

RARE RETAIL/RESTAURANT/FLEX OPPORTUNITY FOR LEASE

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



19,567 SF NORTH FREMONT STREET BUILDING AVAILABLE (15,600 SF GROUND FLOOR WITH 3,967 SF MEZZANINE)

2090 N. Fremont Boulevard (currently occupied by Beverly's)

Presented by:

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DO NOT DISTURB CURRENT TENANT - CAN ONLY BE SHOWN WITH LISTING AGENT

EXECUTIVE SUMMARY



RETAIL/RESTAURANT/FLEX FOR LEASE
2090 FREMONT STREET, MONTEREY, CA 93940



OFFERING SUMMARY

SIZE:	19,567 SF
FLOORS:	Two-Stories
AVAILABILITY:	February 1, 2020
PARKING:	36 On-Site Spaces
PRICE:	\$ 22,475 NNN Per Month
ZONING:	C-2
TYPE	Retail/Restaurant/Flex

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer a rare retail/restaurant/flex opportunity for lease in the Fairgrounds Area of North Monterey. Occupied by Beverly Fabrics for over a decade and formerly the Coca-Cola Bottling Facility, this 19,567 sq ft building, on a street to street lot spanning from Fremont Boulevard to Fairgrounds Road, offers the possibility of many uses. The North Fremont area of North Monterey, already a hub of commerce and entertainment, is currently in the process of a major revitalization and 2090 N. Fremont is situated in the heart of opportunity.

There are currently water credits available to allow Group 3 uses, such as restaurant/brew pub/theater/spa/laundromat/etc (approx 2.849af). (Any use would need confirmation by the Monterey Peninsula Water Management District.) The current tenant, Beverly's, will occupy the building until the end of 2019, allowing the new tenant to take possession approximately February 1, 2020.

PROPERTY HIGHLIGHTS

- Open, Versatile Floor Plan: Entry, Retail Floor, Mezzanine Work Area/Offices, Ground Floor Receiving with Roll Up, Receiving and Warehouse Offices
- Superior Visibility and Major Arterial Access and Adjacency to Fairgrounds
- On-site Parking and Ample Street Parking
- Water Credits of 2.849 SF, Per MPWMD

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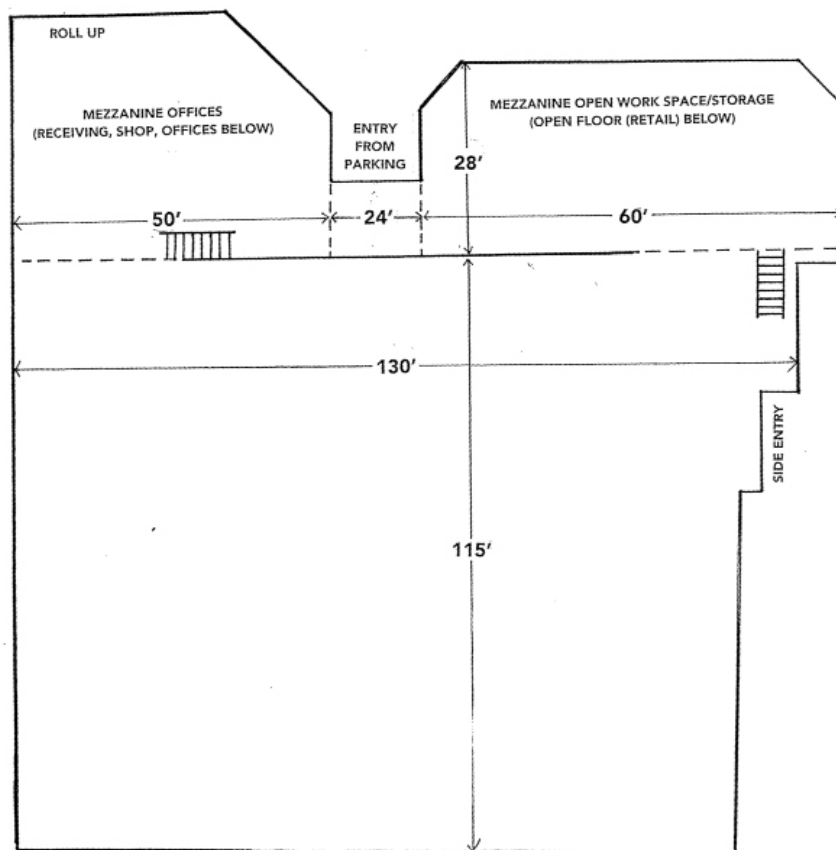
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SPACE AVAILABLE



