

# Ryan Ranch Office For Sale/Lease

ASKING PRICE: \$695,000 | ± 2,560 SF

5 Harris Ct., Building #C | Monterey, CA 93940

Josh Jones DRE#01352818

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## TABLE OF CONTENTS

Executive Summary	3
Property Photos	4
Floor Plan	5
Area Overview	6 - 9
Mahoney & Associates	10
Disclaimer	11

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# EXECUTIVE SUMMARY

5 HARRIS CT. #C  
MONTEREY, CA 93940

ASKING PRICE

**\$695,000**



BUILDING SIZE  
± 2,560 SF



ZONING  
I-R-150-D-2



YEAR BUILT  
± 1990

## OFFERING SUMMARY

Lease Rate	\$2.00 PSF Modified Gross
Purchase Price	\$695,000

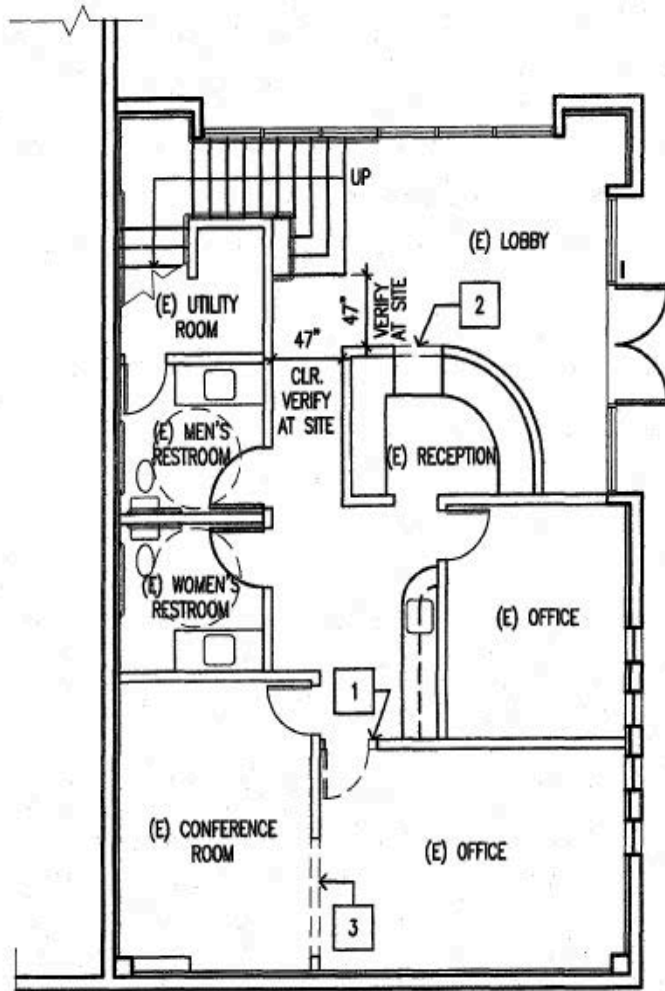
## PROPERTY OVERVIEW

Legal Address	5 Harris Ct. Bldg. C Monterey CA 93940
County	Monterey County
APN	259-051-003
Building SF	± 2,560 SF per county records
Harris Court Business Park	15 Buildings are located within the Harris Court Business Park in the Ryan Ranch Business Park
Land Use/Zoning	I-R-150-D-2 (Industrial, Administration, and Research) - minimum lot size of 150,000 SF
Year Built	± 1990
On-site Parking	Reserved and Unreserved
Number of Floors	2 Stories
Construction	Wood-frame construction Grade
Restrooms	2 (First Floor)
Kitchenette	2 (First & Second Floor)

