



Downtown Pacific Grove Live-Work Property

217 Grand Ave, Pacific Grove, CA 93950

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

217 GRAND AVE, PACIFIC
GROVE, CA 93950

Asking Price

\$995,000



TOTAL RETAIL/OFFICE SPACE
± 220 SF



TOTAL LIVING SPACE
± 662 SF



LIVE-WORK



YEAR BUILT
1894

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present for sale 217 Grand Ave, a unique live-work property, in downtown Pacific Grove, California. The property configuration allows either a live/work option or mixed-use. The commercial space fronting the street and property is currently vacant offering options for a variety of uses including retail and office. The residential portion of the property is accessed via Gardner's Alley between neighboring properties. Remodeled and updated in 2018, this property has been well maintained, with a recent history of long-term residential rentals. The property benefits from its location in downtown Pacific Grove with close proximity to retail establishments, restaurants, and the beach at Lover's Point.

PROPERTY DETAILS

APN	006-283-018
Building Size	± 882 SF
Lot Size	± 994 SF (0.0228 Acres)
Property Type	Mixed-Use/ Live-work
Zoning	C-D — Downtown Commercial

PROPERTY HIGHLIGHTS

- Centrally located on Grand Avenue near shops, restaurants, and services.
- Downtown setting with strong local activity.
- Limited availability of small commercial properties in Pacific Grove.
- Architectural drawings for proposed second story addition and rooftop deck.



Gardner's Alley is named for Gardner Stables, which at one time had up to 100 horses available for Pacific Grove Transportation. In 1919, the stables gave way to an auto repair shop. Local Legend suggests even John and Carol Steinbeck who lived on 11th street in Pacific Grove showed patronage to the auto shop in the 1930's.





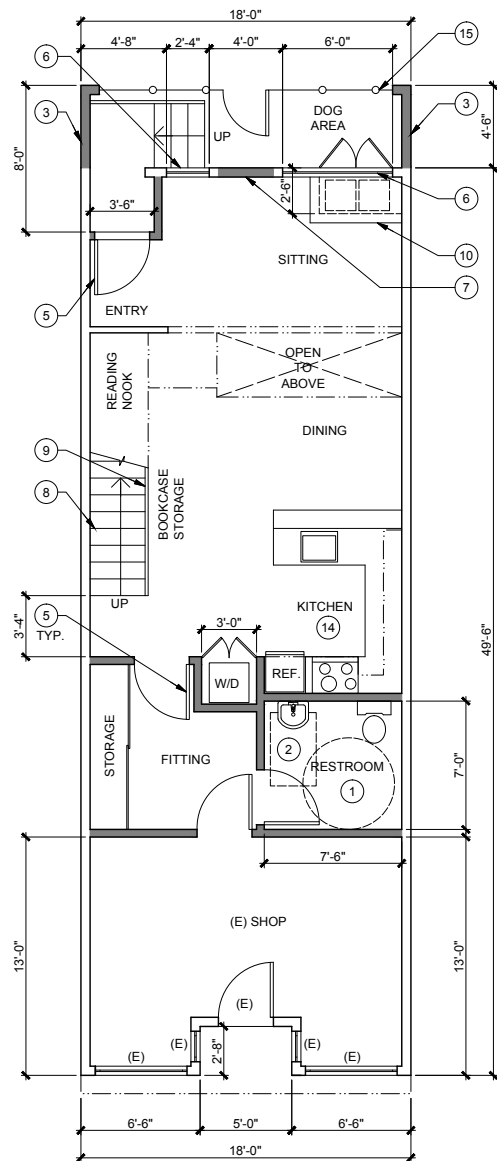
MAHONEY
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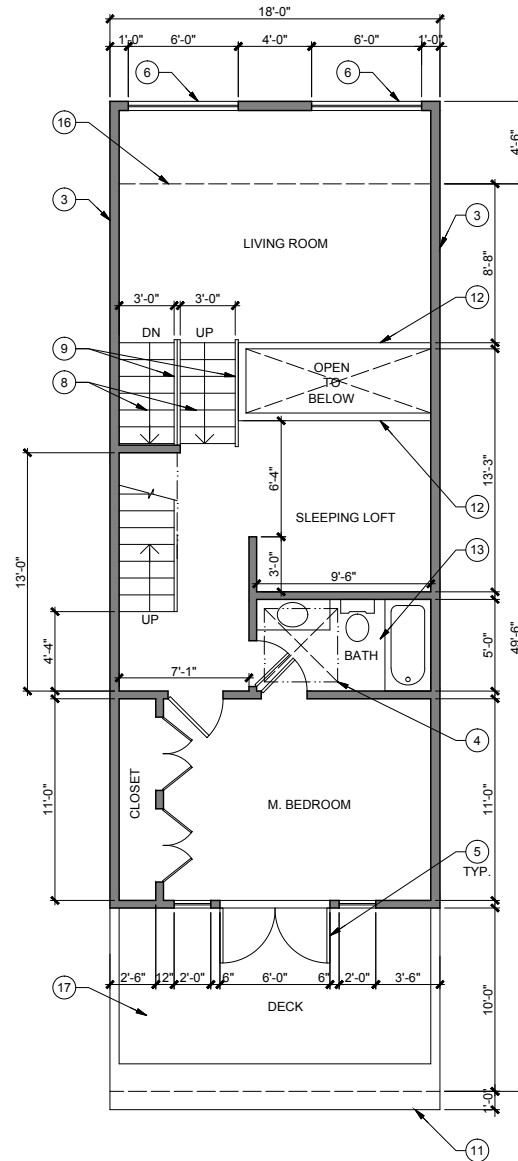
217 Grand Ave | 6

