



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Charming Downtown Monterey Home Office For Sale

415 Figueroa St. | Monterey, CA 93940

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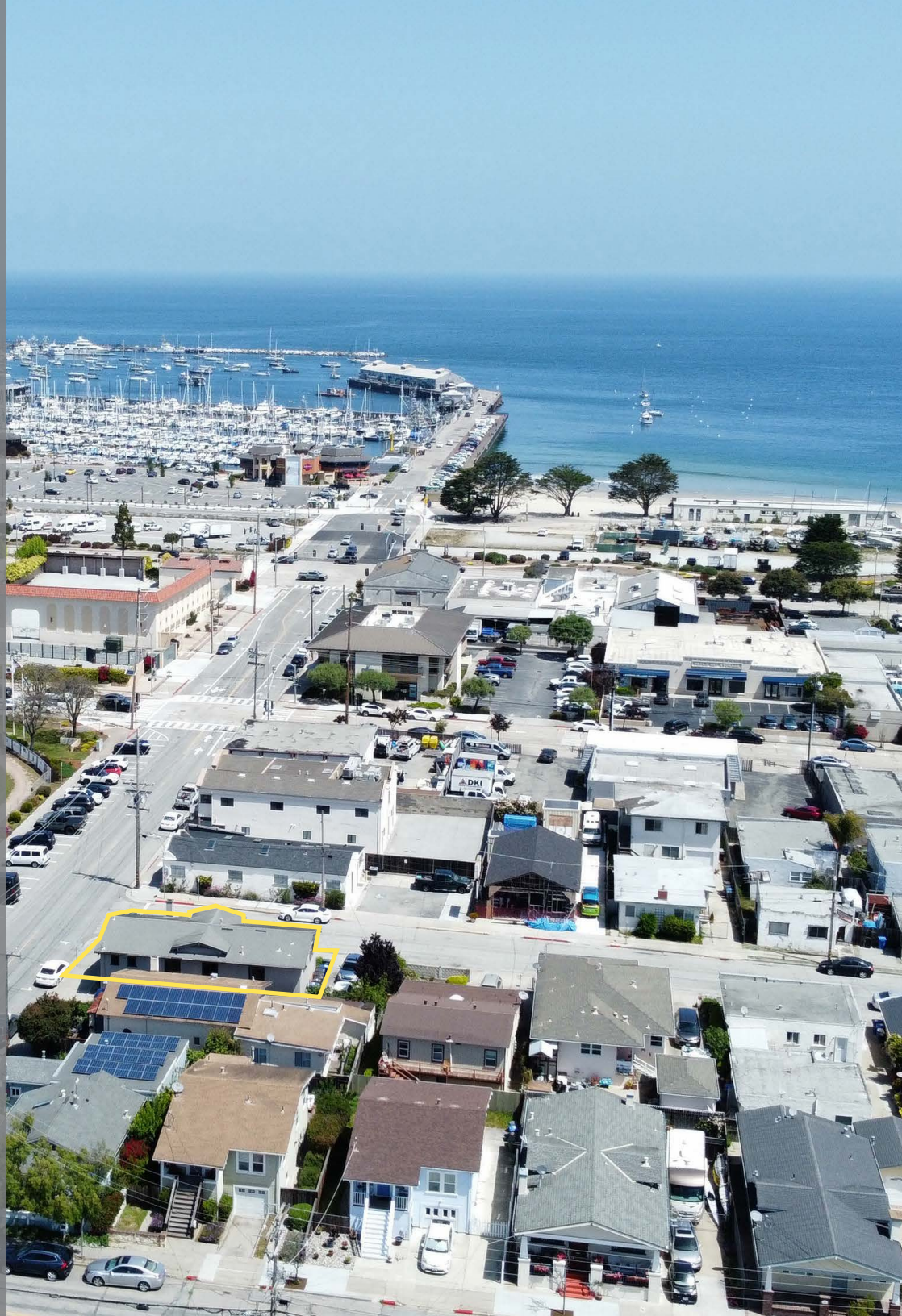
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& ASSOCIATES**
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EXECUTIVE SUMMARY

