

# RETAIL/OFFICE PROPERTY FOR LEASE

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE



## RETAIL/OFFICE: 4,000 SF (\$1.25 + NNN)

851 Munras Avenue, Monterey, CA 93940

Presented by:

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CalDRE #02010395

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# EXECUTIVE SUMMARY

RETAIL/OFFICE PROPERTY FOR LEASE

851 MUNRAS AVENUE, MONTEREY, CA 93940



## OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$1.25 SF/month (NNN)

## PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer for lease 851 Munras Avenue in Monterey, California. This luxurious 4,000 SF space is the perfect location for a day spa and nail salon. The property includes a reception area with a working water feature, six private rooms, ada bathrooms and shower, full kitchen, and plenty of storage.

## PROPERTY HIGHLIGHTS

- Group 2 Water
- Elevator Serviced
- High visibility in Downtown Monterey Location
- 10 Parking Spaces Available in Adjacent Lot
- 6 Private Rooms
- 4 Bathrooms
- Lots of Natural Light

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## ADDITIONAL PHOTOS

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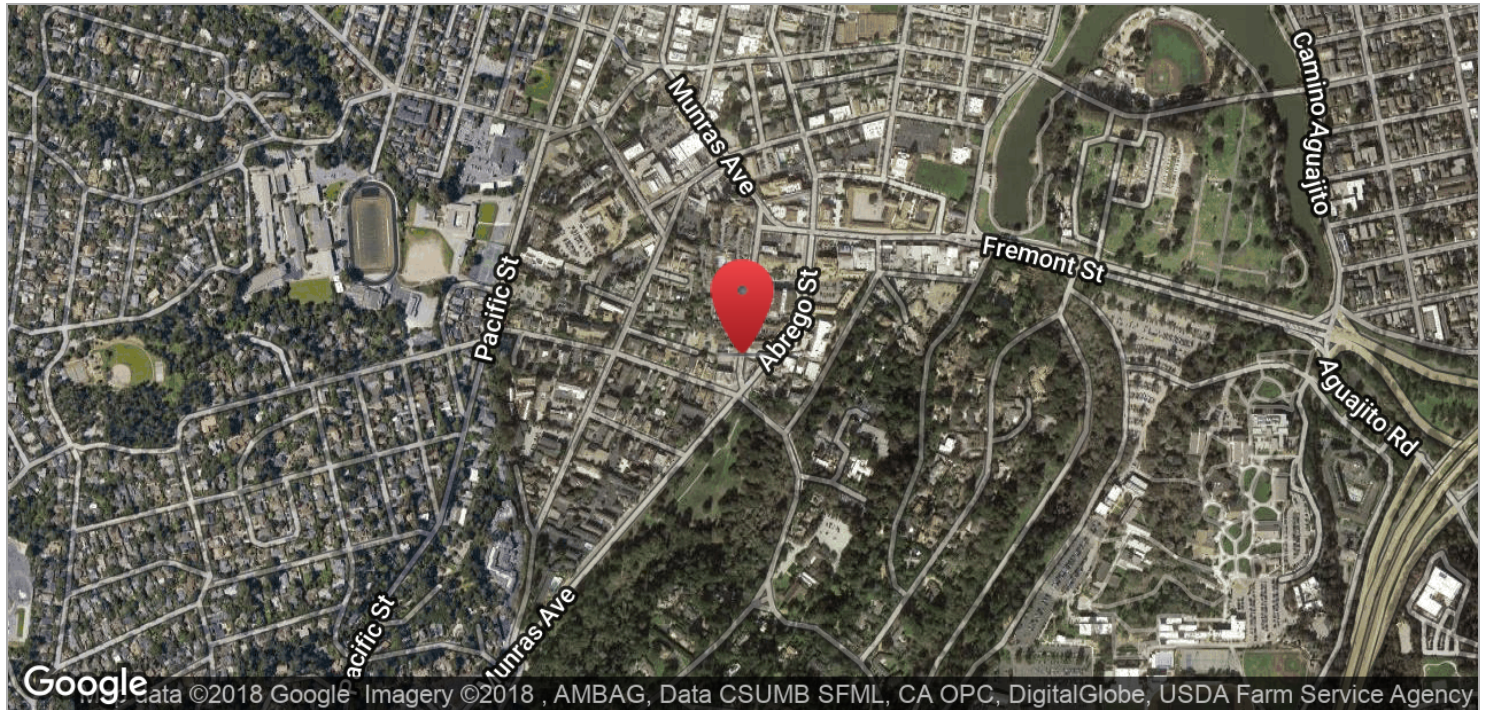


