



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

High-Visibility Retail Space Downtown Carmel

Ocean Ave | Carmel-By-The-Sea, CA 93921

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EXECUTIVE SUMMARY

OCEAN AVENUE, CARMEL-BY-
THE-SEA CA, 93921

Asking Rate

\$10,000/MONTH +NNN



TOTAL LEASABLE AREA
± 922 SF



FOOT TRAFFIC
EXCELLENT



ZONING
CC - CENTRAL
COMMERCIAL



LOCATION
PINE INN

Mahoney & Associates is pleased to present the opportunity to sublet commercial space within the historic Pine Inn, located in the heart of Carmel-by-the-Sea. Positioned on Ocean Avenue Carmel's busiest retail corridor, this highly visible location benefits from exceptional foot traffic, prominent frontage, and proximity to Carmel's most visited shops, galleries, and restaurants.

The Pine Inn, established in 1889, is a landmark boutique hotel that blends old-world charm with modern elegance. Its central location makes it a focal point for both visitors and locals, offering a unique chance for a tenant to establish their presence in one of California's most desirable coastal destinations.

PROPERTY DETAILS

APN	010-213-003
Address	Ocean Ave, Carmel-By-The-Sea CA, 93921
Zoning	CC - Central Commercial
Building Size	± 922 SF

PROPERTY HIGHLIGHTS

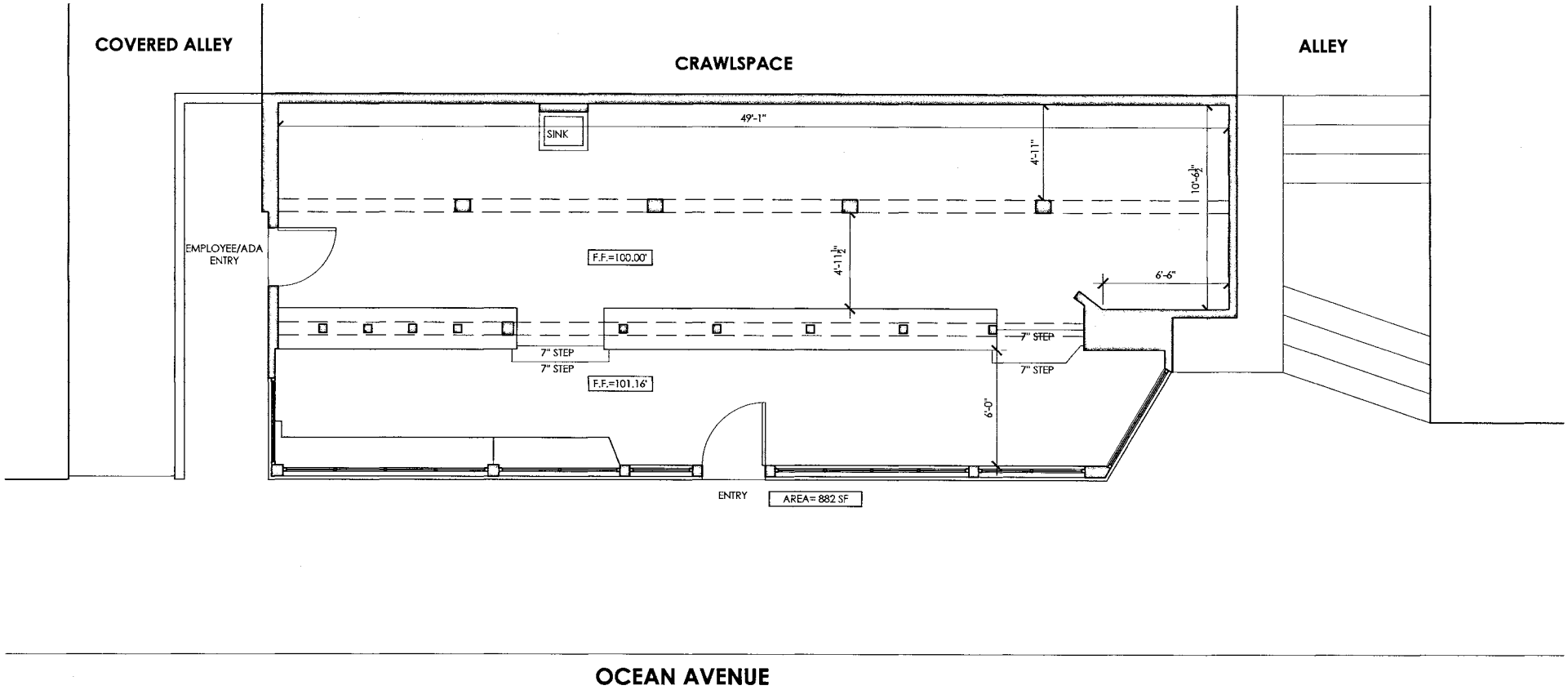
- Ocean Avenue frontage at a signalized corner
- Located within the Pine Inn, one of Carmel's most recognized historic hotels
- Excellent visibility and signage opportunities
- Steady pedestrian and tourist traffic throughout the year
- Flexible space suitable for retail, gallery, boutique, or specialty use
- Surrounded by high-end retailers, restaurants, and hospitality destinations







