

TWO MONTHS FREE RENT INCLUDED



**±3,207 SF OF MEDICAL OFFICE SPACE IN DOWNTOWN MONTEREY
FOR SUBLICENSE | RENT: \$1.45 PER SF MODIFIED GROSS**

910 Major Sherman Ln. | Monterey, CA 93940
James Kendall | DRE #02010395

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

910 MAJOR SHERMAN LN. | MONTEREY, CA

TABLE OF CONTENTS:

Executive Summary.....	3
Property Overview.....	4
Property Photos.....	5 - 7
Floor Plan.....	8
Area Overview.....	9 - 11
Mahoney & Associates.....	12
Disclaimer.....	13

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present for lease 910 Major Sherman Ln. in Monterey. The property is a ±3,207 SF medical office space with 9 exam rooms, a reception area, guest and staff in-suite restrooms, staff breakroom and beautiful finishes throughout. The space is located on the 3rd floor and is elevator serviced. There is on-site parking located under the building. This is a sublease: the current tenant is vacating the space with the lease term ending in October 2029; the new tenant will assume the existing lease. Available immediately. Please call for touring instructions.



PROPERTY OVERVIEW

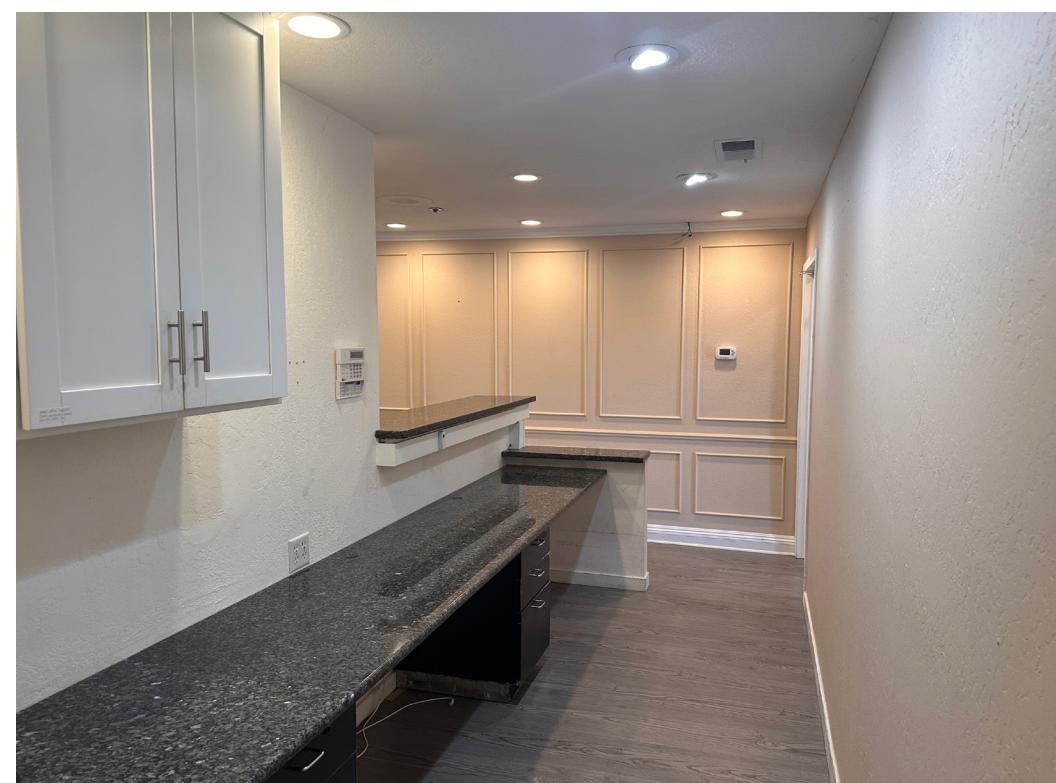
PROPERTY OVERVIEW	
Address	910 Major Sherman Ln. Monterey, CA 93940
Rentable SF	±3,207 SF
Zoning	C-2
On-site Parking	Yes
APN	001-731-028
Asking Rent	\$1.45 per SF Modified Gross

PROPERTY HIGHLIGHTS:

- ± 3,207 sf of medical office space with high-end build-out
- Superior finishes
- On-site parking
- Central Monterey Location
- Near Downtown Monterey, Del Monte Shopping Center, Trader Joes, Alvarado St, and more