415 FIGUEROA ST.
MONTEREY, CA 93940

ASKING PRICE

\$1,325,000



BUILDING SIZE

± 2,500 SF



LOT SIZE

± 3,203 SF



ZONING

PC - PLANNED
COMMUNITY



YEAR BUILT/RENOVATED

1930/1993

Mahoney & Associates is pleased to present 415 Figueroa St Monterey For Sale. Currently laid out as a ± 2,500 SF as a home office building, it is ideally located within walking distance to all that downtown Monterey has to offer. The current layout (which could easily be converted back into a beautiful single-family home steps from the beach) has 4 private offices, a waiting room/reception area, a full kitchen with granite countertops, and a full bathroom with a shower. The finished basement adds versatility to the space, featuring a single-car garage and ample storage, making it perfect for additional office use or secure storage.

Strategically located only a few short blocks away are the historical Fisherman's Wharf and Del Monte Beach. The building's thoughtful layout and premium amenities make it an ideal choice for a variety of professional services, from law firms and medical practices to creative studios and tech startups. Don't miss this rare opportunity to secure a standout property that combines functionality, comfort, and an unbeatable location. Schedule your private tour today and experience firsthand the potential this beautiful building holds for either your family's or business's growth and success.

PROPERTY DETAILS

SALE PRICE	\$1,325,000
BUILDING SF	± 2,500 SF
LOT SF	± 3,203 SF
WATER CREDITS	Group 1
YEAR BUILT/RENOVATED	1930/1993
ZONING	PC - Planned Community
PARKING	5 Off-Street (One Garaged)
APN	011-715-001

FLOOR PLANS

GENERAL NOTES:

VERIFY ALL NEW AND EXISTING MEASUREMENTS ON SITE DURING CONSTRUCTION.

ONE 24" 10 B.C. DRY CHEMICAL FIRE EXTINGUISHER REQUIRED TO BE HUNG WITHIN THE OFFICE.

NO WOOD SHALL BE PLACED NEARER THAN 1" TO GROUND UNLESS IT IS PRESURE TREATED OR FDN. GR. RWD.

MIN. CONC. COMPRESSIVE STRENGTH SHALL BE 2,000 PSI @ 28 DXT.

ALL FRAMING LUMBER SHALL BE #2 & BTR DF S4S UNLESS OTHERWISE NOTED.

NAILING TO BE PER UBC TABLE 23-G.

PROVIDE STREET ADDRESS NUMBERS OF SUFFICIENT SIZE LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY AT THE FRONT DOOR.

CORRIDORS AND EXIT PASSAGES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 7'-0" MEASURED TO THE LOWEST PROJECTION OF THE CEILING.

PROVIDE STAIRING FOR THE VISUALLY IMPAIRED AT INT. & EXT. STAIRS.