PROPOSED FLOOR PLANS

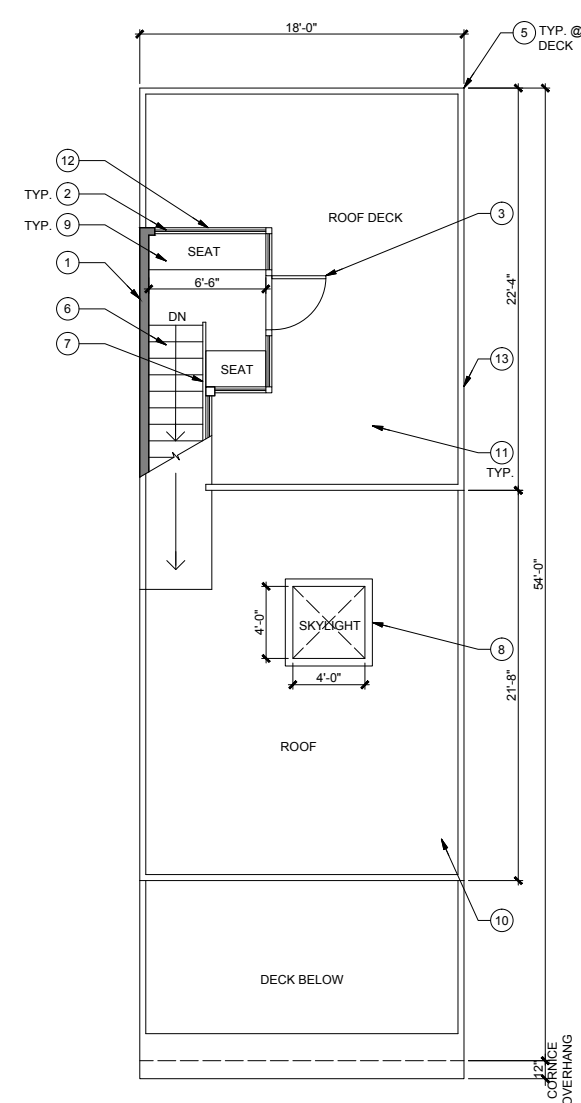
FIRST FLOOR



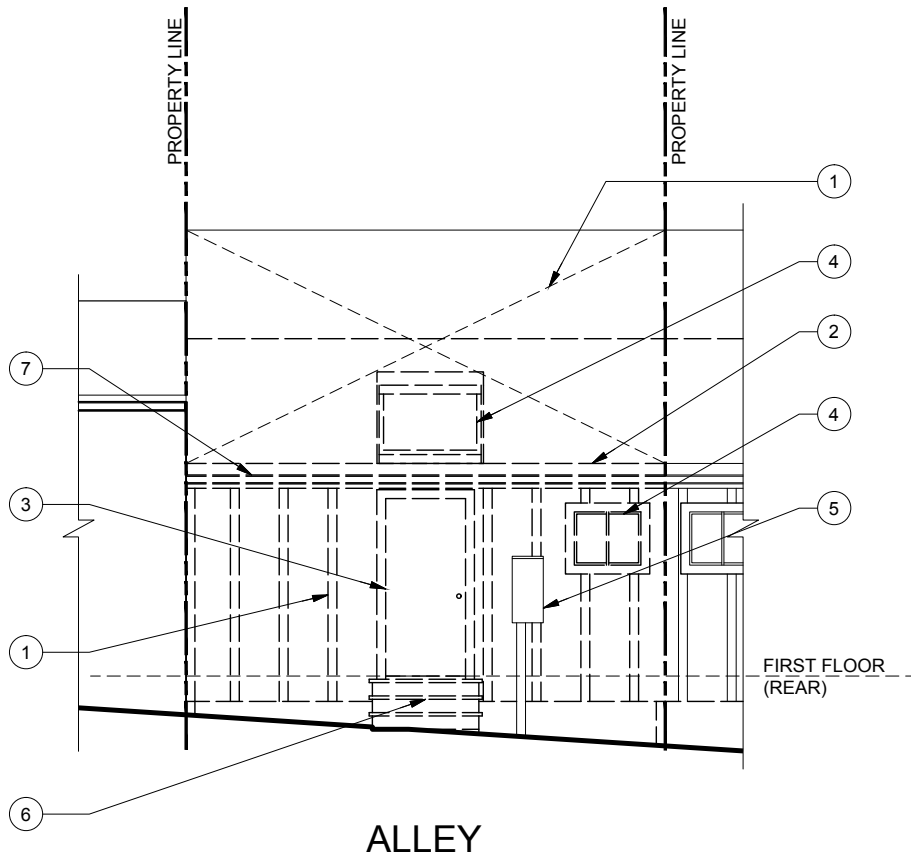
SECOND FLOOR



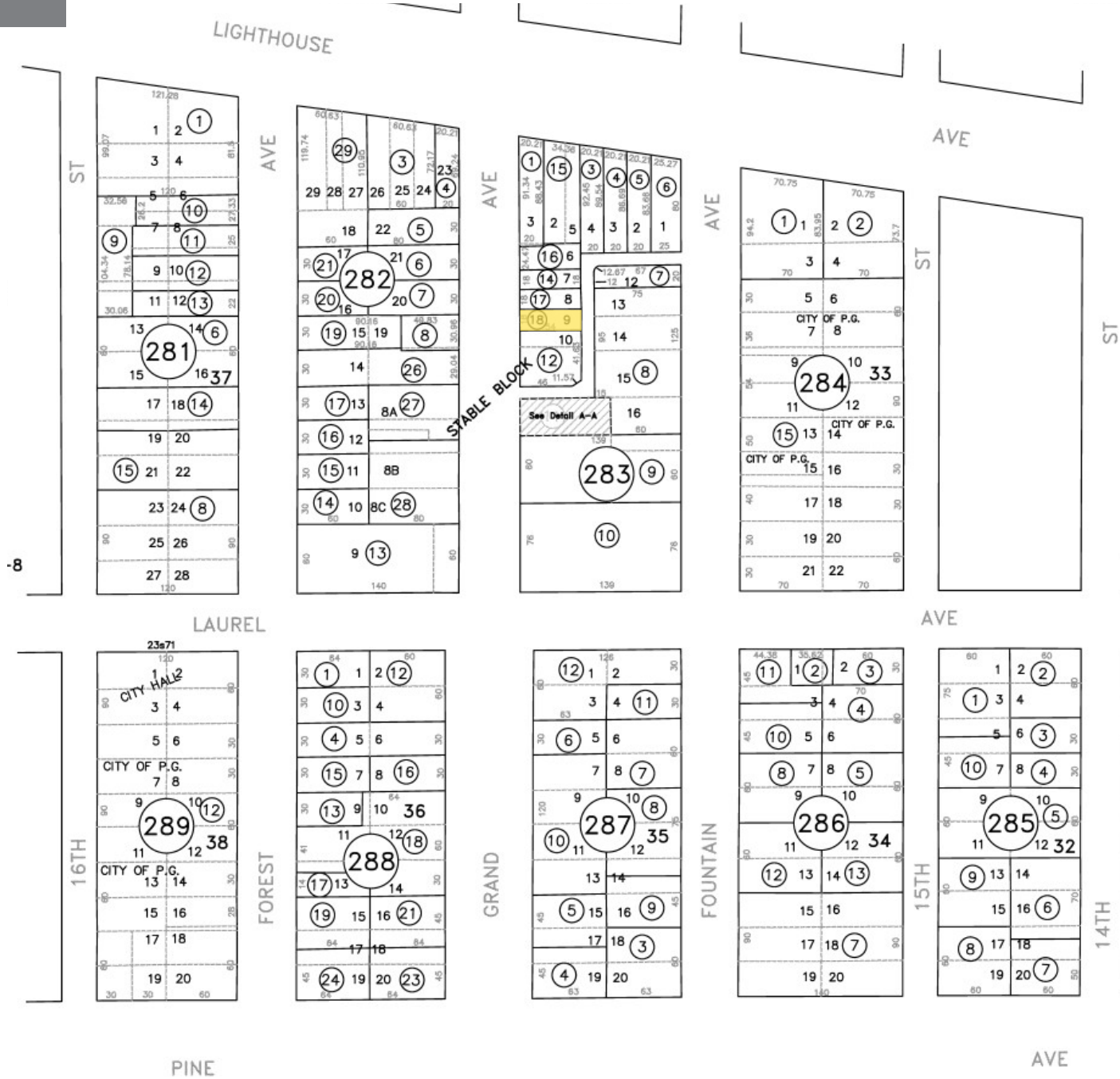
ROOF



