

MONTEREY CENTER

**DOWNTOWN MONTEREY GROCERY-ANCHORED RETAIL
NOW LEASING 590 SF - 2205 SF**



FOR LEASE

520-560 MUNRAS AVE, MONTEREY, CA



STELLAR TENANT MIX

TRADER JOE'S





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EXECUTIVE SUMMARY

HIGHLIGHTS

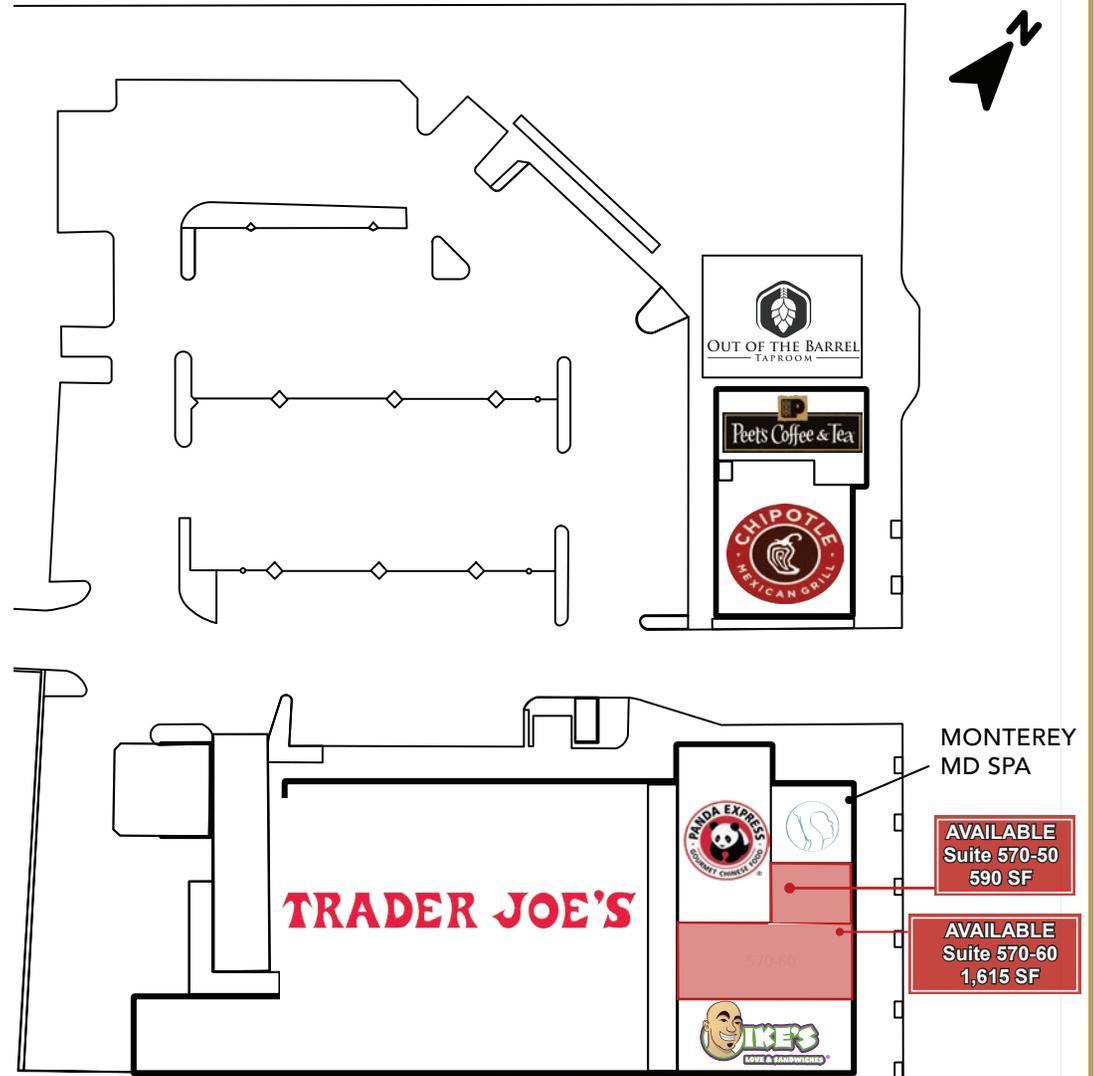
- **Gateway Positioning**
Situated at the “gateway” to Downtown Monterey.
- **High Traffic Counts**
Munras Avenue (16,492 ADT) is a primary arterial road feeding into downtown.
- **Walkability**
90+ Walk Score, and just blocks from Alvarado Street (the main drag). Hotels, Restaurants, and Conference Center all within walking distance.
- **Top Performing Trader Joe’s**
Highest performing in Monterey County.
- **Thriving Co-Tenancy**
Chipotle, Peet’s Coffee, Panda Express, Panda Express, Ike’s Love & Sandwiches, Monterey MD Spa, & soon to be Out of the Barrel.
- **Dual Customer Base**
The site services a unique mix of affluent local residents (Monterey, Pacific Grove, Pebble Beach) and a high volume of annual tourists (Cannery Row and the Aquarium are nearby).
- **Daytime Population**
The proximity to Monterey Conference Center, Fisherman’s Wharf, Monterey Bay Aquarium, and downtown offices provides a strong lunch crowd for food service tenants.
- **Parking**
Dedicated surface parking lot—a rarity in Downtown Monterey. 5.5/1,000.
- **Access**
Easy ingress/egress from Munras Avenue & Hartnell St.