WALL KEY

NEW
EXISTING
EXISTING REMOVED

DOOR CHANGES

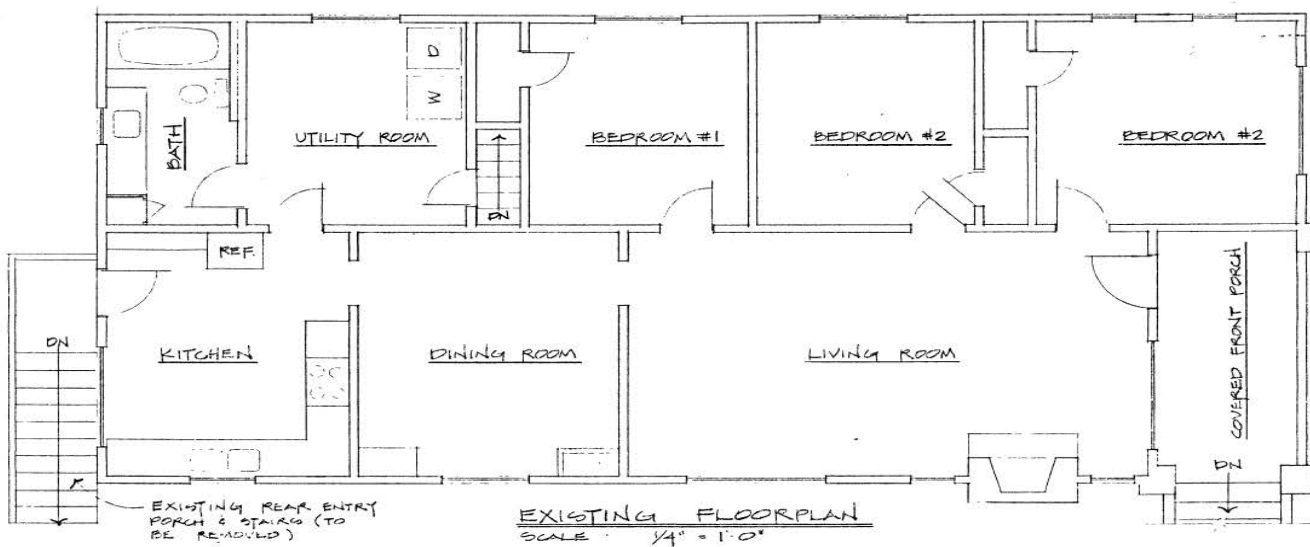
- D1 3048 ENTRY DOOR W/ FULL GLASS PANELS TO 10" FROM FLOOR
- D2 3048 S.C.
- D3 2048 H.C.
- D4 3048 H.C.
- D5 2048 (EXISTING REMOVED)

WINDOW CHANGES

- W1 3048 XOX
- W2 3058 FIXED TEMP. SAFETY GLASS W/ 2" OF THE STAKE EDGE OF DOOR (MATCH EXISTING ALUM. FRAME)

HEADER SCHEDULE

- 0-4 FT 4x4
 - 4-6 4x6
 - 6-8 4x8
 - 8-10 4x10
- ALL HEADERS #1 OF BASEMENT HEADERS NOTED PG.3



GEN. NOTES (CONT.)

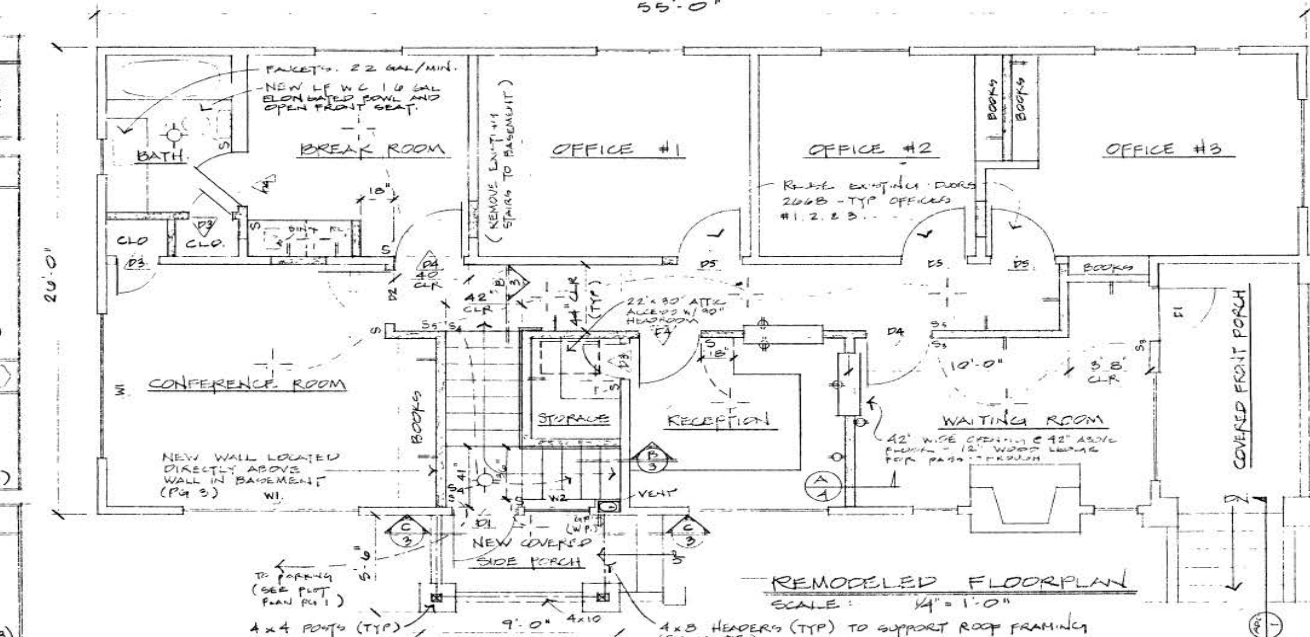
BATHROOM FLOOR TO BE CERAMIC TILE AND EXTEND MIN 5" UP WALL. WALLS WITHIN 2' OF FRONT AND SIDES OF W.C. TILE TO EXTEND UP MIN. 4'-0".

