

For Lease

Former Bank Remodeled in the Heart of Pacific Grove
Approximately 6000 SF - Divisible

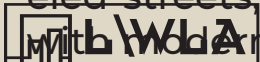


For the first time in six decades, a remarkable opportunity has arisen to lease a meticulously constructed former bank building, now available in the highly sought-after locale of Pacific Grove. Situated prominently on the renowned Lighthouse Avenue, this property stands as a unique offering, distinguished by its visible and accessible parking lot—a rare feature in this area.

The building's robust design and strategic location make it exceptionally well-suited for a range of uses, whether as a single tenant's flagship establishment or a multi-tenant complex catering to various businesses. Its flexible layout and ample space provide a multitude of possibilities for creative and commercial endeavors.

Beyond its practical advantages, the property benefits from its proximity to the vibrant surrounding community. Within a brief walk, you can access an array of local amenities, adding to the convenience and appeal of this prime location. Additionally, the building is situated just three blocks from the stunning Pacific coastline and the beloved Lovers Point, enhancing its attractiveness as a destination and offering an inviting atmosphere for both clients and employees alike.

This is a rare chance to secure a prominent position on one of Pacific Grove's most well-traveled streets, combining historical significance with modern potential.



PREMISES	±6000 SF - Divisible
RENT	\$3.00 SF NNN (Estimated NNN \$0.50 PSF)
TERM	3 - 10 Years
PARKING	13 -16 Spaces on the site with an adjacent City Parking Lot
FEATURES	<ul style="list-style-type: none">- Highly Visible Corner- Min 14 Foot Ceiling Height- Vintage Vault Door- Indoor / Outdoor Design- Great Signage Opportunity