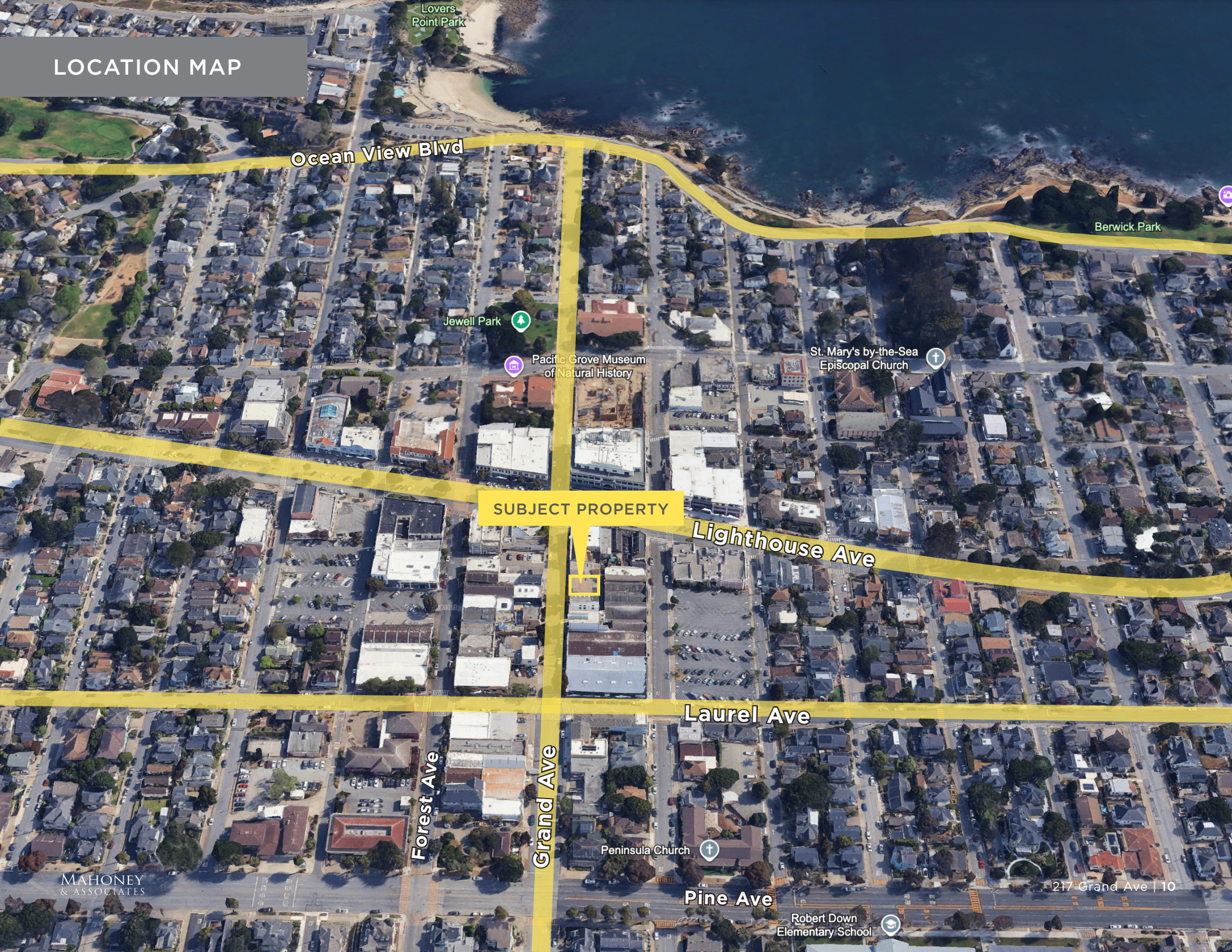
ELEVATIONS



PARCEL MAP



LOCATION MAP



Lovers Point Park

Ocean View Blvd

Berwick Park

Jewell Park

Pacific Grove Museum of Natural History