PROVIDE 12" EXTENSION OF THE HANDRAIL BEYOND BOTH THE TOP AND BOTTOM RISERS. RETURN ENDS OR TERMINATE W/ SAFETY TERMINALS. (SEC. 2-3300 TITLE 24)

PROVIDE STAIRING FOR THE VISUALLY IMPAIRED AT INT. & EXT. STAIRS.

HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FINISH FLOOR. PROVIDE LATCHING HARDWARE THAT IS OPERABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (2-3304 C.1). PROVIDE 10" MIN SMOOTH UNINTERRUPTED SURFACE AT THE BOTTOM OF ALL DOORS.

UBC 91 USED FOR REFERENCE.



NOTE: ELEC. SHOWN REPRESENTS NEW WALLS ONLY. EXISTING NO CHANGE UNLESS NOT TO CONTR. DURING CONSTRUCTION.

NOTE: ALL NEW SWITCHES TO BE MOUNTED 48" ABOVE FINISH FLOOR.





AREA MAP



MARINA

SAND CITY

MONTEREY BAY

OLD FISHERMAN'S WHARF

NAVAL POSTGRADUATE SCHOOL

EL ESTRO PARK

± 4,000 TRAFFIC COUNT

SUBJECT PROPERTY

DEL MONTE AVE.

