

CLASS A MEDICAL / PROFESSIONAL OFFICE SPACE FOR LEASE

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



1,627 SF AVAILABLE (\$2.00 PSF + NNN)

665 Munras Avenue, Monterey, CA 93940

Presented by:

PATRICK STAFFORD

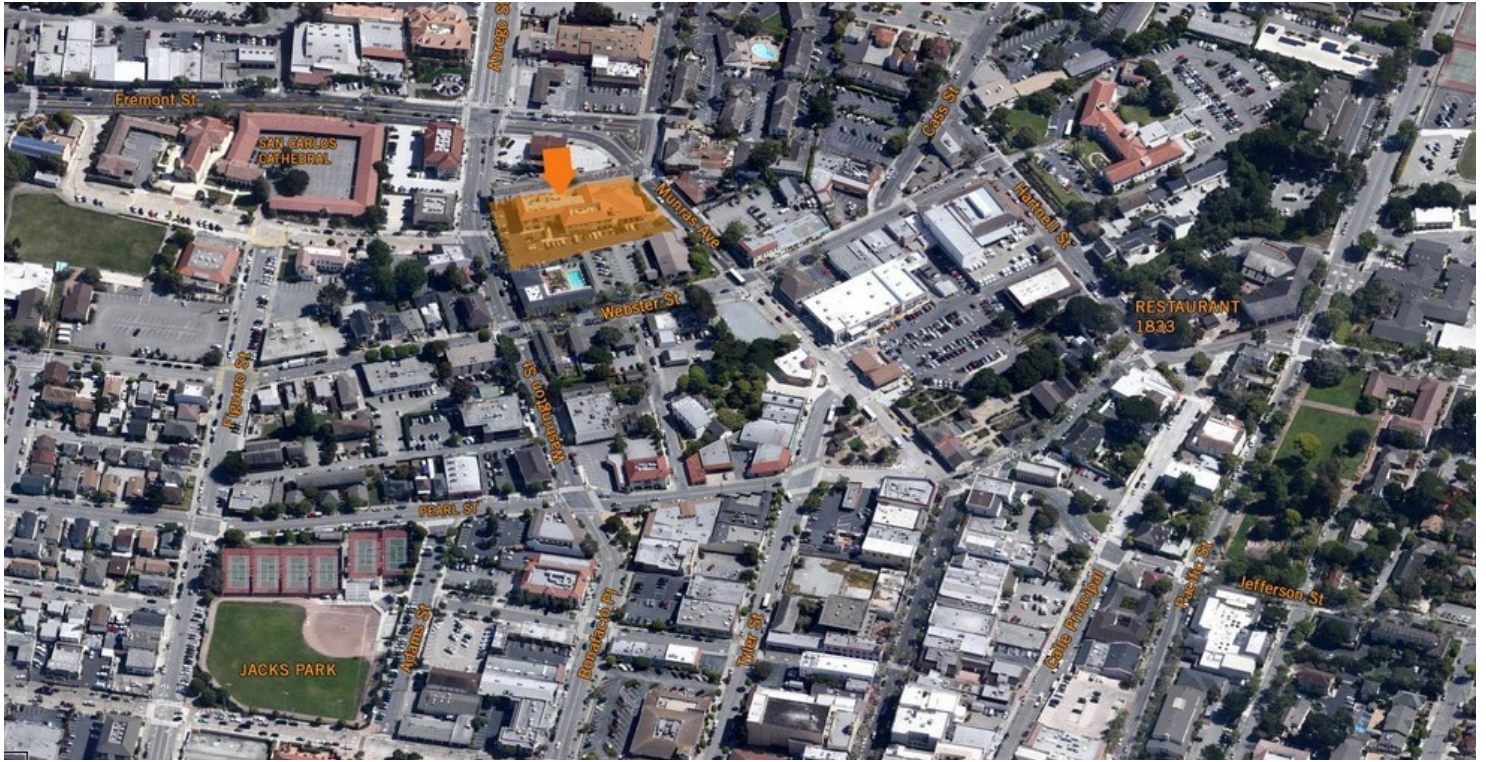
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CalDRE #01857243