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SPACE	SPACE USE	SIZE (SF)	TERM
Ground Floor	Retail/Flex	19,567 SF	\$19,500 (\$1.25 PSF)
Mezzanine	Retail/Flex	3,967 SF	\$2,975 (\$0.75 PSF)
2090 Fremont Street	Retail/Flex	19,567 SF	TOTAL = \$ 22,475 NNN Per Month

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PROPERTY PHOTOS

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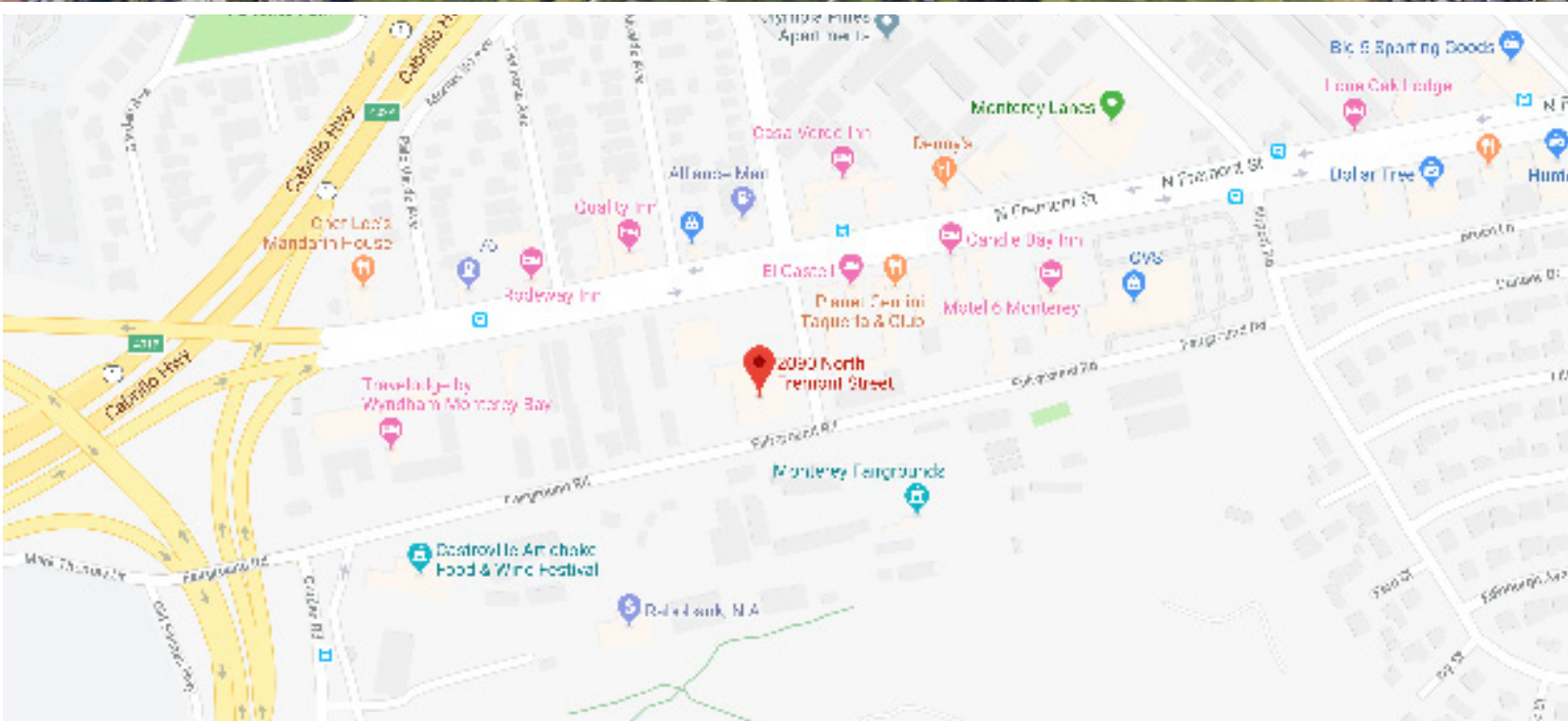