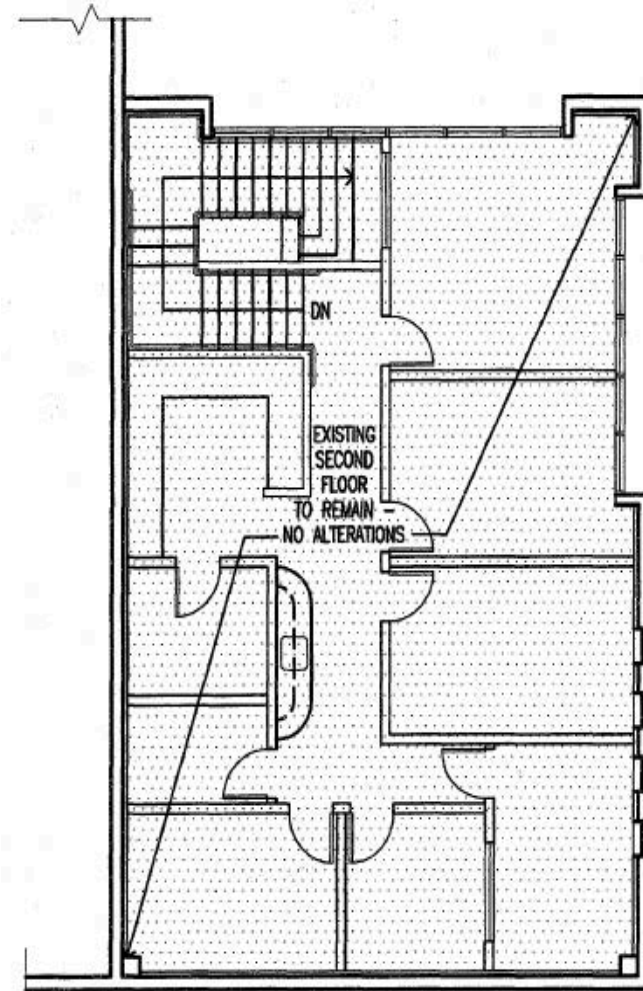


PROPERTY PHOTOS





First Floor



Second Floor



AREA MAP

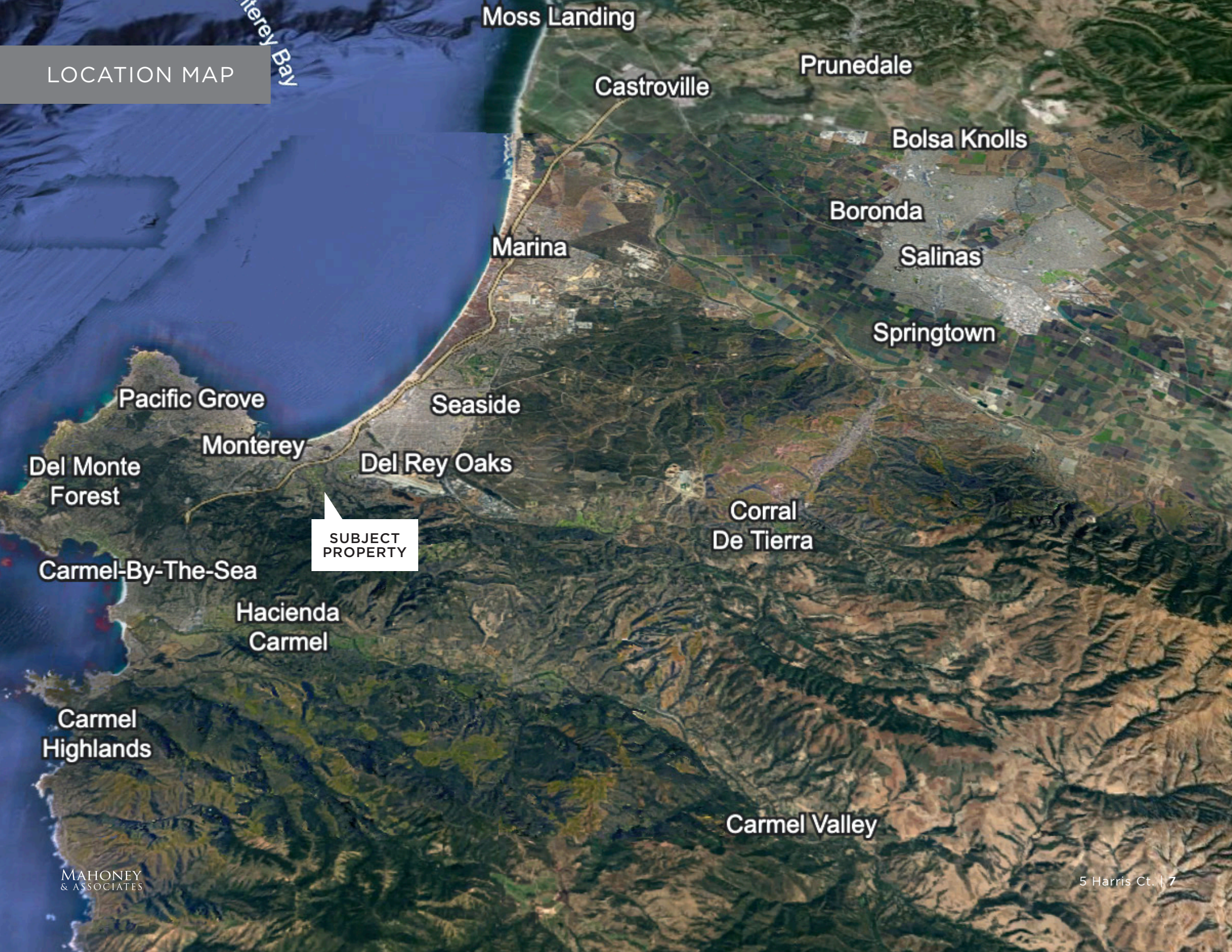
RYAN RANCH PARK

SUBJECT  
PROPERTY





LOCATION MAP



Monterey Bay

Moss Landing

Castroville

Prunedale

Bolsa Knolls

Boronda

Salinas

Springtown

Marina

Seaside

Del Rey Oaks

Corral De Tierra

