

RETAIL / INDUSTRIAL UNIT FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



Suite F 2,414 SF (\$1.35 PSF + NNN)

1534 Fremont Blvd, Seaside, California, 93955

Presented by:

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DRE #02010395

MAHONEY & ASSOCIATES

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EXECUTIVE SUMMARY



RETAIL/INDUSTRIAL PROPERTY FOR LEASE
1534 FREMONT BLVD, SEASIDE, CA 93955



OFFERING SUMMARY

SUITE:	F
SIZE:	2,414 SF
PRICE:	\$1.35 PSF + NNN
PARKING:	Off-Street
TYPE	Office/Retail/Industrial

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer a retail/industrial unit at 1534 Fremont Blvd. for lease in Seaside, California. Located across from the Grocery Outlet Center it is currently builtout as a medical office with 6 exam rooms, a lab, reception area, Storage, and 3 in-suite restrooms The suite could also be converted to industrial storage space with 12 foot ceiling height. Exterior monument sign.

PROPERTY HIGHLIGHTS

- Large Retail Space Currently Laid out as Medical
- Parking available in adjacent Lot Group 2 Water Available
- Central location in Seaside

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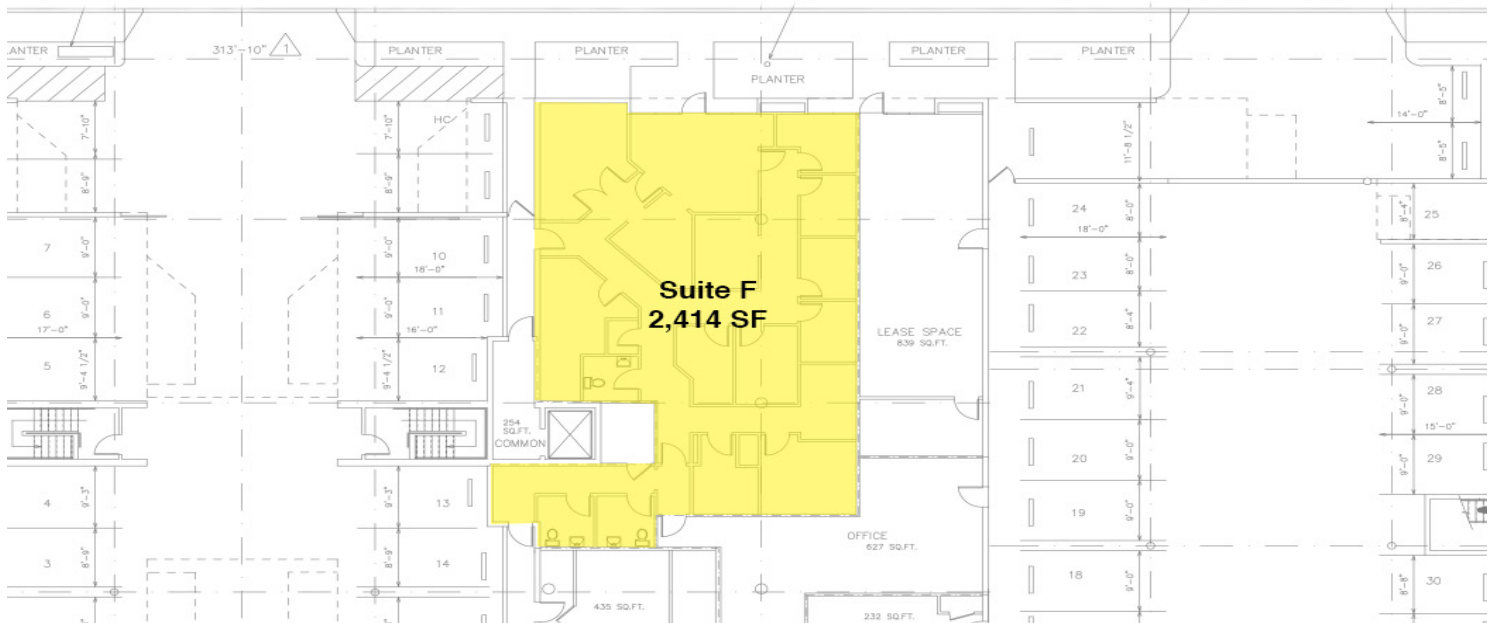
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AVAILABLE SPACES