2023 POPULATION

1 Mile
14,588
 3 Miles
38,284
 5 Miles
78,647



2028 PROJECTION

1 Mile
14,634
 3 Miles
38,590
 5 Miles
78,647



MEDIAN AGE

1 Mile
47.3
 2 Miles
45
 5 Miles
41.9



AVG HOUSEHOLD INCOME

1 Mile
119,538
 3 Miles
127,067
 5 Miles
119,803



INCOME OVER \$200K

1 Mile
1,016
 3 Miles
2,957
 5 Miles
4,873



2028 HOUSEHOLDS

1 Mile
7,138
 3 Miles
17,396
 5 Miles
32,145





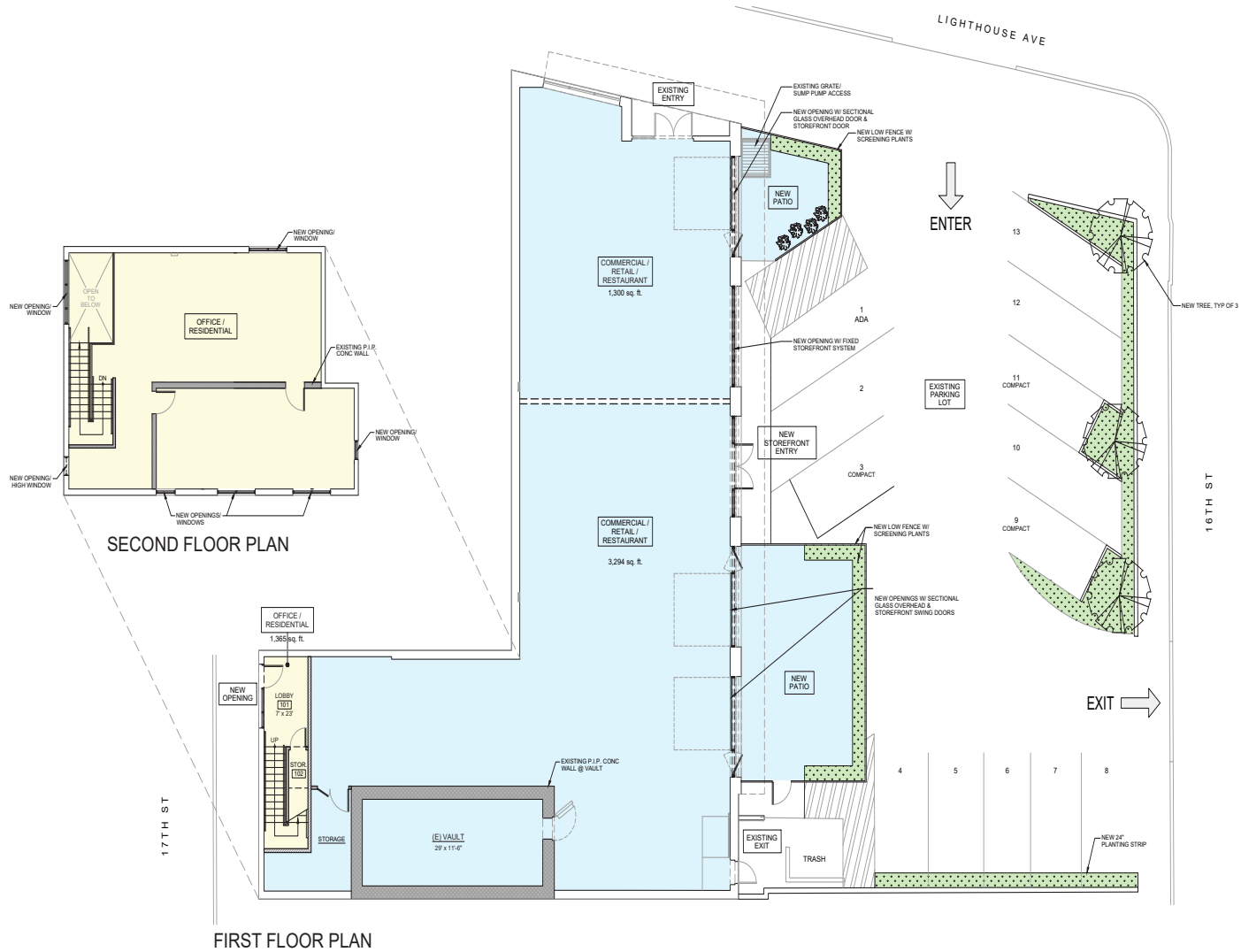
Lighthouse Ave Concept



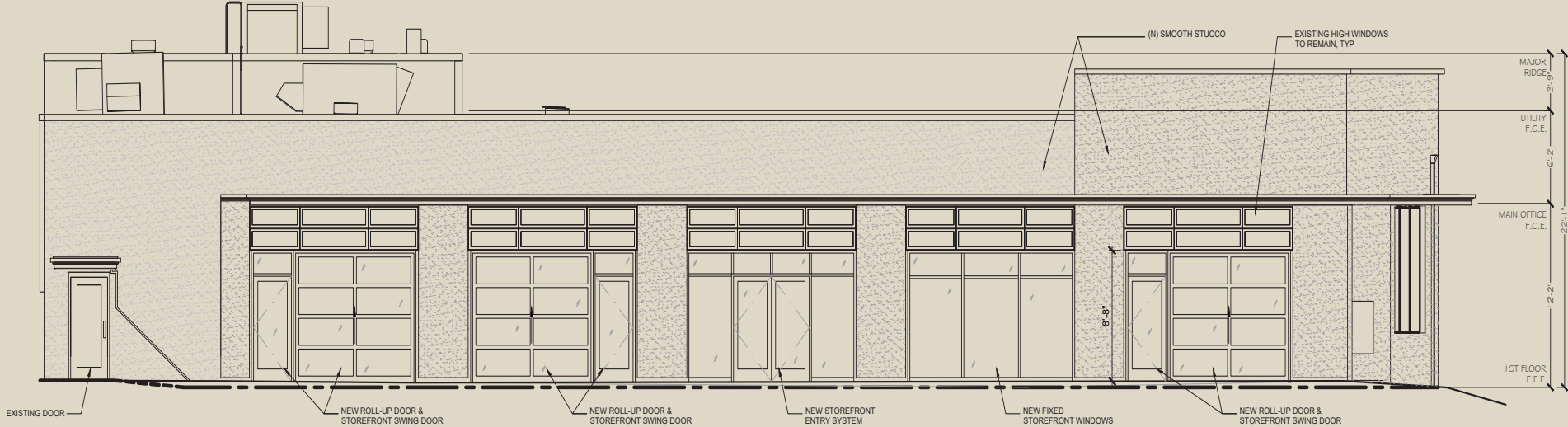
Lighthouse Ave Concept



SITE PLAN - FLOOR PLAN



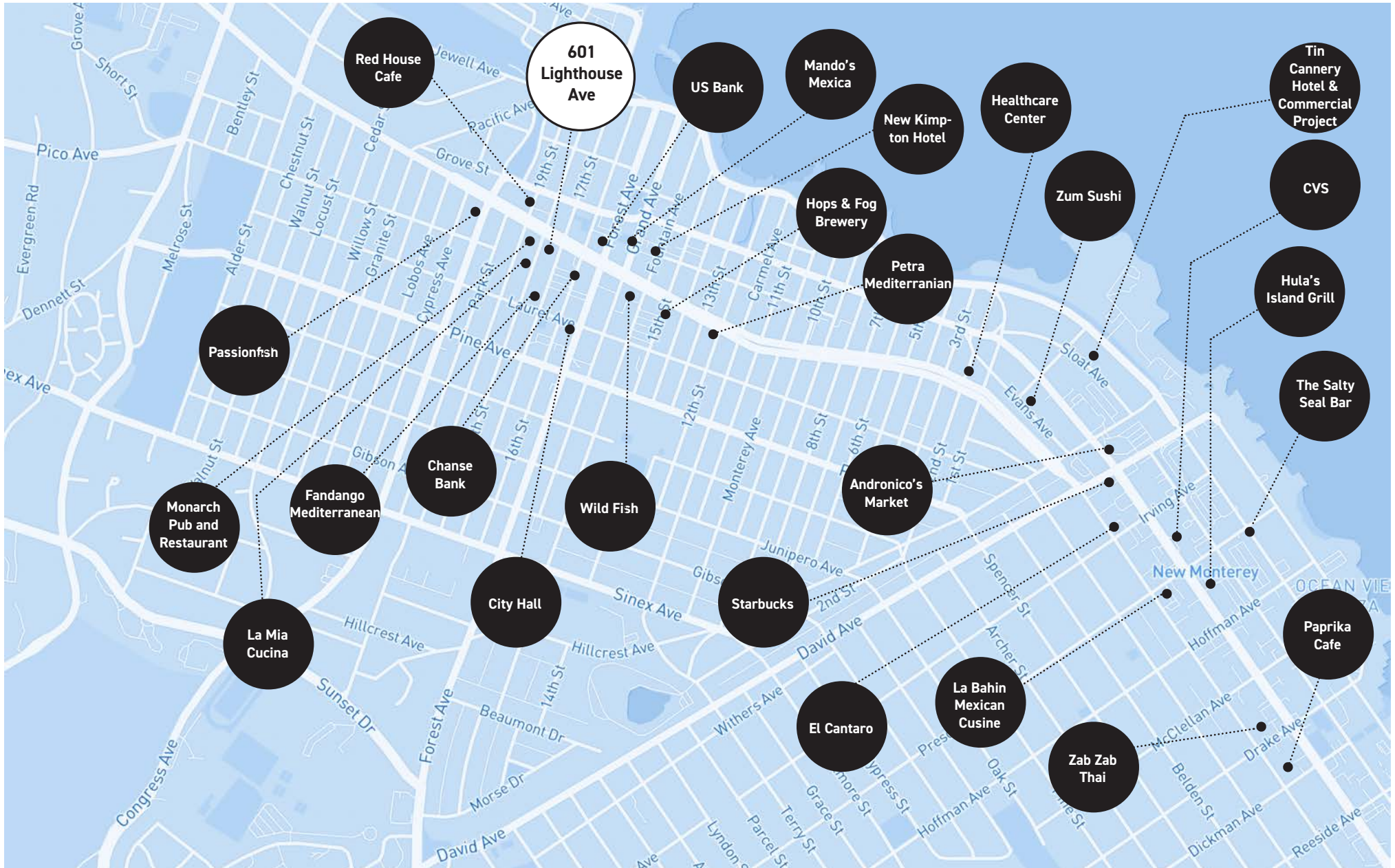
ELEVATION



PROPOSED PARKING LOT ELEVATION



RESTAURANTS AND AMENITIES





New Kimpton Hotel



16th Street

Lighthouse Ave

17th Street



601 Lighthouse Ave



AREA OVERVIEW

Pacific Grove



Pacific Grove is a coastal city in Monterey County, California in the United States. The 2010 United States Census population is 15,041. Pacific Grove is located between Point Pinos and Monterey.

Pacific Grove has numerous Victorian-era houses, some of which have been turned into bed-and-breakfast inns. The city is also the location of the Point Pinos Lighthouse, the Pacific Grove Museum of Natural History and the Pacific Grove Art Center. Novelist Robert Louis Stevenson frequented Pacific Grove and wrote of visiting lighthouse-keeper Allen Luce in 1879. Author John Steinbeck resided in Pacific Grove for a number of years. Later, the area was a filming location for *A Summer Place* starring Sandra Dee, for Roger Spottiswoode's 1989 film *Turner & Hooch*, and for the TV series *Big Little Lies*.

