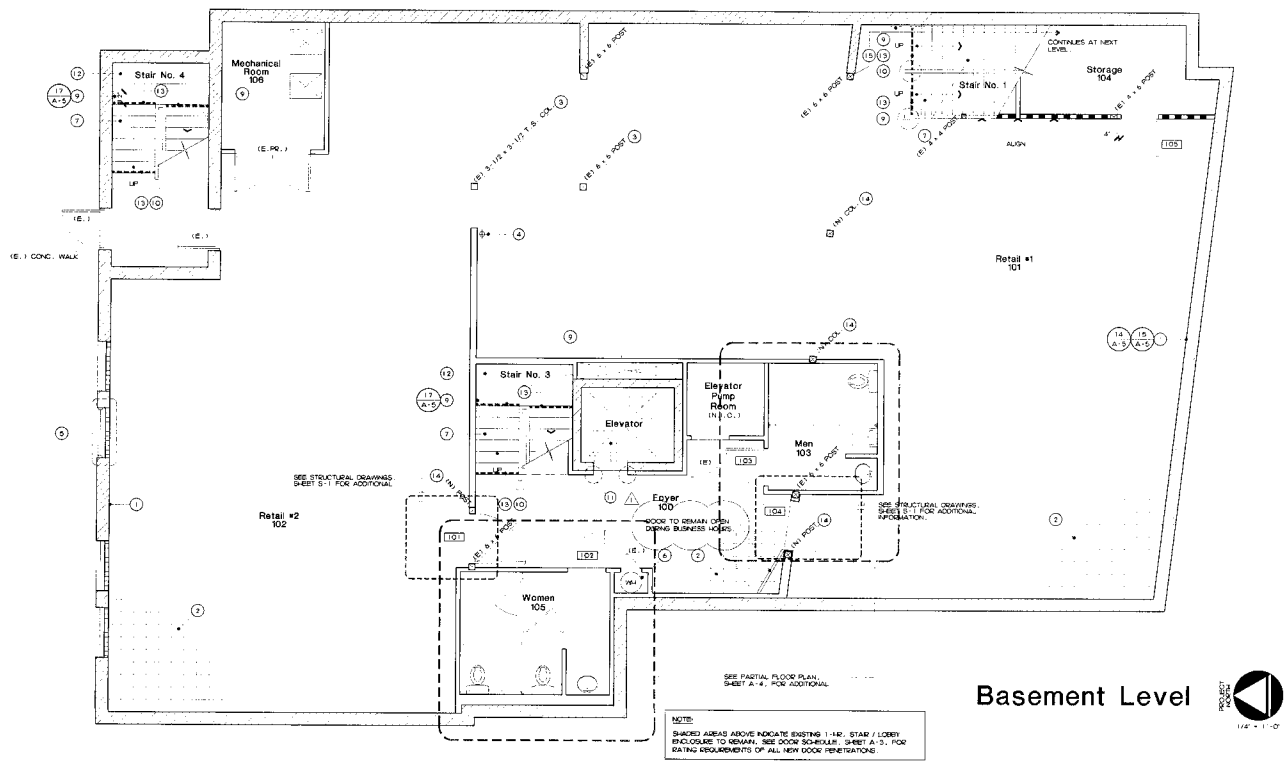
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BASEMENT LEVEL FLOOR PLAN

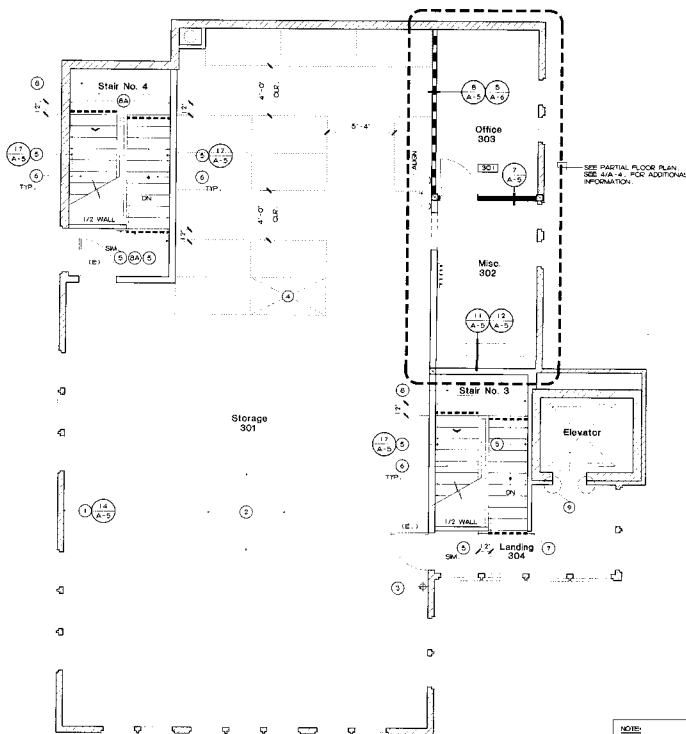
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SECOND LEVEL FLOOR PLAN

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NOTE:
 SHADED AREAS ABOVE INDICATE EXISTING 1-1/4" STAIR / LOBBY ENCLOSURES TO REMAIN. SEE DOOR SCHEDULE, SHEET A-1-A-1, FOR RATING REQUIREMENTS OF ALL NEW DOOR PENETRATIONS.

Second Floor Level 

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DISCLAIMER

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

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