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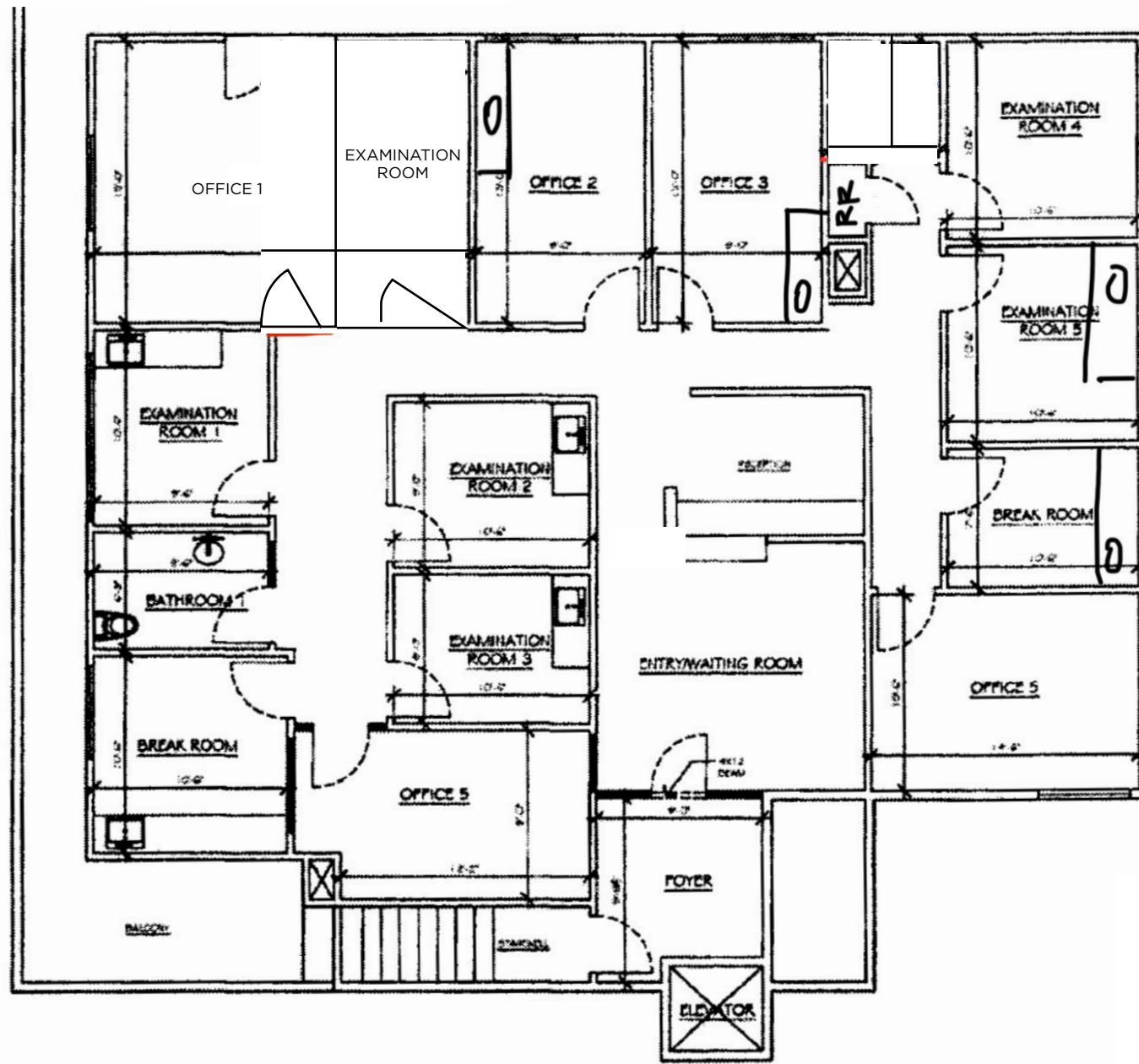