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PALM AVENUE



SPACE	LEASE TYPE	SIZE (SF)	TERM
Suite F	NNN	2,414 SF	\$1.35 PSF

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PROPERTY PICTURES

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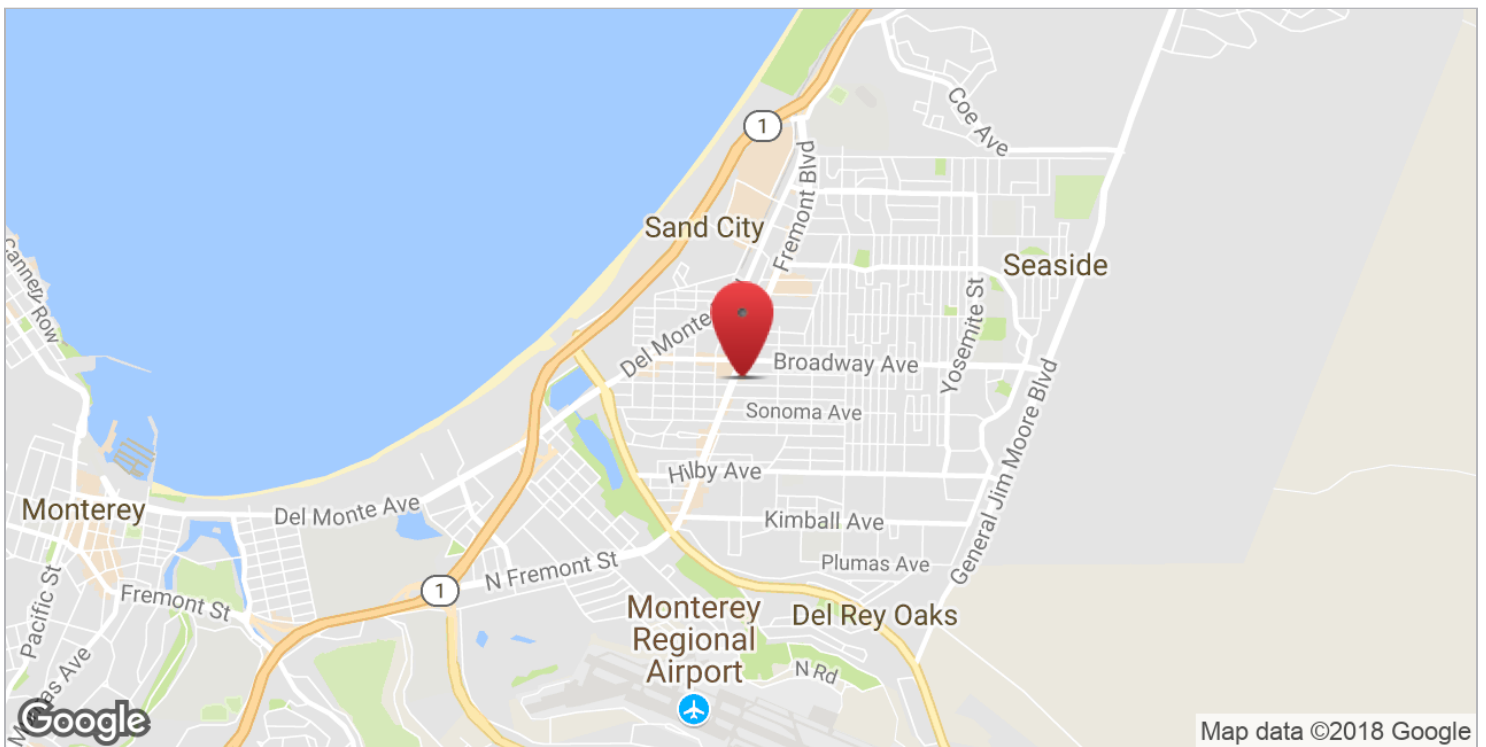
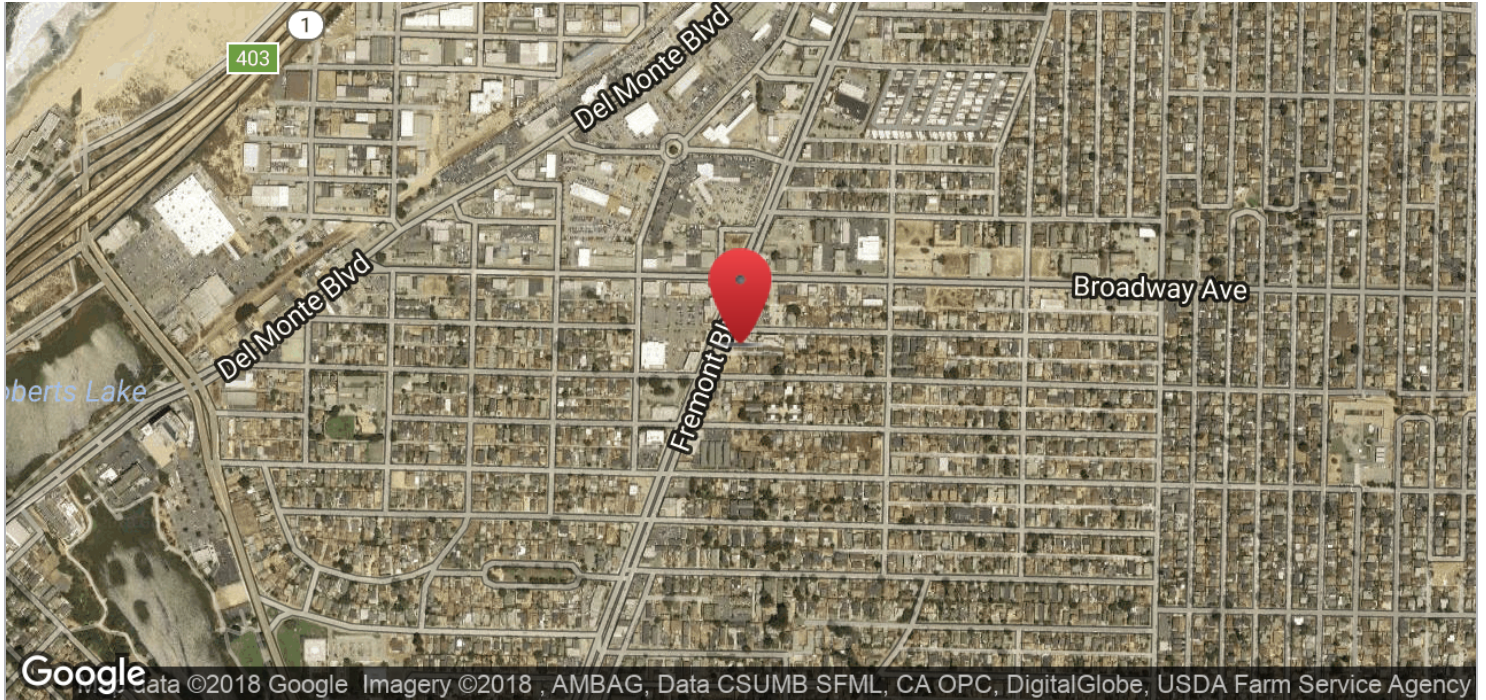
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LOCATION MAPS

