

CARMEL OFFICE SPACE AVAILABLE

± 500 SF - ± 5,372 SF GROSS | \$2.40 PSF + NNN

OR \$3,450,000



FOR LEASE OR SALE

26385 Carmel Rancho Blvd. | Carmel-By-The-Sea, CA 93923

Peter Baird | DRE #00533485

David Baird | DRE #02282077

CARMEL OFFICE SPACE

± 500 SF - ± 5,372 SF GROSS | \$2.40 PSF + NNN
OR \$3,450,000

TABLE OF CONTENTS:

Executive Summary.....	3 - 4
Property Photos.....	5 - 8
Location Map	9
Aerial Map.....	10
Disclaimer.....	11

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
501 Abrego St | Monterey, CA
831.646.1919
www.mahoneycommercial.com

PETER BAIRD | Managing Broker
pbaird@mahoneycommercial.com
831.655.9200 | DRE #00533485

DAVID BAIRD | Sales Associate
dbaird@mahoneycommercial.com
831.263.9513 | DRE #02282077

EXECUTIVE SUMMARY

CARMEL OFFICE SPACE

LEASE SUMMARY

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present for lease the full second floor or any portion thereof for lease. This attractive and well-designed building offers space configurations from 500 SF to 5,372 SF Gross and has 2 conference rooms and multiple private offices. It also includes its own private parking lot, an abundance of natural light, and is equipped with elevator access.

PROPERTY HIGHLIGHTS

- Centrally located in Carmel’s financial district
- Ample shared parking
- Elevator access
- 2 + conference rooms
- Multiple private offices
- Walking distance to nearby retail services
- Appealing architecture

OFFERING SUMMARY

Address	26385 Carmel Rancho Blvd. Carmel-By-The-Sea, CA 93923
Lease Rate	\$2.40 PSF + NNN (est. \$0.63 PSF)
Total Approximate Leasable Size	± 500 SF - ± 5,372 SF Gross

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

EXECUTIVE SUMMARY

CARMEL OFFICE SPACE

SALE SUMMARY

PROPERTY OVERVIEW

Mahoney & Associates is pleased to present for sale the 26385 Carmel Rancho Blvd. Originally built in 1972 as the Hampton Brown Publishing Building, this building has been reconfigured into multiple office spaces on both levels providing users flexibility in their space requirements. This prime location, located in Carmel’s Financial District, has excellent visibility, ample parking, and easy access to the surrounding region.

PROPERTY HIGHLIGHTS

- Centrally located in Carmel’s financial district
- Elevator Access
- 32 Parking Stalls
- Multiple private offices and conference rooms on both levels
- Walking distance to nearby retail or banking services
- Average Daily Traffic 12,412

OFFERING SUMMARY

Asking Price	\$ 3,450,000
Address	26385 Carmel Rancho Blvd. Carmel-By-The-Sea, CA 93923
APN	015-012-023
Building Size	± 10,861 SF Gross
Lot Size	± 20,909 SF
Zoning	VO-D-S-RAZ (Visitor Serving/ Professional Office-Design Control-Site Plan Review- Residential Allocation)

OCCUPANCY

53% Vacant

Level 1:
Nicora Law Offices - approx. 2,523 SF- Owner of building and reserves right to retain a portion of the building for their own use, the terms and conditions of which will be incorporated into a PSA.

Tical - approx. 1,377 SF - \$2,700/mo (month to month) (1.96/ft)

Downstairs Vacant space - approx. 225 SF - was renting for \$1,000/mo (4.44/ft)