MAHONEY & ASSOCIATES

501 Abrego Street
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EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE
665 MUNRAS AVENUE, MONTEREY, CA 93940



OFFERING SUMMARY

Available SF:	1,627 SF
Lease Rate:	\$2.00 SF/month (NNN)

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer for lease Suite 230 (1,627 SF) at 665 Munras Avenue in Monterey, California. This Class A office/medical professional space is located in the heart of Downtown Monterey.

PROPERTY HIGHLIGHTS

- Suite 230 – 1,627 SF Available
- Medical or Professional Building (Current Tenants Include: Surgery Center, Dr. Morwood, Central Coast Allergy, SimonMed Imagery, etc.)
- Large On-Site Parking Lot
- Elevator Served

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FLOOR PLAN

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LEASE AREA SUITE 230 - 1,627 SF

SECOND FLOOR PLAN

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE
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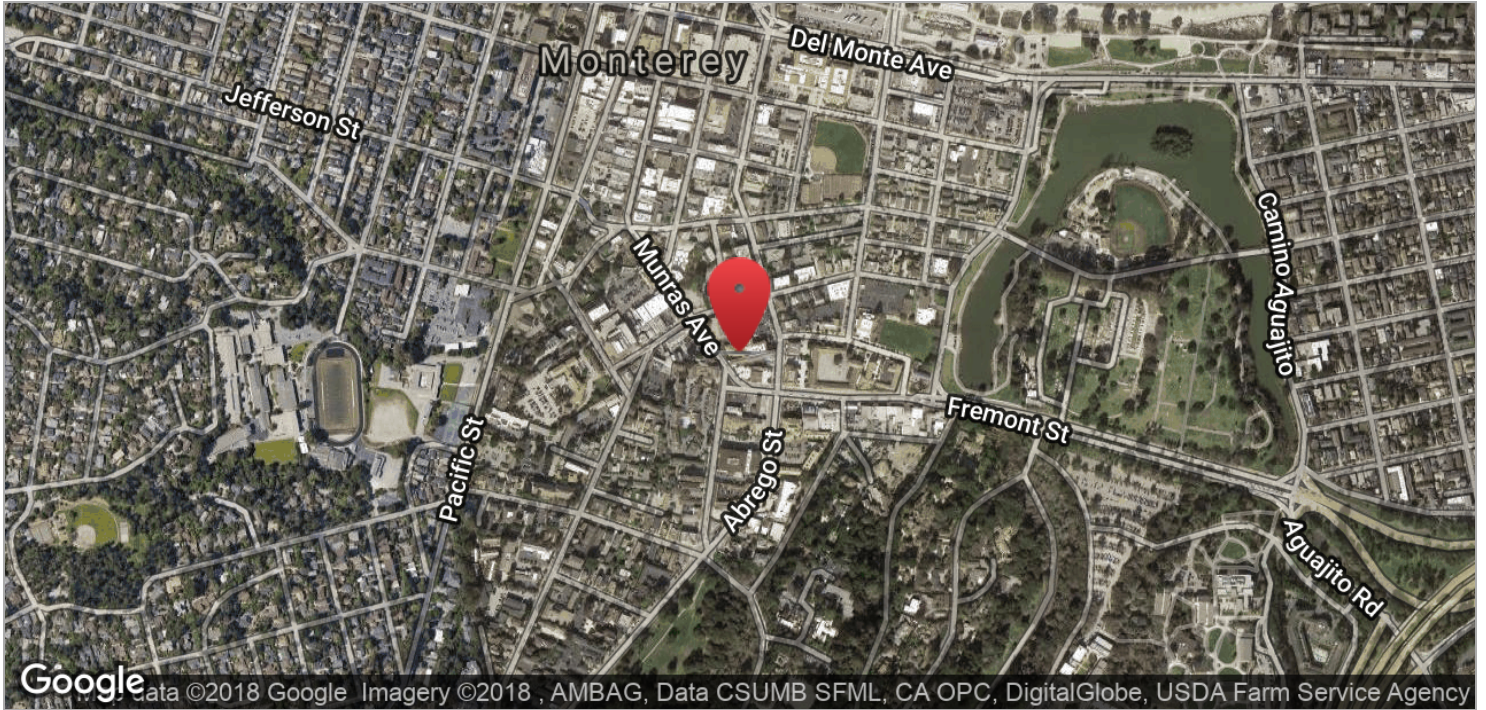
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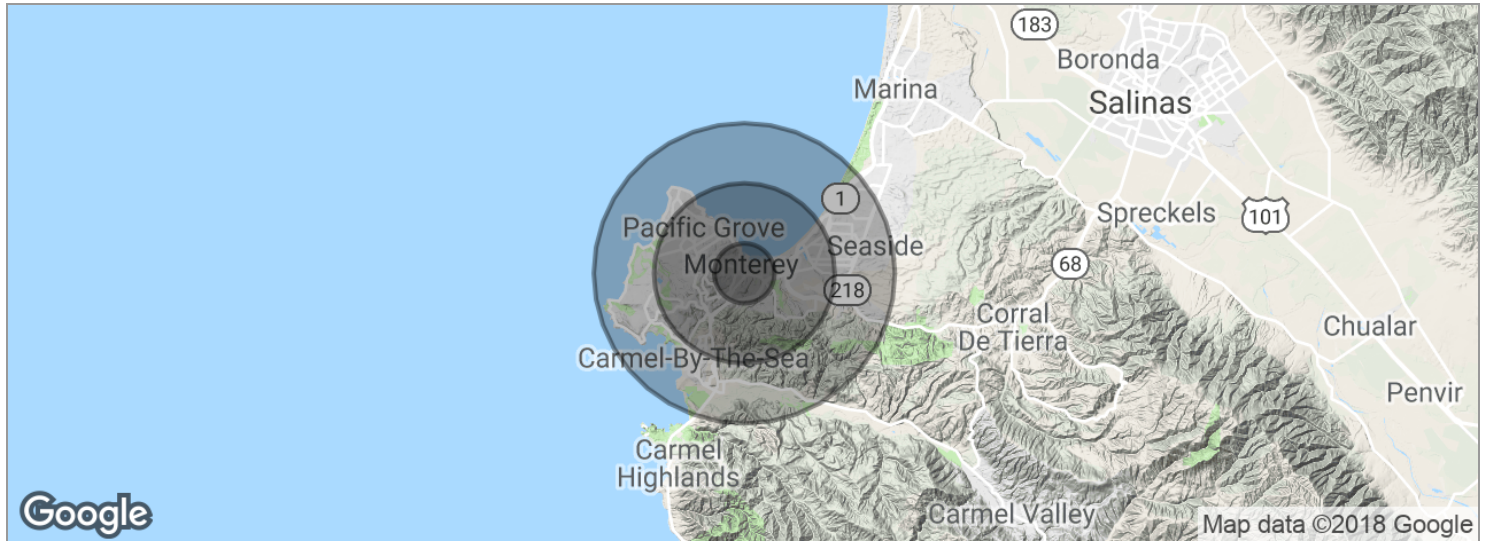
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,302	47,719	96,215
Median age	42.6	43.1	42.3
Median age (Male)	42.0	41.2	40.8
Median age (Female)	43.1	43.6	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,983	20,476	39,064
# of persons per HH	2.1	2.3	2.5
Average HH income	\$75,410	\$85,970	\$89,019
Average house value	\$825,598	\$852,453	\$846,509

* Demographic data derived from 2010 US Census

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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.

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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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