

# STREET RETAIL SPACES FOR LEASE

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE



## 380 ALVARADO STREET, MONTEREY, CA 93940

525 - 1000 SF Available (2.00 PSF MG)

*Presented by:*

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# EXECUTIVE SUMMARY

RETAIL SPACE FOR LEASE

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## OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Available SF: | 525 - 1,000 SF          |
| Lease Rate:   | \$2.00 SF/month<br>(MG) |

## PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 380 Alvarado Street in Downtown Monterey. These street level retail / office spaces are next door to Jamba Juice and the Osio Theater and has Group 1 Water. Only a block away from the newly renovated Portola Plaza Conference Center and Starbucks this location has heavy traffic visibility and foot traffic.

## LOCATION OVERVIEW

380 Alvarado Street is part of the former resident of Jacinto Rodriguez and is deemed a historic building. This street level retail space is part of a two story adobe with a cantilevered balcony. The Osio-Rodriguez Adobe is centrally located on Monterey's downtown main street.

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## ADDITIONAL PHOTOS

RETAIL SPACE FOR LEASE

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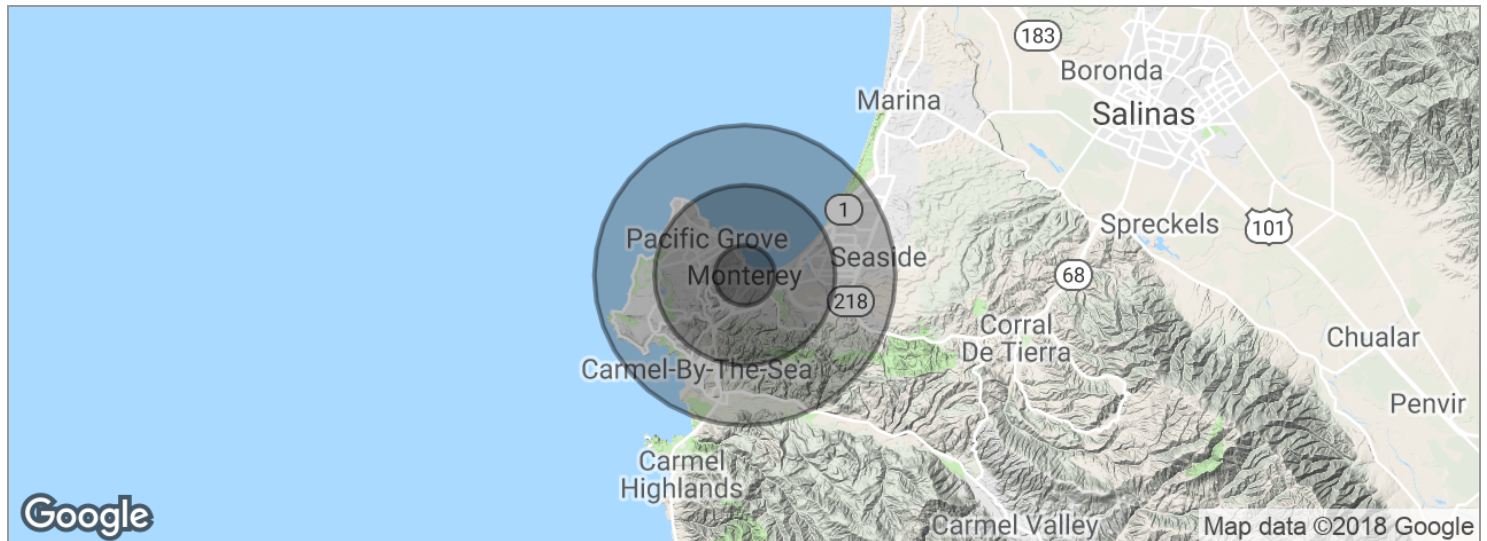
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# DEMOGRAPHICS MAP

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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 9,174     | 47,473    | 95,108    |
| Median age          | 40.8      | 42.9      | 42.2      |
| Median age (Male)   | 40.9      | 41.0      | 40.7      |
| Median age (Female) | 40.3      | 43.4      | 43.1      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 4,200     | 20,317    | 38,601    |
| # of persons per HH | 2.2       | 2.3       | 2.5       |
| Average HH income   | \$73,112  | \$85,380  | \$88,612  |
| Average house value | \$726,501 | \$830,981 | \$845,780 |

\* Demographic data derived from 2010 US Census

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## Disclaimer

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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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