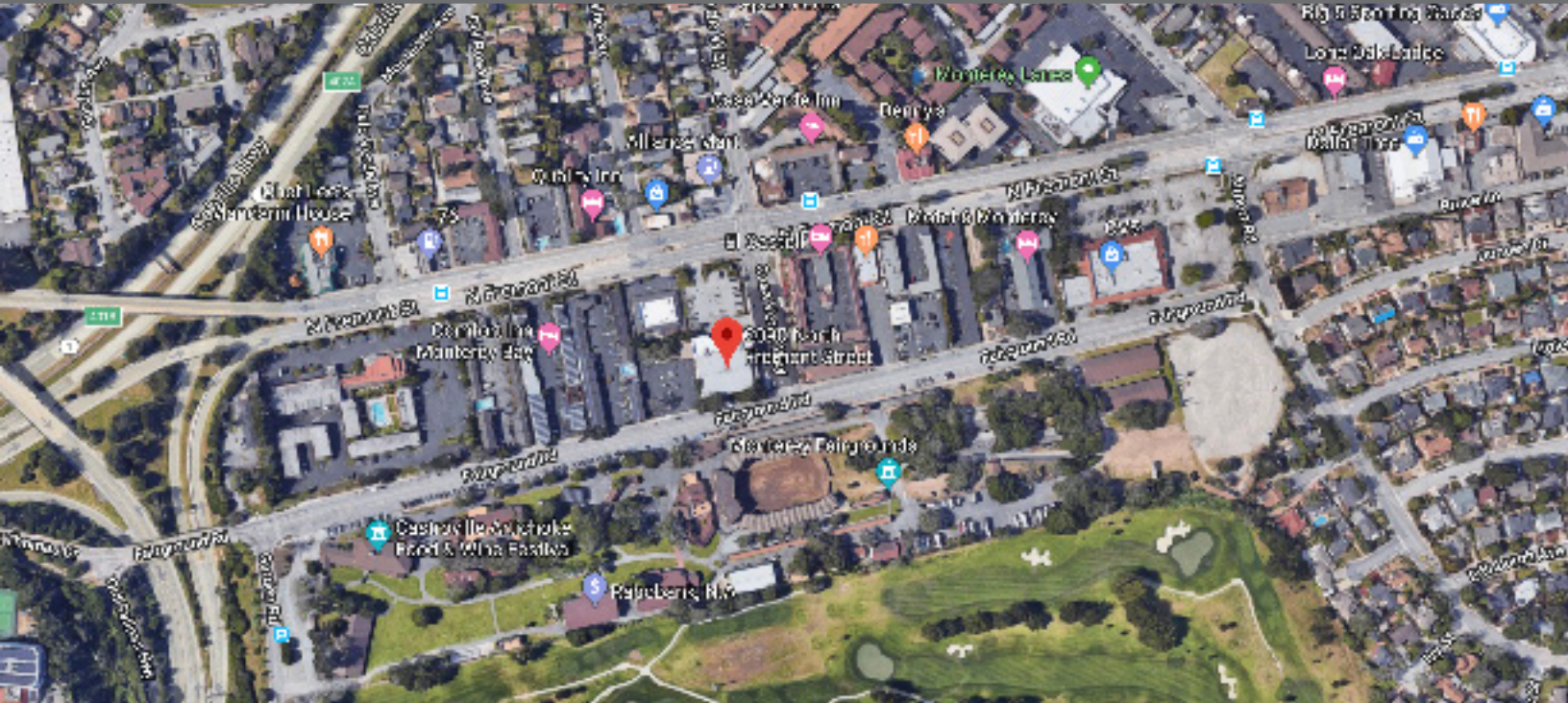
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LOCATION MAPS

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DISCLAIMER



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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.

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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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