St. Mary's by-the-Sea Episcopal Church

SUBJECT PROPERTY

Lighthouse Ave

Laurel Ave

Forest Ave

Grand Ave

Peninsula Church

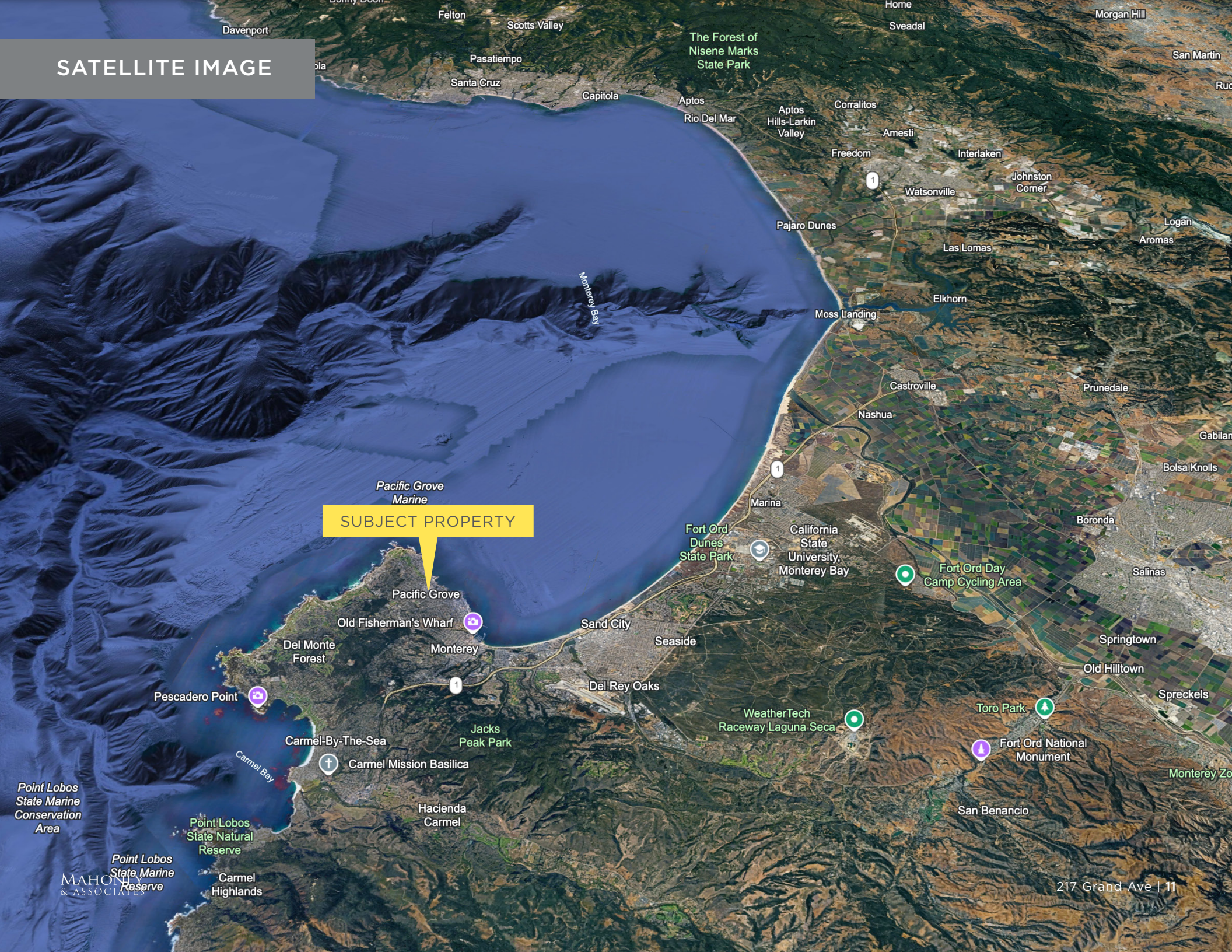