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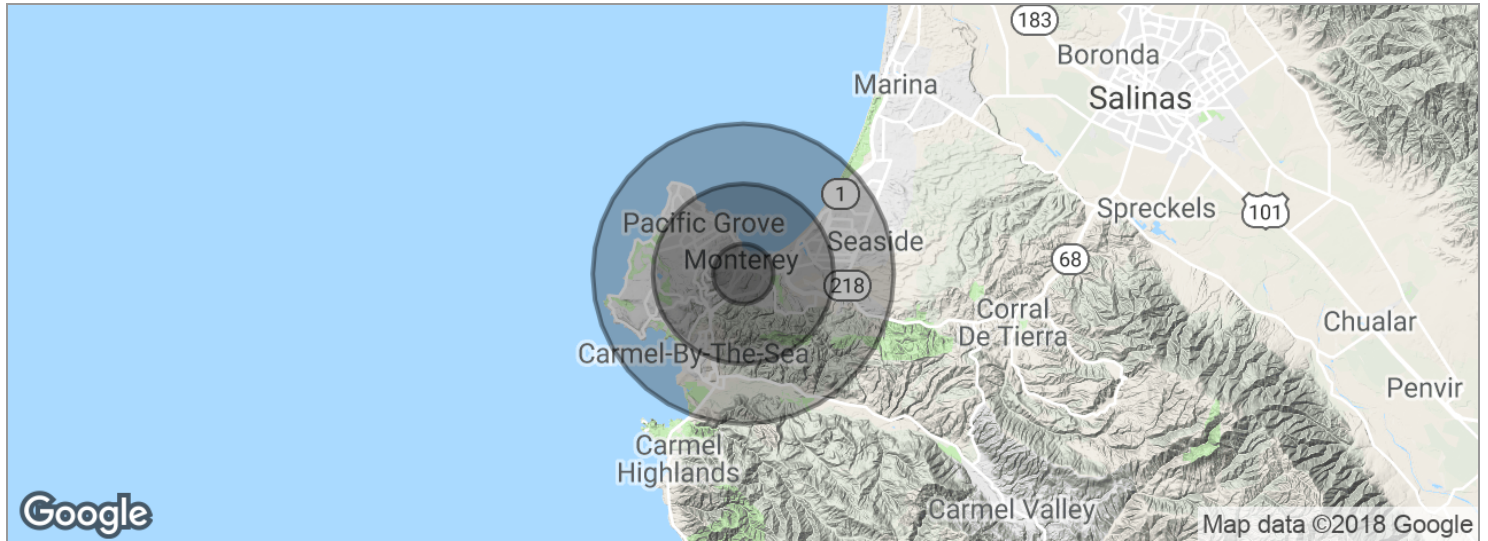


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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,926	47,990	96,215
Median age	44.3	43.4	42.4
Median age (Male)	43.7	41.5	40.9
Median age (Female)	44.8	43.9	43.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,928	20,663	39,046
# of persons per HH	2.0	2.3	2.5
Average HH income	\$77,233	\$87,077	\$89,196
Average house value	\$875,295	\$876,841	\$845,803

\* Demographic data derived from 2010 US Census

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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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