

RETAIL PROPERTY FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



1199 FOREST AVE.

Pacific Grove, CA 93950

\$1.10 + NNN

Presented by:

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EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE

1199 FOREST AVE., PACIFIC GROVE, CA 93950

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OFFERING SUMMARY

Available SF:	1,610 SF
Lease Rate:	\$1.10 SF/month (NNN)



PROPERTY OVERVIEW

Retail location available at the heavily trafficked intersection of Forest Ave. and Prescott Ave.

Located directly across from Safeway and Trader Joes'

14 on-site shared parking spaces

Easy access to/from Monterey, Carmel, and Pebble Beach

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ADDITIONAL PHOTOS

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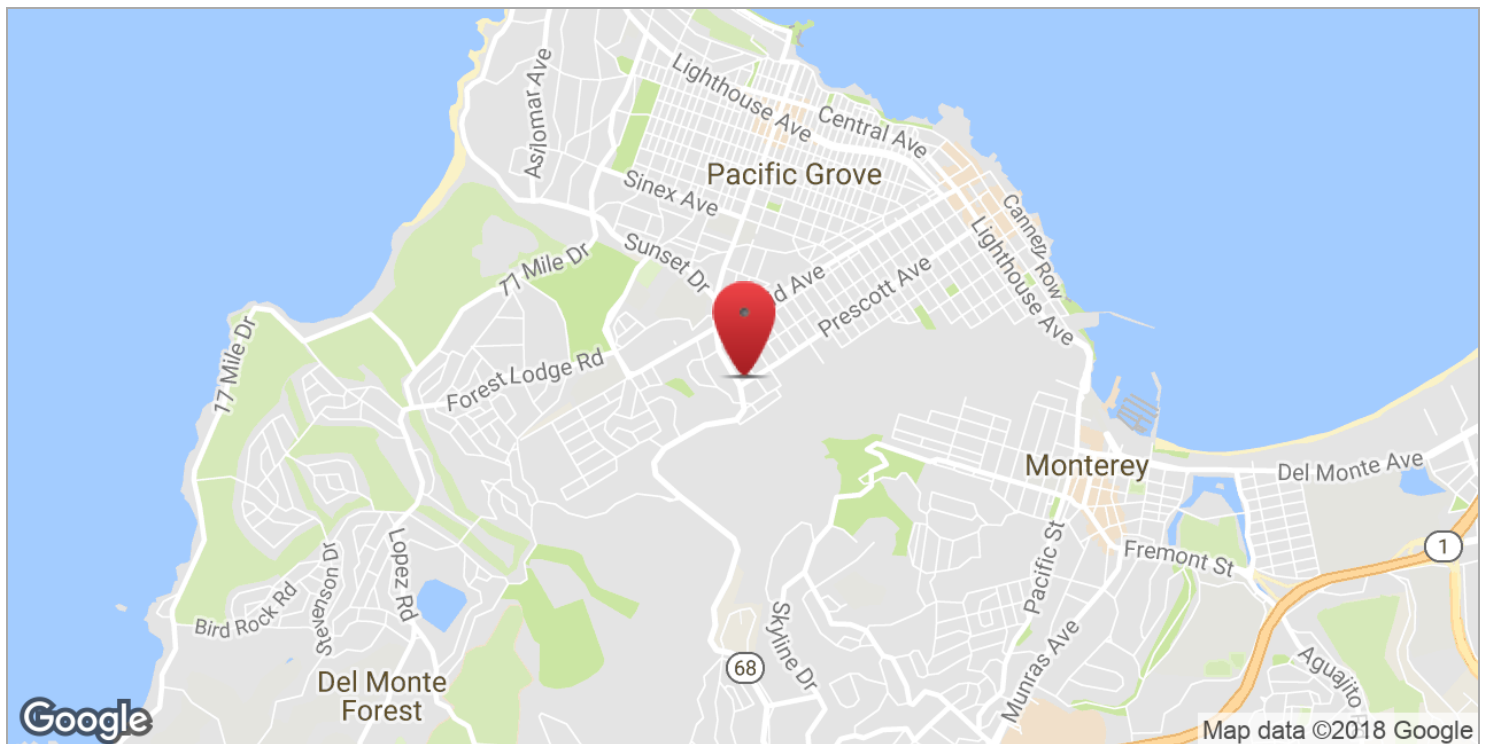
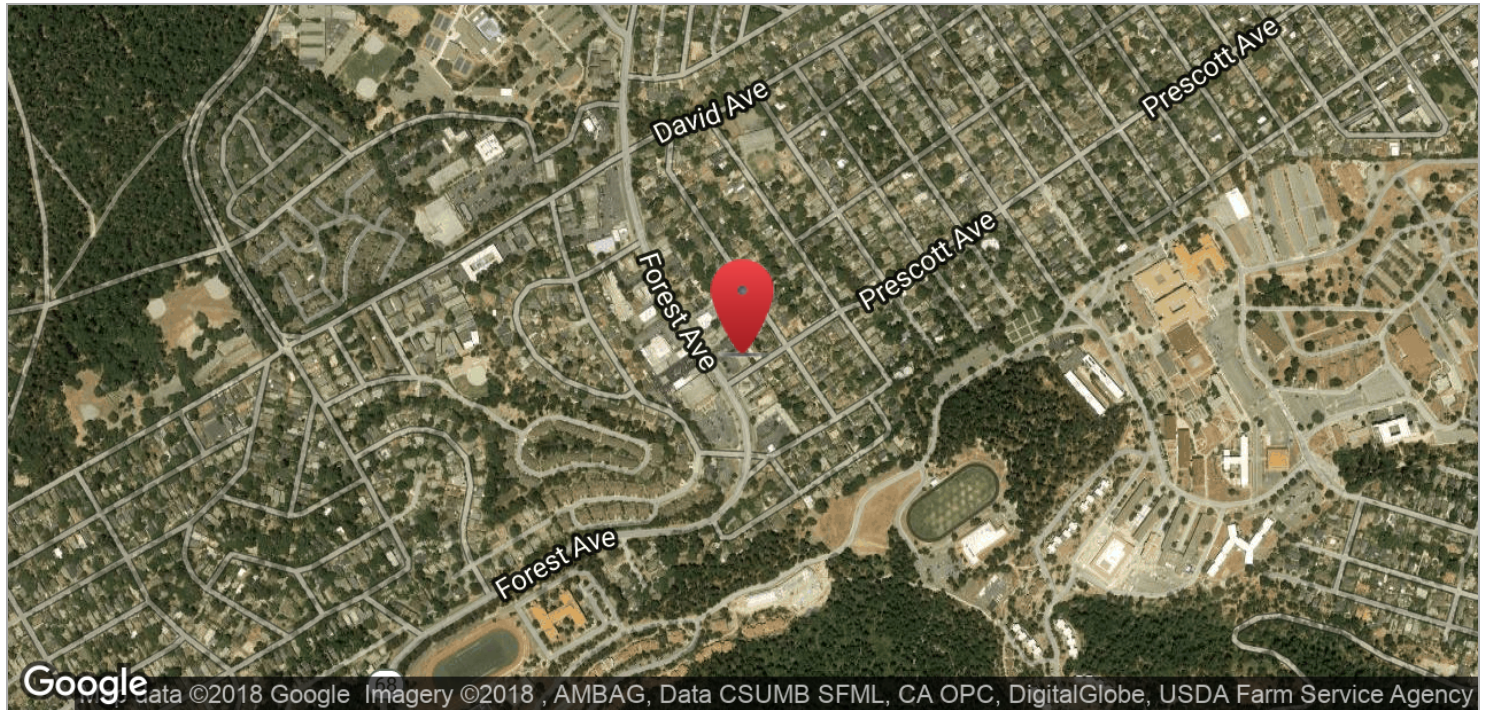
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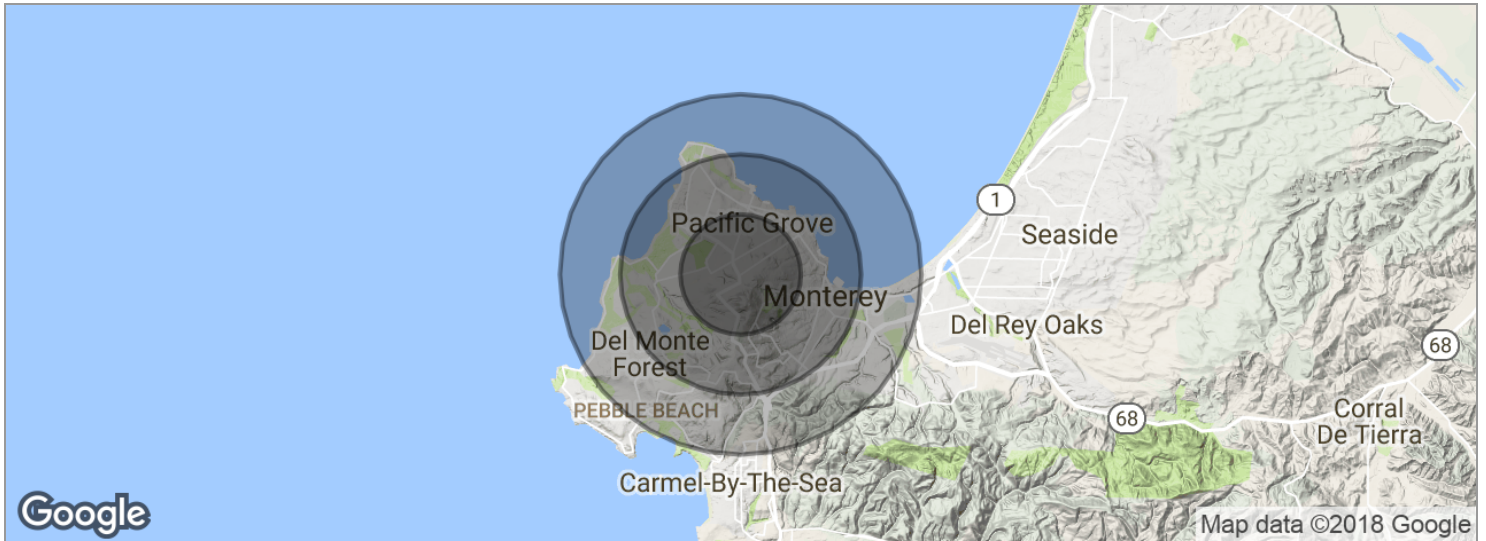
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,660	34,666	42,635
Median age	42.1	44.8	45.5
Median age (male)	38.6	42.7	43.5
Median age (Female)	43.2	45.0	46.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,520	14,732	18,765
# of persons per HH	2.7	2.4	2.3
Average HH income	\$84,776	\$89,894	\$93,707
Average house value	\$753,973	\$838,254	\$901,563

* 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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