FLOOR PLAN



LOCATION OVERVIEW



ABOUT CARMEL-BY-THE-SEA

Carmel-by-the-Sea is one of California's most iconic coastal destinations, renowned for its unique blend of history, charm, and natural beauty. Nestled along the Monterey Peninsula, Carmel offers a European-style village atmosphere with quaint courtyards, cobblestone pathways, and storybook architecture. Its world-class art galleries, boutique shops, and award-winning restaurants make it a cultural and culinary hub that attracts visitors from around the globe.

Beyond its downtown appeal, Carmel is home to pristine white-sand beaches, dramatic coastal scenery, and immediate proximity to Pebble Beach and the famed 17-Mile Drive. The area enjoys a year-round flow of both domestic and international travelers seeking a luxury coastal experience, complemented by a highly affluent resident population.

With its strong mix of tourism, lifestyle amenities, and established reputation as a premier shopping and dining district, Carmel-by-the-Sea offers an unparalleled setting for businesses looking to align with one of the most desirable markets on the California coast.



History

Founded in the early 1900s, Carmel quickly became an artists' colony, attracting writers, painters, poets, and musicians from around the world. Robinson Jeffers, Jack London, and other literary figures helped shape the town's reputation as a cultural hub. Over the years, Carmel has preserved its storybook architecture, cobblestone lanes, and European charm, creating a village atmosphere that feels both timeless and unique. The community's commitment to protecting its history ensures that Carmel retains the distinctive character that sets it apart as a world-renowned destination.

2024 Demographics

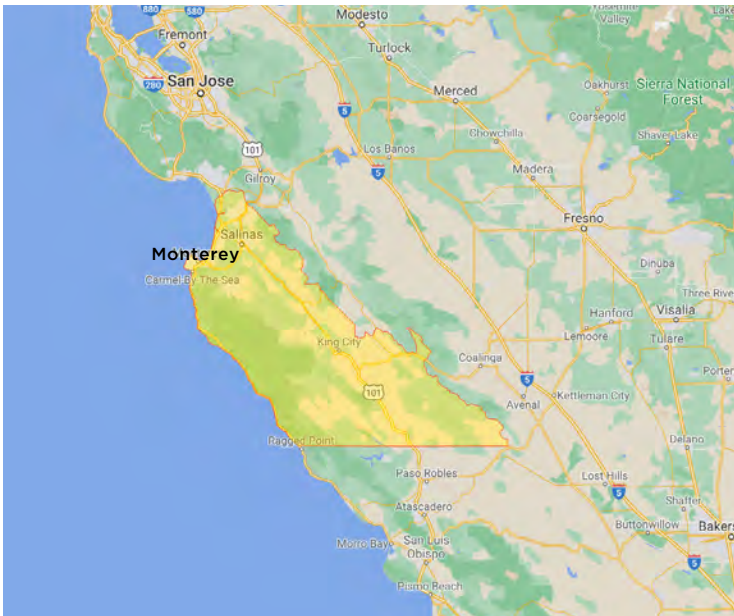
Population	± 31,160 and 31,524
Median Household Income	\$82,303
Median Home Value	\$690,000 to \$760,000
Per Capita Income	\$33,614
Median Age	31.3



MONTEREY COUNTY OVERVIEW

ABOUT MONTEREY COUNTY

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. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



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.



2024 DEMOGRAPHICS

436,251

Population

132,170

Households

35.3

Median Age

\$88,035

Median Household
Income

MAHONEY & ASSOCIATES

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 has been known as a local and regional trusted industry leader, founded by John Mahoney. 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 we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

We would be honored to sit down with you—listen to your story, understand your goals, learn about your property, and explore the challenges and opportunities you face. Every property has its own unique potential, and we've found that no single solution fits all. That's why we're committed to creating customized strategies that reflect your vision and respect the interests of all stakeholders involved.

There's nothing more rewarding to us than driving past a property where we've partnered with an owner and seeing the transformation—a thriving new business, a revitalized income stream, a heartfelt tribute to a loved one, or a once-forgotten landmark brought back to life. These outcomes remind us that our work is about more than just real estate—it's about legacy, impact, and community.

We look forward to working with you to bring that vision to life.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$3 BILLION

IN TRANSACTION VOLUME

1,000+

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 the 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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