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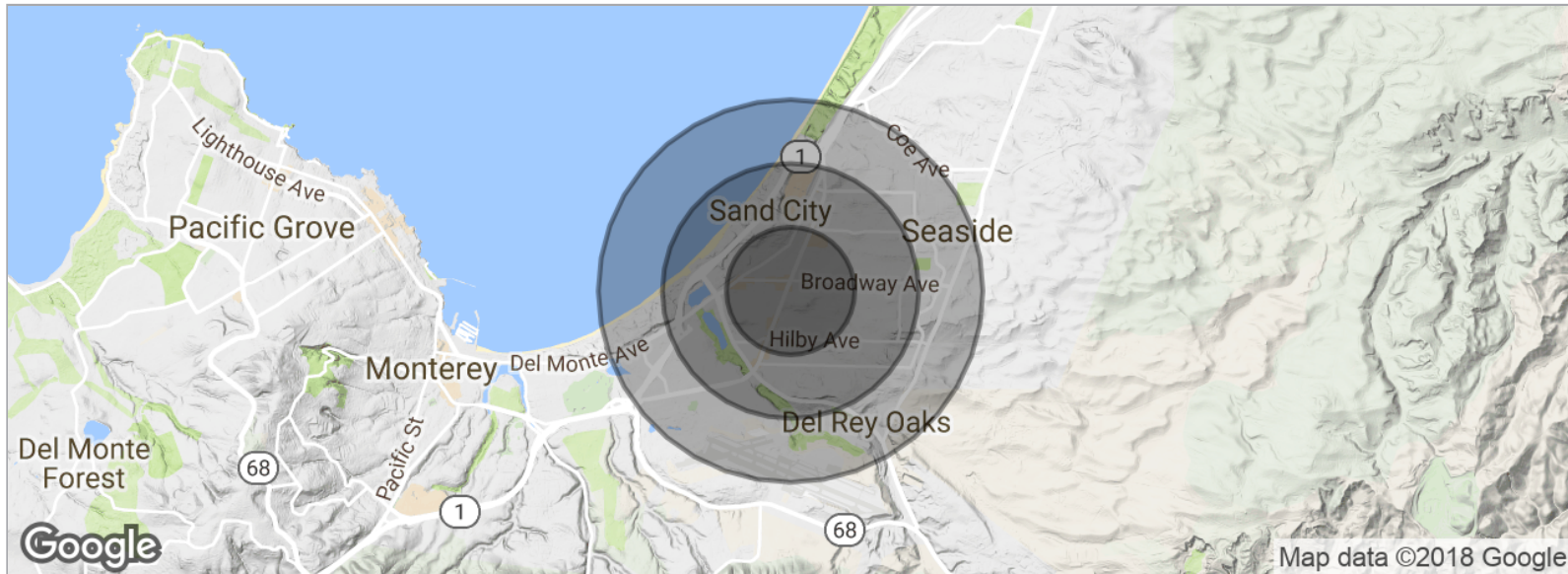
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	6,856	20,756	33,487
Median age	30.7	33.4	35.0
Median age (Male)	30.9	32.7	33.7
Median age (Female)	31.0	34.6	36.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	2,135	6,770	11,323
# of persons per HH	3.2	3.1	3.0
Average HH income	\$53,824	\$61,076	\$64,254
Average house value	\$346,790	\$481,195	\$524,095

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DISCLAIMER



RETAIL/INDUSTRIAL PROPERTY FOR LEASE 1534 FREMONT BLVD, SEASIDE, CA 93955

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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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