

467 ALVARADO STREET & 474 TYLER STREET
MONTEREY, CALIFORNIA

PRIME RESTAURANT SPACES AVAILABLE



Josh Jones
T +831 647 2106
josh.jones@cushwake.com
Lic. 01352818

 CUSHMAN &
WAKEFIELD



PROPERTY SUMMARY

Cushman & Wakefield is pleased to exclusively offer restaurant space for lease in the newly built Work Building on Alvarado Street and Tyler Street in Downtown Monterey. This mixed-use project consists of upper floor apartments and retail / restaurants on the ground floor.

PROPERTY HIGHLIGHTS

- Sit-down restaurant space available
- 467 Alvarado Street includes an outdoor seating area of approximately 270 sf
- Mixed use Downtown location with street level retail and upper level apartments.
- Walking distance to convention center, restaurants, hotels, shopping and centrally located for visitors and locals alike
- Group 3 water available for restaurants or similar types of uses
- Brand new construction and available for tenant occupancy immediately
- Open walkway alongside the two restaurants connects Tyler Street to Alvarado Street
- Available suites can be split down to $\pm 1,000$ SF

2016 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	10,044	58,246	93,504
AVG. HH Income	\$84,315	\$97,187	\$97,795
Daytime Population	17,726	45,136	67,723

CURRENT AVAILABILITY

467 Alvarado Street	Unit C	$\pm 3,044$ SF
474 Tyler Street	Unit B	$\pm 1,052$ SF

HIGHLIGHTS

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PROJECT IMAGES

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467 ALVARADO STREET & 474 TYLER STREET

MONTEREY, CALIFORNIA



OUTDOOR
SEATING
(Approx ±270 SF)

