

**PRICE REDUCTION:
\$1,095,000**



**LISTED AT: \$1,095,000
INDUSTRIAL COMMERCIAL
BUILDING FOR SALE
774 LIGHTHOUSE AVE. & 775 FOAM ST., MONTEREY, CA 93940**

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INTRODUCTION

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OFFERING OVERVIEW

Mahoney & Associates is pleased to offer the sale of 775 Foam / 774 Lighthouse Ave. in Monterey, California. The property is in a prime location just two blocks from the famous Cannery Row and Monterey Bay Aquarium. The property enjoys high visibility with traffic counts of approx. 45,067 VPD, making it an ideal location for a business / industrial space. The property sits on 11,079 SF of land in New Monterey with street to street access between Foam St. and Lighthouse Ave. The 5,120 SF light-industrial, steel building is 2-stories, and includes 3 Roll-ups, Skylights, 2 Restrooms, and a Front Office.

INVESTMENT HIGHLIGHTS

- Zoning: C-2 (Gen 1 Comm) - Allows for a Wide Variety of Uses
- Rare Owner-User Opportunity in Vibrant New Monterey
- Street-to-Street 11,079 Square Foot Lot
- Many Light Industrial, R & D Amenities

DETAILS	
PROPERTY ADDRESS	774 Lighthouse Ave. / 775 Foam St., Monterey, CA
APN	001-072-003-000
PRICE	\$1,095,000 (\$213.87 PSF)
BUILDING SF	5,120 SF
LOT SF	11,079 sq ft (Street to Street)
ZONING	C-2 (Community Commercial)
POWER	1,000 amp, 3 Phase
ON-SITE PARKING	Yes



AERIAL SHOT

ALISON GOSS DRE #01815323



CANNERY ROW

IRVING AVE.

LIGHTHOUSE AVE. (45,067 VPD)

