



RETAIL SPACE FOR LEASE

853 Munras Ave. | Monterey, CA 93940

Chris Tonini | DRE #02088036

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

853 MUNRAS AVE. | MONTEREY, CA 93940

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is please to present to the market for lease 460 SF of retail space in Monterey. The available space has in suite restroom, street level visibility, street parking, and parking available in the adjacent lot. Neighboring tenants include a variety of personal service (i.e Hair Salon, Nails, Esthetician).

PROPERTY HIGHLIGHTS

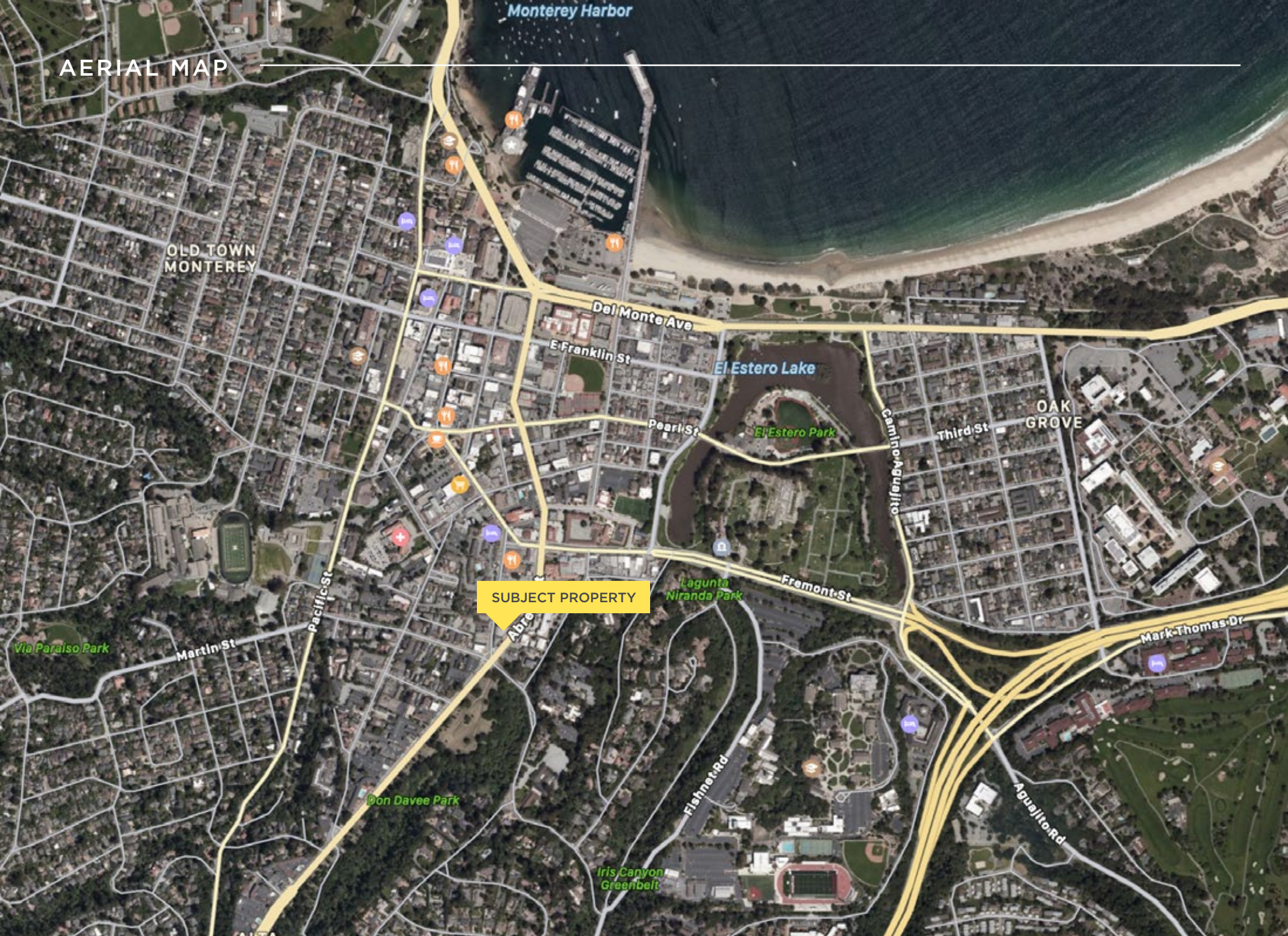
- Excellent street exposure
- Good tenant mix of surrounding professionals
- Newly painted and updated flooring
- In suite restroom

PROPERTY DETAILS	
ADDRESS	853 Munras Ave.
BUILDING SF	±460 SF
LEASE RATE	\$2.50 PSF NNN (estimated at \$0.64 PSF)





AERIAL MAP



DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates 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. Mahoney & Associates 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 leasing a property 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. 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.