

234 Reservation Road | Marina, CA | 93933

# BEAUTIFUL OFFICE BUILDING FOR SALE

LISTING PRICE: \$1,200,000 · 5,000 SF One-Story Building on 14,928 SF Lot



EXCLUSIVELY LISTED BY:

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# PROPERTY OVERVIEW

ALISON GOSS DRE #01815323

## DESCRIPTION

Mahoney & Associates is pleased to present for sale 234 Reservation Road, a meticulously cared-for, single-story office building in the busy commercial center of Marina, CA. The 5,000 sf building has been demised into two suites of 4,000 SF and 1,000 SF. The larger suite will be vacant upon sale presenting a perfect opportunity for an owner-user and the smaller suite has a professional office tenant willing to sign a long-term lease. The building is nestled behind the busy Walgreens and Taco Bell operations, surrounded by stately cypress trees, offering privacy and quiet, while also giving easy access to both Reservation Road and Seacrest Avenue.

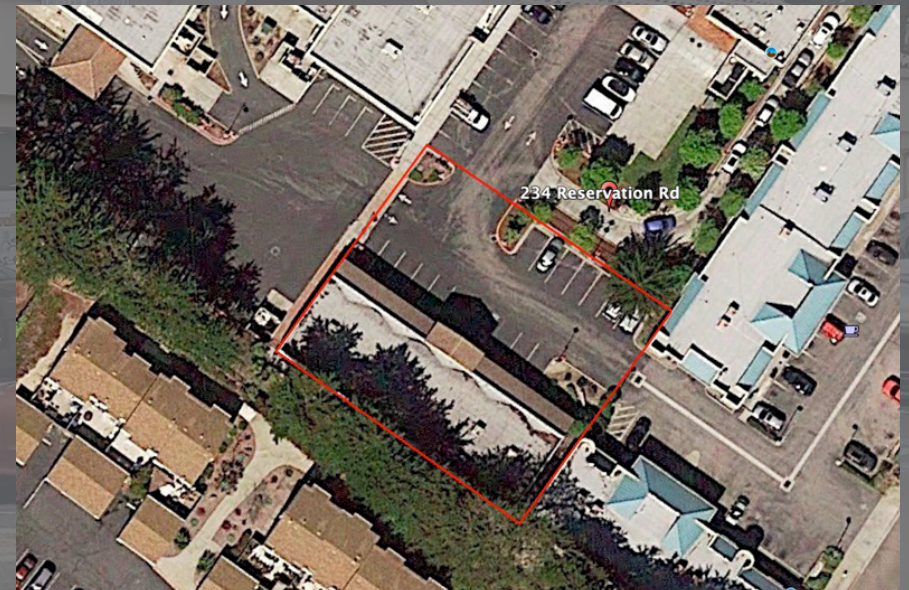
## ASSET HIGHLIGHTS

- 15+ off-street Parking spaces
- Beautiful Remodeling throughout the Larger Suite
- Multiple Offices, Training Room, Executive Conference Room
- Full Kitchen, Washer-Dryer Hookups
- Modern Hardware Throughout
- Superior Owner-User Opportunity with Additional Income

## LOCATION OVERVIEW

The City of Marina is an ocean-side community that overlooks the beautiful Monterey Bay on the Central Coast of California, housing the growing campus of CSUMB. Marina's convenient location gives residents and visitors an opportunity to experience all of the amenities from wine tasting to whale watching. Marina is also the home of an estimated 22,145 residents and over 1,000 businesses that contribute to the growth of its community.

<b>ADDRESS:</b>	234 Reservation Road, Marina, CA 93933
<b>PRICE:</b>	\$1,200,000
<b>BUILDING:</b>	5,000 SF
<b>LOT:</b>	14,928 SF
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	C1
<b>PARKING:</b>	15 + Off-Street Parking Spaces
<b>TYPE:</b>	Office





# PROPERTY PHOTOS

ALISON GOSS DRE #01815323



234 RESERVATION ROAD | 3





# PROPERTY PHOTOS

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234 RESERVATION ROAD | 4



# PARCEL MAP

ALISON GOSS DRE #01815323





# MARKET & DEMOGRAPHICS

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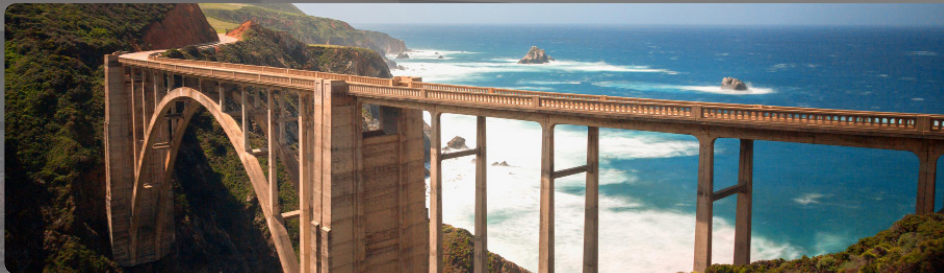
## Population

The county's population reached 428,826 in 2013 and is projected to rise to ±475,000 by 2025. The latest population estimates for individual Peninsula cities are:

Monterey:	28,294
Carmel-by-the-Sea:	3,842
Del Rey Oaks:	1,672
Marina:	20,370
Pacific Grove:	15,504
Sand City:	341
Seaside:	34,095

Traditionally, our population growth has been lower than the state average. In fact, most counties along the central coast are growing at around 1% annually. Between 2007 and 2012, the population of Monterey County grew at an average rate of 0.7 percent per year.

Growth is limited by available water supply and environmental constraints. Salinas is the largest city in the county and Seaside is the largest community on the Monterey Peninsula.



## Household

The median age in Monterey County for 2013 was 33.0. Median household income in Monterey County, as of the last census was \$55,840 compared to a national average of \$52,250. Median housing prices are also higher, The single family home in City of Carmel was \$1,197,700 in the last census, in Carmel Valley \$849,600, in Monterey \$682,300, Marina \$419,600, Pacific Grove \$703,800, Del Rey Oaks \$486,100, Pebble Beach \$1.45 million and in Seaside it was \$364,100.

## Monterey County's Key Industries:

### AGRICULTURE

The Salinas Valley is the center for Monterey County's \$4.379 billion agriculture industry and continues to be a leader in agricultural exports with over 785 million pounds of produce exported in the last census. Top importers of Salinas Valley produce include Canada, Japan, Hong Kong, Taiwan, Mexico and the European Union.

Organic produce is an expanding market and has been incorporated into the holdings of most large companies. There are currently over 46,500 acres of organic products being grown in Monterey County.



### TOURISM

The Monterey Peninsula's scenic cities and unincorporated rural areas have economies that are primarily tourist-driven. Secondly, only to agriculture, hospitality is a \$2.3 billion plus per year industry and employs approximately 22,000 people, over 12 percent of the workforce in Monterey County.

Over 8.39 million visitors travel to Monterey County annually, double that of Yosemite Park. Within California, Monterey County ranks 11th of all 58 counties in tourism expenditures.

### HIGHER EDUCATION

Higher Education contributes approximately \$1.9 billion in operating budgets and \$365 million in research budgets to the local economy.

The Monterey Bay region is home to more than twenty higher education and research institutions, including three community colleges, two state universities, an international institute, college of law, two specialized military institutions and several research organizations. The institutions employ over 12,110 faculty and staff and have enrollment of 78,000 students.





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## For More Information Please Contact:

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