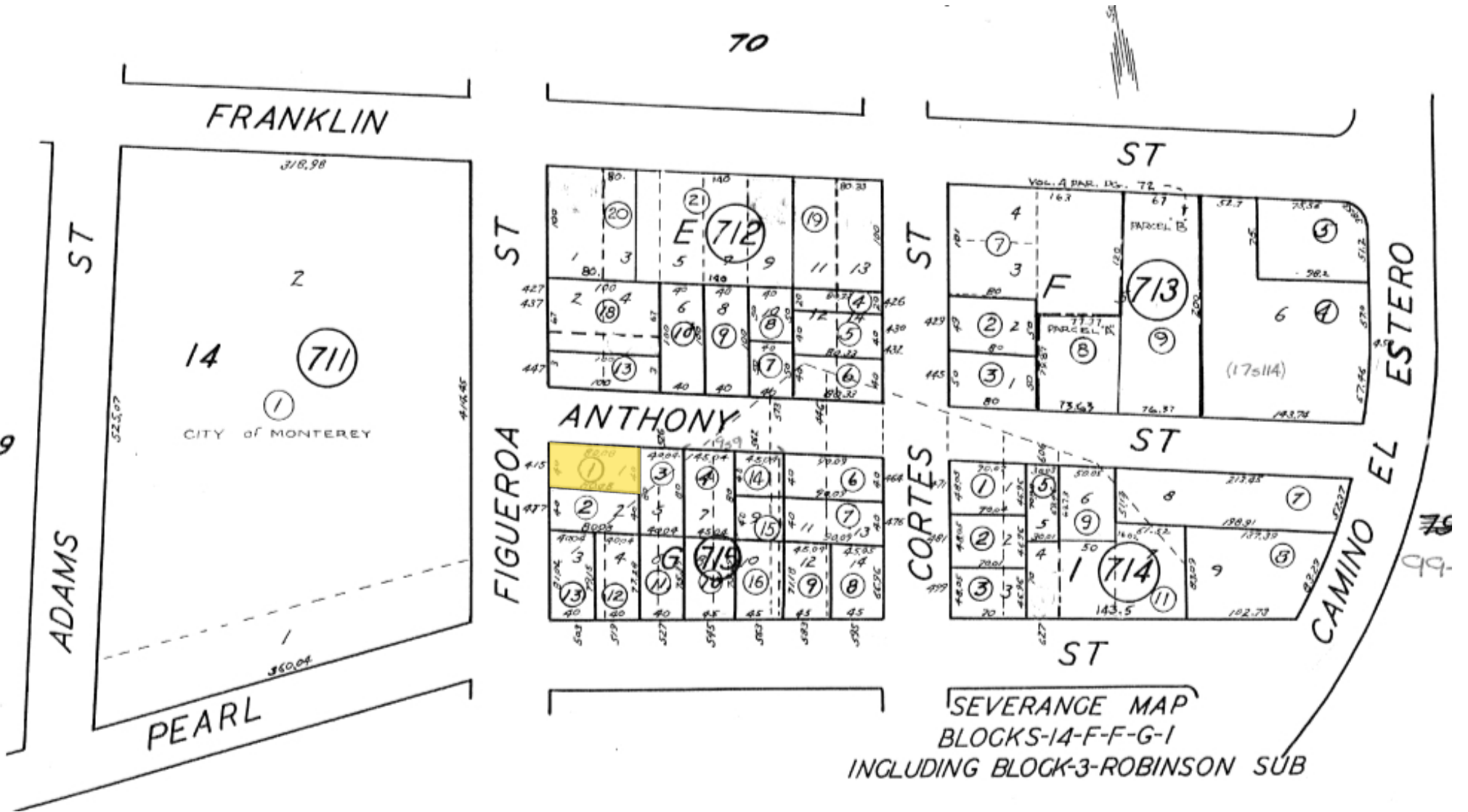
TO CANNERY ROW

DOWNTOWN MONTEREY

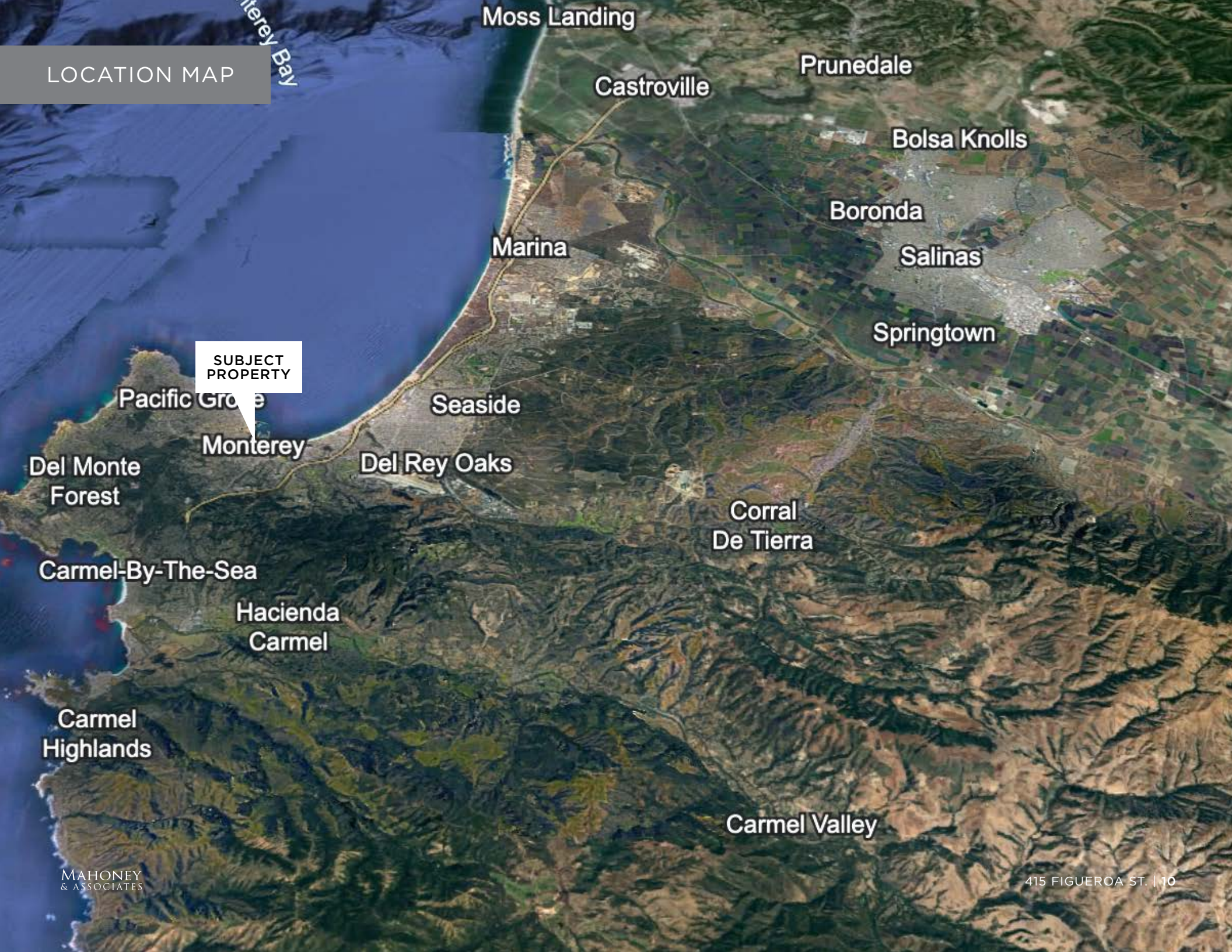
WASHINGTON ST.

