

Prime Lighthouse Ave Multi-Tenant Investment/ Redevelopment Opportunity

Asking Price \$1,275,000



Offering Memorandum

601 - 605 Lighthouse Avenue, Monterey CA 93940

Alison Goss | DRE #01815323 & Patrick Stafford | DRE #01857243



601 - 605 LIGHTHOUSE AVENUE

OFFERING MEMORANDUM

TABLE OF CONTENTS:

Investment Summary	3
Property Photos	4
Site Plan	5
Disclaimer	6

PRESENTED BY:

Alison Goss

agoss@mahoneycommercial.com
831.238.3356
DRE #01815323

Patrick Stafford

pstafford@mahoneycommercial.com
831.238.3592
DRE #01857243

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Mahoney & Associates

501 Abrego St | Monterey, CA
www.mahoneycommercial.com



COMMERCIAL REAL ESTATE

INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Mahoney and Associates is pleased to present to the market for sale 601 Lighthouse Avenue located in Pacific Grove as a great investment/ redevelopment opportunity.

PLEASE DO NOT DISTURB CURRENT TENANTS.
INTERESTED PARTIES MUST CONTACT LISTING AGENT FOR SHOWING.

PROPERTY DESCRIPTION	
Address	601 - 605 Lighthouse Avenue, Monterey CA 93940
Asking Price	\$1,275,000
APN	001-066-007
Lot Size	5,663 SF
Building Size	11,000 SF
Year Built	1966/1977
Number of Tenants	3
Parking	None
Use	Retail/Theater

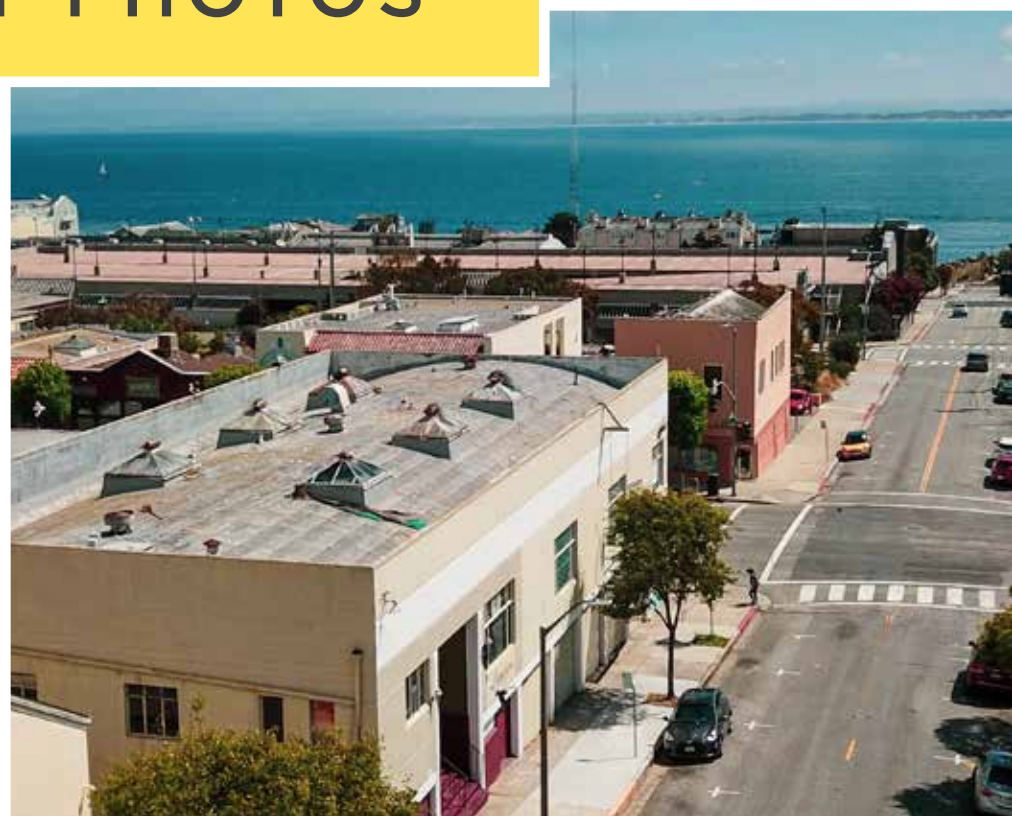
PROPERTY HIGHLIGHTS

- Well located at the corner of Lighthouse Ave and Hoffman
- High visibility and traffic counts
- Possible water credits from theater use
- Greater planning flexibility due to Monterey's Lighthouse Area specific plan





PROPERTY PHOTOS



SITE PLAN



DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** 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. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 M&A and in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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ALISON GOSS
DRE #01815323
agoss@mahoneycommercial.com
831.238.3356

.....

PATRICK STAFFORD
DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

.....

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

**MAHONEY
& ASSOCIATES**
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