Pine Ave

Robert Down Elementary School

217 Grand Ave | 10

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SATELLITE IMAGE



SUBJECT PROPERTY

ABOUT MONTEREY

AREA OVERVIEW

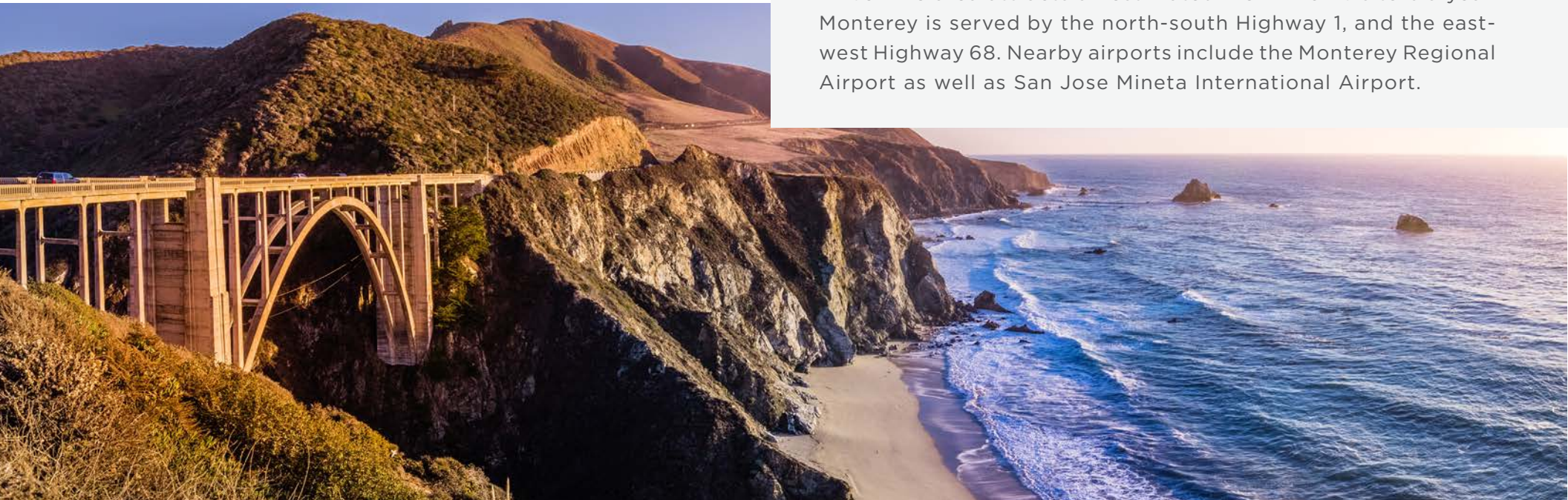
Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages approx. 29,000, but during peak tourist season that number reaches more than 70,000.