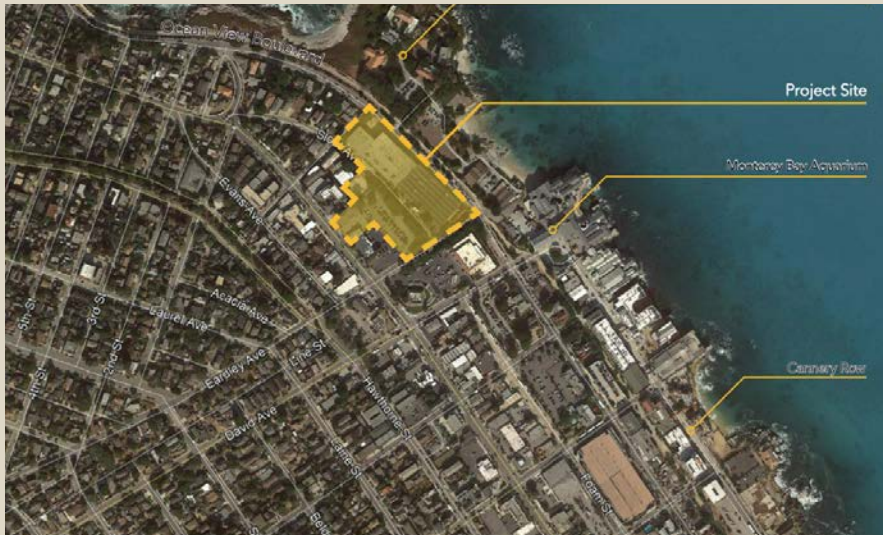
Pacific Grove boasts an exceptional quality of life, nestled between Monterey Bay, the City of Monterey, the Pacific Ocean, and the Del Monte Forest. Our town is renowned for its stunning vistas and a wealth of recreational opportunities. We offer a range of community services, including a sanctuary for monarch butterflies, pristine sandy beaches, the oldest continuously-operating lighthouse on the West Coast, top-notch emergency, fire, and ocean rescue services, the lowest crime rate in Monterey County, an award-winning natural history museum, and a nationally acclaimed 18-hole golf course. Known for its small-town charm and warm hospitality, we affectionately call ourselves "P.G."



AREA OVERVIEW

Tin Cannery - Hotel & Commercial Project

Estimated Date of Completion 2027



Project Details:

206 Rooms
± 11,000 SF Commercial Retail
290 Parking Spaces

The Tin Cannery Hotel & Commercial Project in Pacific Grove is a dynamic development that blends historical charm with modern amenities. This revitalization project transforms a historic industrial site into a vibrant mixed-use space. The hotel component features stylish, contemporary rooms infused with maritime-inspired decor, reflecting Pacific Grove's coastal heritage. Guests can expect a unique lodging experience that balances modern comfort with historical ambiance.

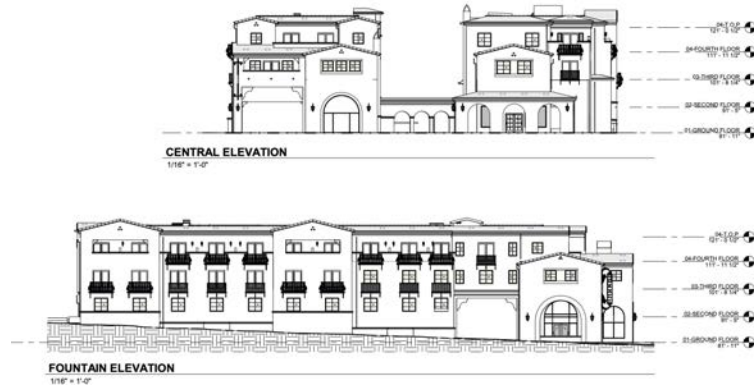
In addition to the hotel, the project includes diverse commercial spaces such as retail shops, dining options, and possibly office areas. This integration of commercial elements is designed to create a lively community hub, attracting both visitors and locals. By enhancing the area's offerings and preserving its historic character, the Tin Cannery Project aims to become a central part of Pacific Grove's revitalization, contributing to its local economy and cultural vibrancy.



AREA OVERVIEW

Kimpton Hotel

Estimated Date of Completion 2025



The new Kimpton Hotel in Pacific Grove is an exciting addition to the area's hospitality scene. Nestled along the scenic coastline of California's Monterey Peninsula, the Kimpton Hotel blends modern luxury with the charming, laid-back vibe of Pacific Grove.

Guests can expect a sophisticated yet cozy atmosphere, with thoughtfully designed interiors that capture the essence of coastal living. The hotel's design often features a mix of contemporary and nautical elements, reflecting the beautiful surroundings. Amenities are typically top-notch, including spacious rooms with stylish decor, a high-end restaurant or bar, and a range of wellness options like a fitness center or spa services.

The location is also a major draw. Pacific Grove is known for its stunning ocean views, charming shops, and nearby attractions like the world-renowned Monterey Bay Aquarium. The Kimpton Hotel likely offers easy access to these local highlights, making it a convenient base for exploring the area.



Project Details:

- 101 Rooms**
- ± 3615 SF Restaurant**
- 98 Parking Spaces**



601 Lighthouse Ave, Pacific Grove, CA 93950





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