PEARL ST.

PLAT MAP



LOCATION MAP



SUBJECT
PROPERTY

ABOUT THE AREA

Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages approx. 29,000, but during peak tourist season that number reaches more than 70,000.

ECONOMY

Monterey’s economic mainstays now are tourism and the military. Other significant sectors of the economy include agriculture, trade, transportation, and utilities.

DEMOGRAPHICS

The median household income is \$76,900 with a median age of 34.7. The market in this area has very high barriers to entry.

TRANSPORTATION

Monterey is served by the north-south Highway 1, and the east-west Highway 68. Nearby airports include the Monterey Regional Airport as well as San Jose Mineta International Airport.

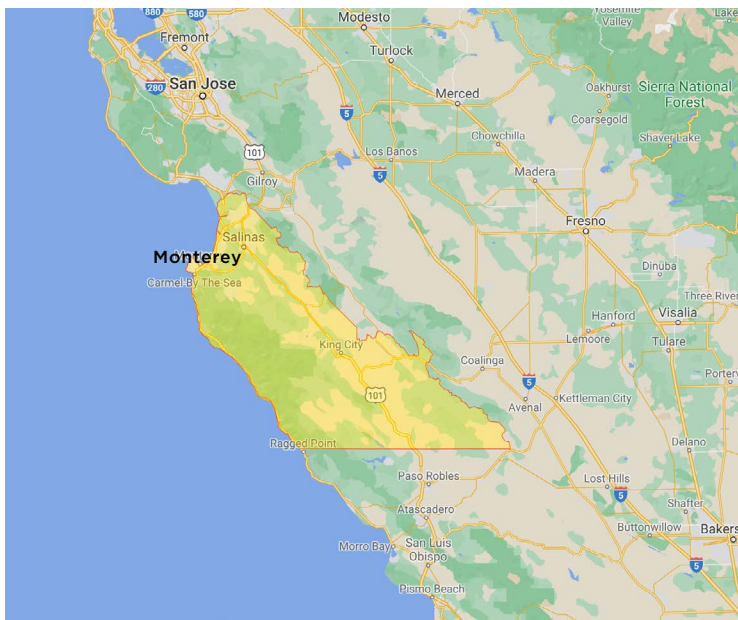
ABOUT MONTEREY COUNTY

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.



ABOUT 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.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

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, founded by John Mahoney, has been known as a local and regional trusted industry leader. 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, 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 objectives. 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 bring order and enrichment to their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and 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 M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of 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. M&A 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. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A 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 M&A and in compliance with all applicable fair housing and equal opportunity laws.

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