Monterey’s economic mainstays now are tourism and the military. Other significant sectors of the economy include agriculture, trade, transportation, and utilities.

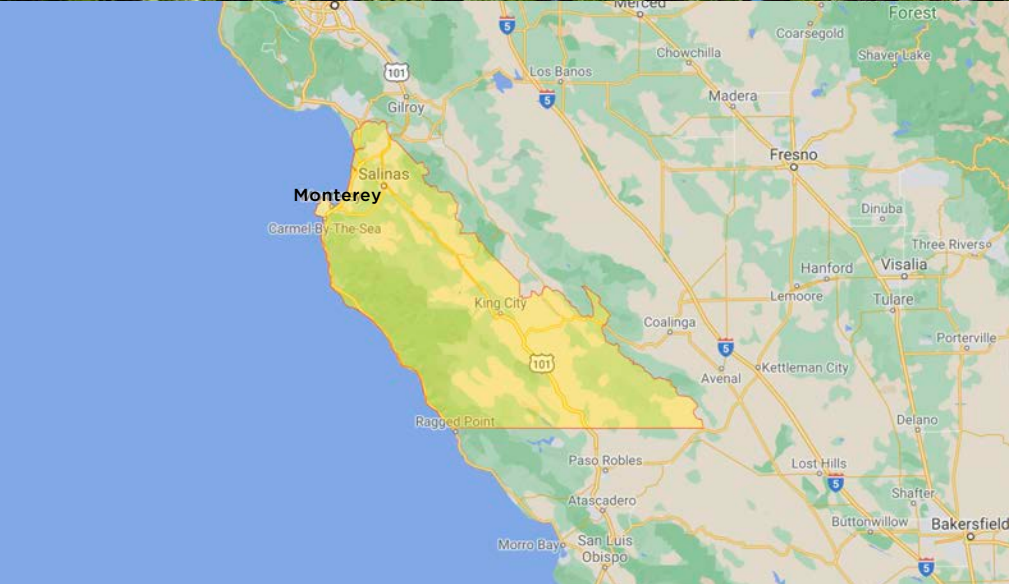


LOCATION

Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. Monterey is served by the north-south Highway 1, and the east-west Highway 68. Nearby airports include the Monterey Regional Airport as well as San Jose Mineta International Airport.



MONTEREY COUNTY OVERVIEW



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



2025 DEMOGRAPHICS

433,729

Population

132,170

Households

35.3

Median Age

\$97,230

Median
Household
Income

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**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates, founded by John Mahoney, has been known as a local and regional trusted industry leader. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction, one mission alone drives us all, and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your objectives. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to bring order and enrichment to their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$5 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. 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. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 M&A and in compliance with all applicable fair housing and equal opportunity laws.

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