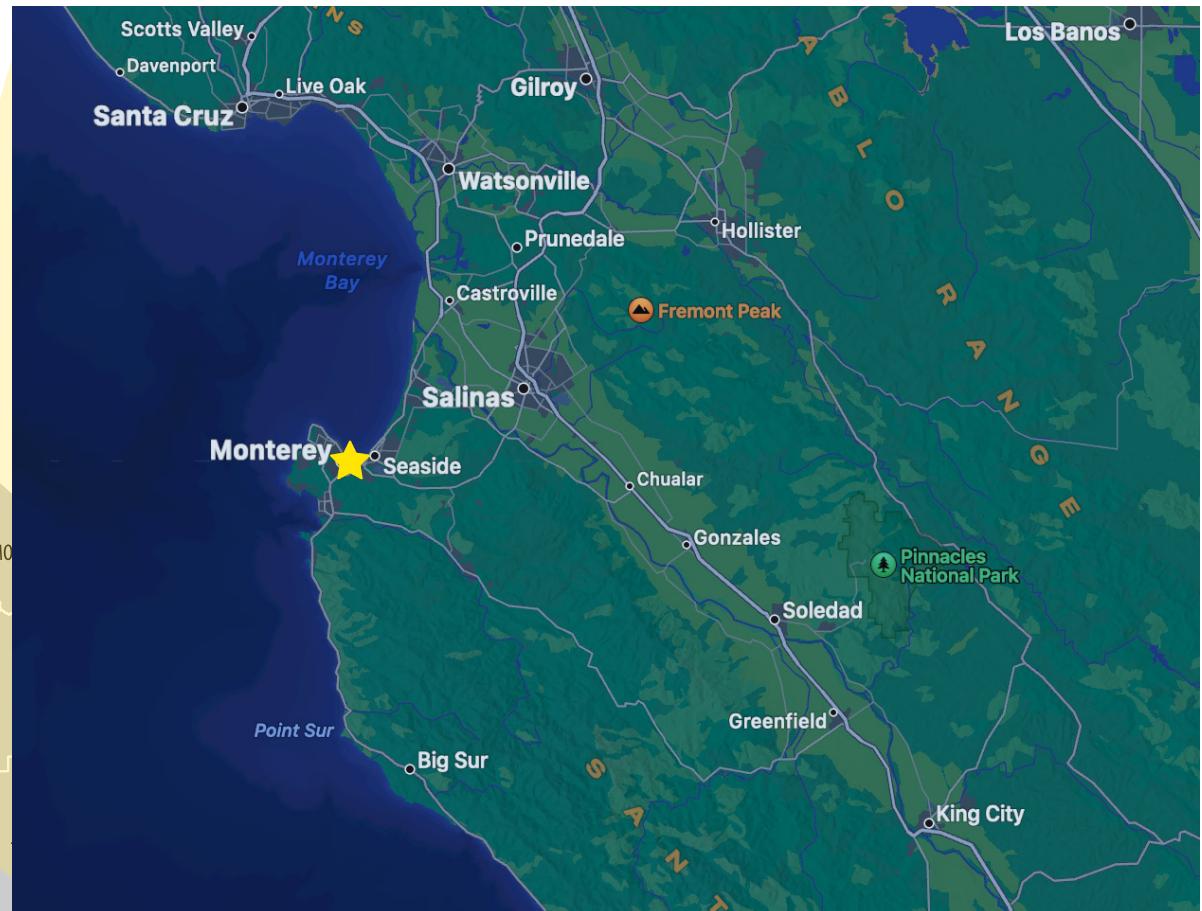
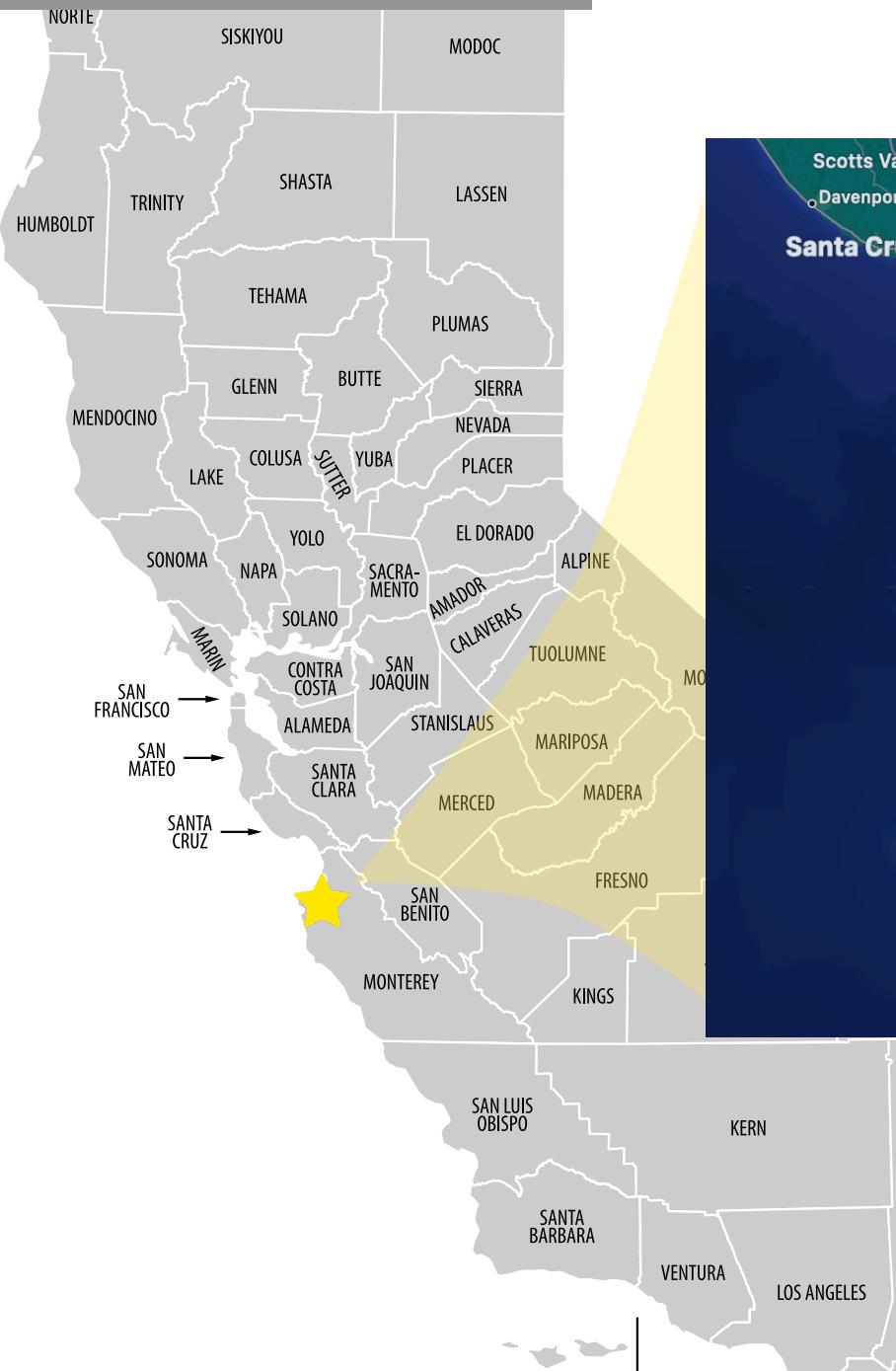
FLOOR PLAN