ALVARADO STREET

LEASED

LEASED

467
ALVARADO STREET
Unit C
±3,044 SF

NOT A PART

LOT 4

MASONRY WALL

BUILDING

MASONRY WALL

NO PARKING

NO PARKING

ENTER ONLY
ONE WAY

CONCRETE DRIVEWAY

TYLER STREET

474
TYLER STREET
Unit B
±1,052 SF

LEASED



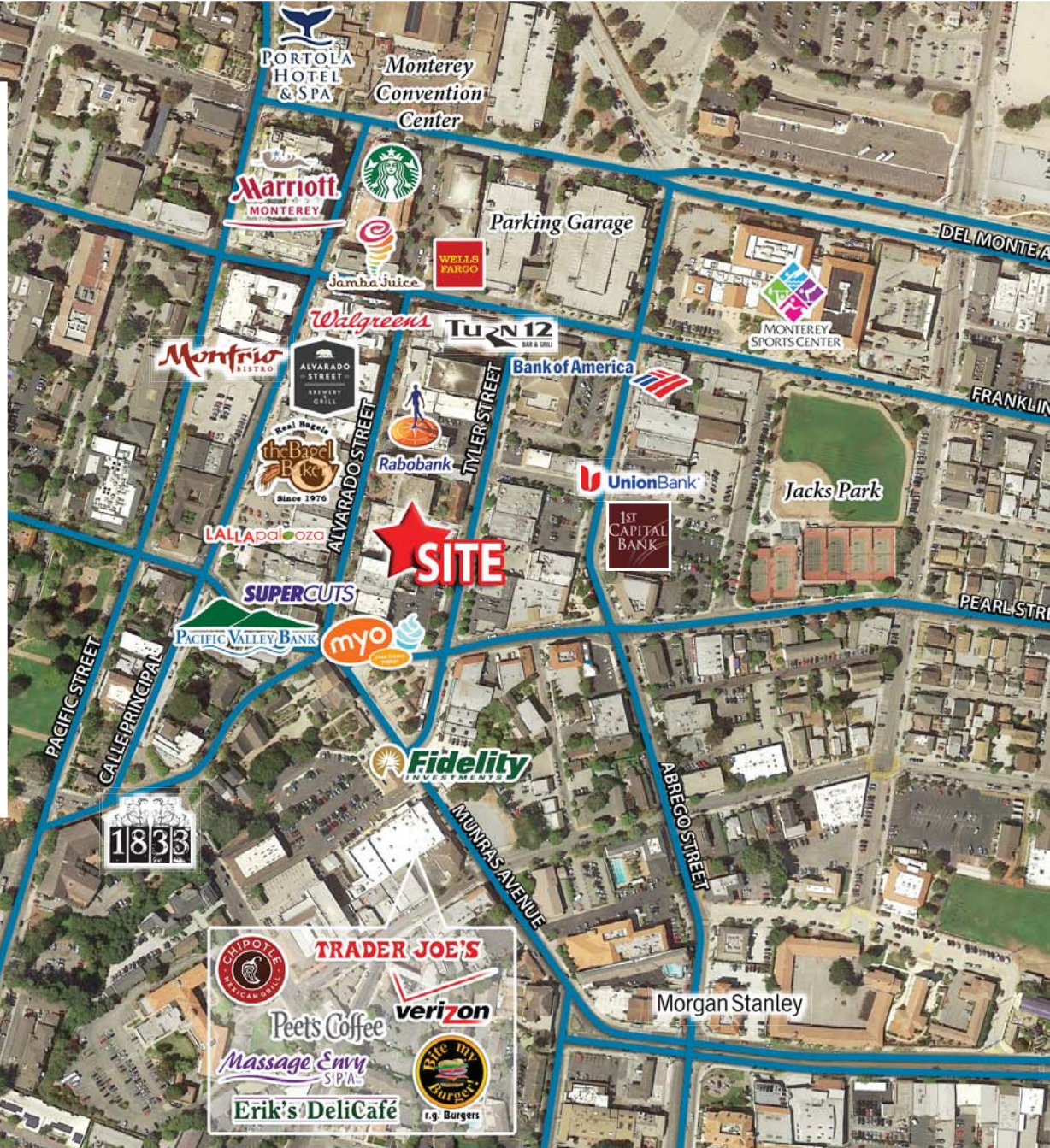
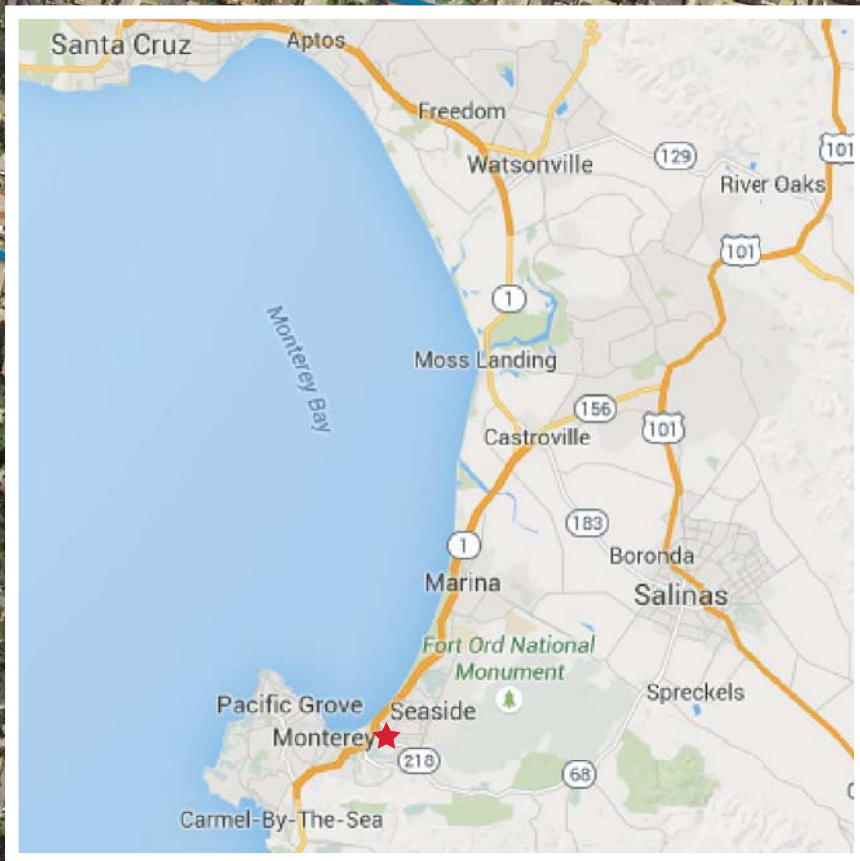
PLAN NORTH

SITE/FIRST FLOOR PLANS

SITE PLAN

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Monterey High School

AMENITIES

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