TENANT MIX

Suite 560-10	Out Of The Barrel Taproom
Suite 560-20	Peet's Coffe & Tea
Suite 570-10	Trader Joe's
Suite 570-30	Panda Express
Suite 570-40	Monterey MD Spa
Suite 570-50	AVAILABLE
Suite 570-60	AVAILABLE
Suite 570-70	Ike's Love & Sandwiches

COMBINED OPPORTUNITY AVAILABLE
 Suites can be combined
 for a total of ±2,205 SF.



AERIAL MAP



MONTEREY, CALIFORNIA



Monterey, California sits along the iconic Central Coast and anchors the Monterey Peninsula retail trade area. The city combines affluent local households with strong year-round tourism, creating durable demand for grocery, dining, and service-oriented retail.

Monterey Center benefits from its location in downtown Monterey along Munras Avenue—one of the city’s primary commercial corridors. Anchored by Trader Joe’s, the property captures daily-needs grocery traffic alongside destination-driven tourism and commuter spending.

Retail supply within Monterey is highly constrained due to coastal development regulations and limited available land. As a result, well-located centers with established anchors maintain strong occupancy and long-term tenant stability.

5M+ ANNUAL VISITORS (MONTEREY PENINSULA)

TOURISM & HOSPITALITY ECONOMY

Monterey serves as one of California’s most visited coastal destinations, driven by year-round tourism to Cannery Row, the Monterey Bay Aquarium, Pebble Beach, and surrounding coastal attractions—supporting consistent retail and dining demand.

AFFLUENT COASTAL DEMOGRAPHICS

HIGH INCOME HOUSEHOLDS

The Monterey Peninsula benefits from above-average household incomes and strong purchasing power, with a significant concentration of established homeowners and second-home residents supporting discretionary retail spending.

SUPPLY-CONSTRAINED RETAIL MARKET

BARRIERS TO NEW DEVELOPMENT

Limited infill opportunities, strict coastal zoning controls, and high construction costs create significant barriers to new retail supply—positioning established grocery-anchored centers like Monterey Center as irreplaceable assets.



PLANNED DEVELOPMENT ACTIVITY



CANNERY ROW DISTRICT

Waterfront Retail, Hospitality & Destination Corridor

Source: Cannery Row Company / Monterey Peninsula Tourism & Business Improvement District

Cannery Row is Monterey's most recognized waterfront district – originally home to a historic sardine canning industry and now transformed into a vibrant mixed-use corridor of retail, dining, hospitality, and cultural attractions. Anchored by the world-renowned Monterey Bay Aquarium, the district attracts millions of visitors annually and serves as a central driver of the Peninsula's tourism economy.

Today, Cannery Row features a concentration of boutique hotels, destination restaurants, specialty retail concepts, tasting rooms, galleries, and experiential operators that generate consistent pedestrian activity throughout the year. Unlike purely seasonal coastal markets, Monterey benefits from steady visitation driven by conferences, leisure tourism, golf tourism (Pebble Beach), and regional weekend travel from the Bay Area.



MONTEREY CONFERENCE CENTER & DOWNTOWN INVESTMENT

Renovated Convention Facility + Hospitality & Visitor Activation

Source: Monterey Conference Center / City of Monterey

The Monterey Conference Center anchors downtown as a premier convention and event destination along California's Central Coast. Following a major renovation, the facility attracts regional and national conferences, corporate meetings, and year-round group travel—supporting consistent visitation beyond peak tourism seasons and strengthening Monterey's weekday demand base.

Located within walking distance of hotels, restaurants, and retail corridors, the Conference Center drives incremental spending throughout downtown Monterey. Continued investment in hospitality infrastructure, public spaces, and visitor-serving amenities reinforces the Peninsula's position as a leading coastal destination and sustains foot traffic across surrounding commercial areas.



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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