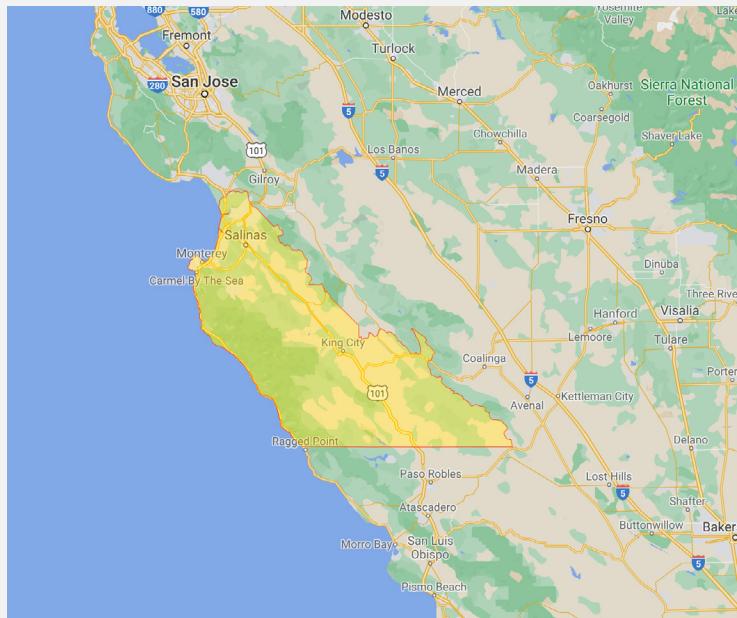
AERIAL MAP



LOCATION OVERVIEW



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



Population



Households



Median Age



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.

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 properties. 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 enrich their lives and the community in which their property sits.

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 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.