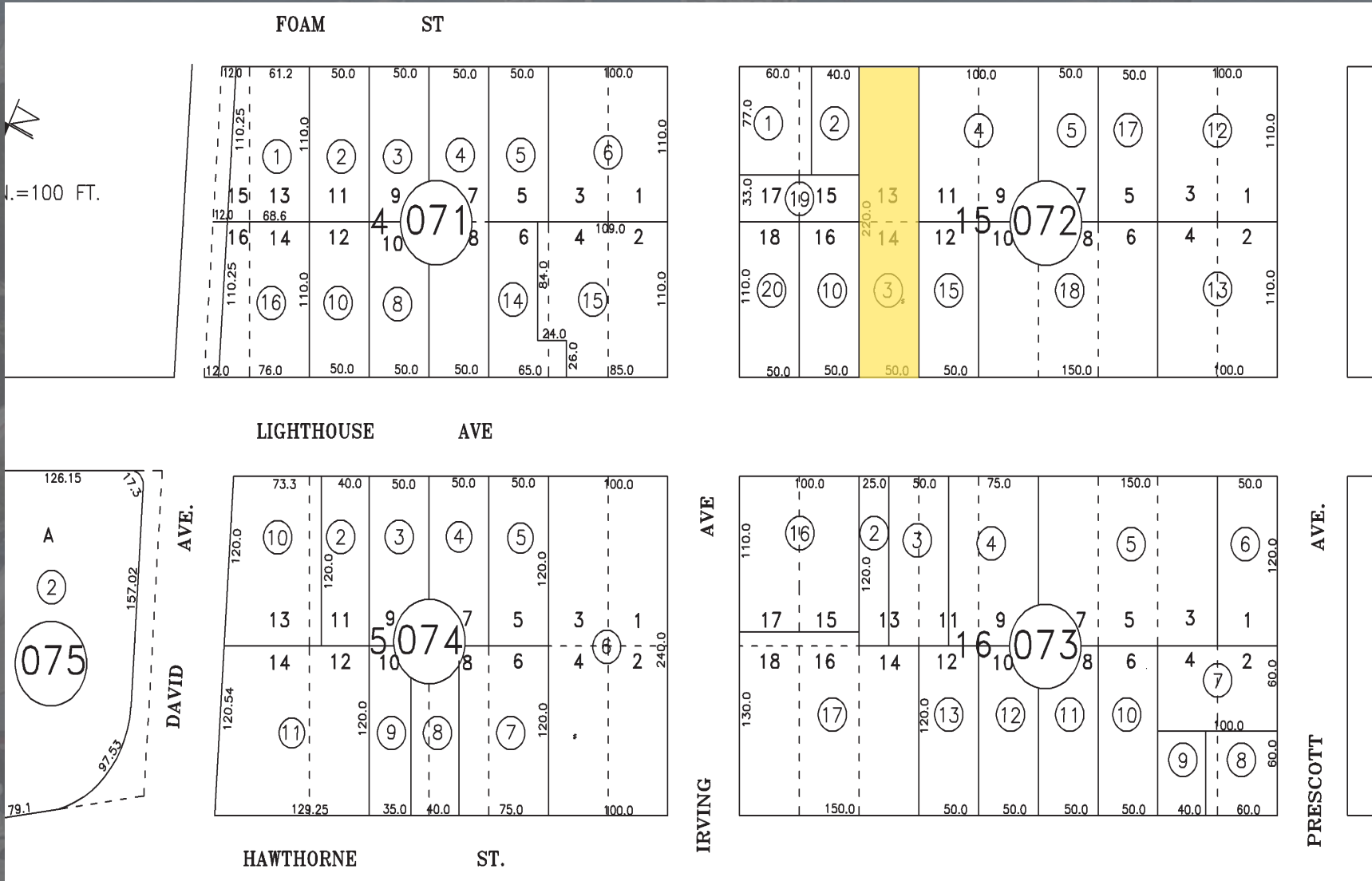
FOAM ST. 13,463 VPD

774 LIGHTHOUSE AVE. / 775 FOAM ST. | 3



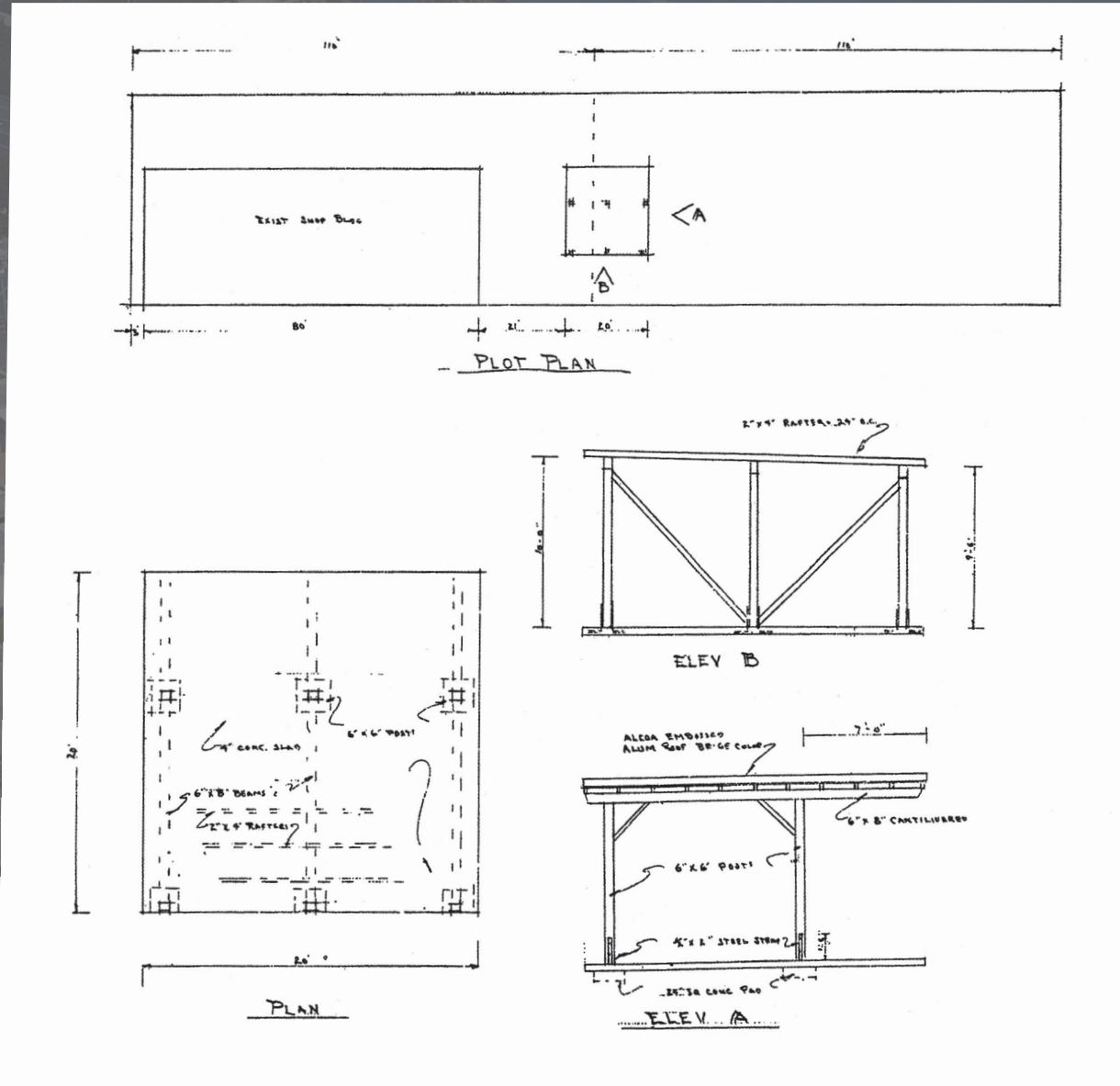
SITE MAP

ALISON GOSS DRE #01815323



FLOOR PLANS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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MARKET OVERVIEW

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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 2013 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 2013, 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 2013. 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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