Carmel Valley

Carmel Highlands

Hacienda Carmel

Carmel-By-The-Sea

Del Monte Forest

Pacific Grove

Monterey

Seaside

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.

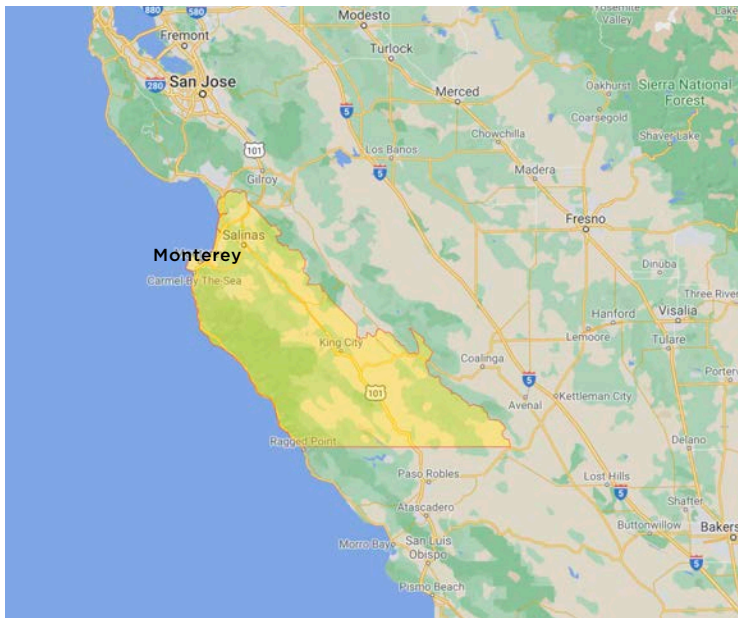




# MONTEREY COUNTY OVERVIEW

## 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

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