Level 2:
Vacant - approx. 5,372 SF Gross

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

PROPERTY PHOTOS
CARMEL OFFICE SPACE



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

PROPERTY PHOTOS
CARMEL OFFICE SPACE



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

PROPERTY PHOTOS
CARMEL OFFICE SPACE



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

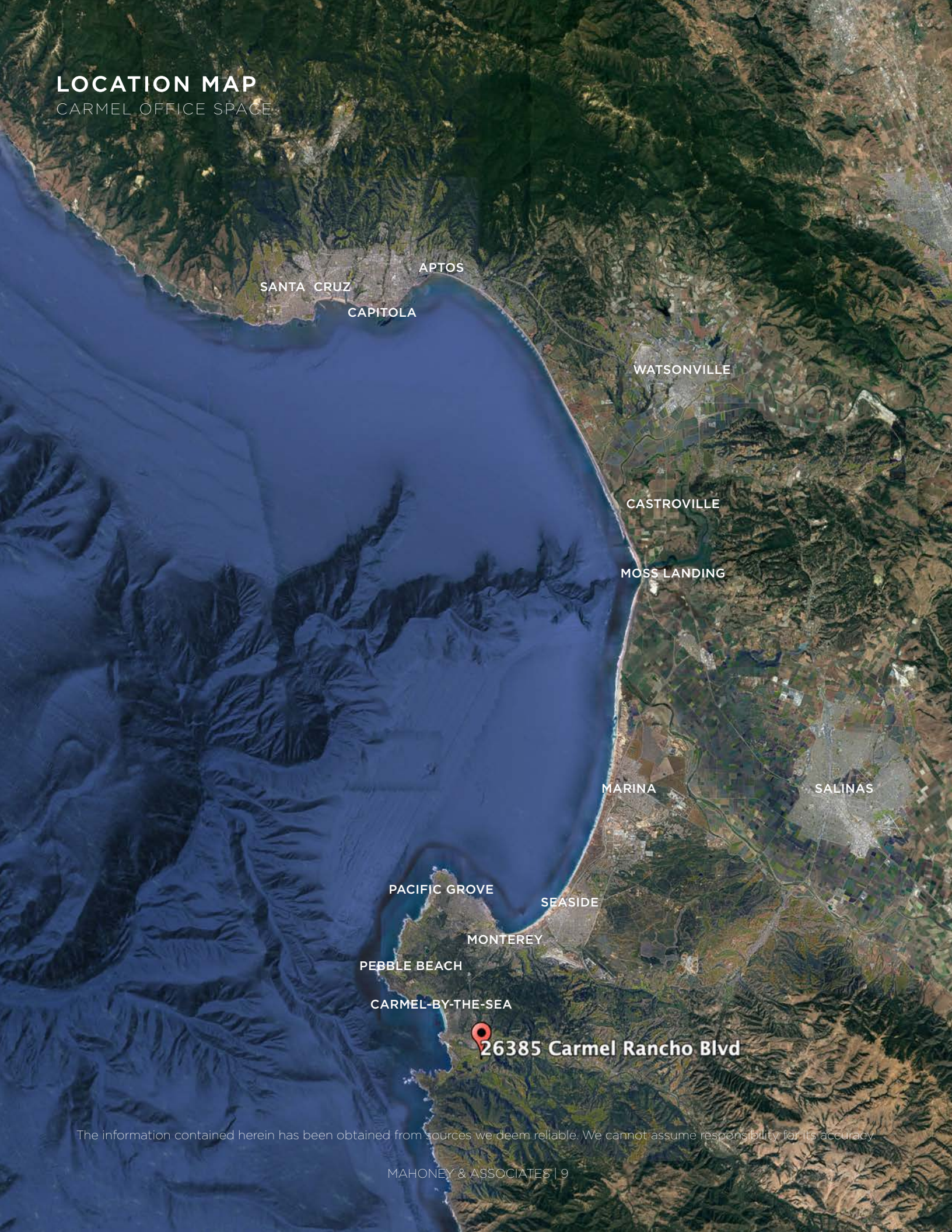
PROPERTY PHOTOS
CARMEL OFFICE SPACE



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

LOCATION MAP

CARMEL OFFICE SPACE



SANTA CRUZ

APTOS

CAPITOLA

WATSONVILLE

CASTROVILLE

MOSS LANDING

MARINA

SALINAS

PACIFIC GROVE

SEASIDE

MONTEREY

PEBBLE BEACH

CARMEL-BY-THE-SEA



26385 Carmel Rancho Blvd

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

AERIAL MAP

CARMEL OFFICE SPACE

CARMEL-BY-THE-SEA

CHEVERON

RIO RD.

1

FROM SCRATCH

BEVMO

PROPERTY LOCATION

CHASE

26385 Carmel Rancho Blvd

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

DISCLAIMER
CARMEL OFFICE SPACE

Mahoney & Associates hereby advises all prospective purchasers 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 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. 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 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

.....

PETER BAIRD Managing Broker pbaird@mahoneycommercial.com DRE #00533485 831.655.9200	DAVID BAIRD Sales Associate dbaird@mahoneycommercial.com DRE #02282077 831.263.9513
--	--

.....

MAHONEY & ASSOCIATES | 501 Abrego St, Monterey, CA 93940
P: 831.646.1919 | mahoneycommercial.com