

SINGLE TENANT RETAIL

1064-1072 Del Monte Ave. | Monterey, CA 93940





Bereman Carpets

Bereman Carpets
Carpet - Vinyl - Hardwood Laminate

1070



SUBJECT PROPERTY

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EXCLUSIVELY LISTED BY:

PATRICK STAFFORD

Partner | DRE #01857243

pstafford@mahoneycommercial.com

831.238.3592

RYAN EDWARDS

Partner | DRE #01403313

redwards@mahoneycommercial.com

831.655.9211

JOSH JONES

Partner | DRE #01352818

jjones@mahoneycommercial.com

831.655.9206

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA

www.mahoneycommercial.com

831.646.1919

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COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

1064-1072 DEL MONTE AVE.,
MONTEREY CA 93940

Asking Price

\$1,299,000



TOTAL LEASABLE AREA
± 3,152 SF



LEASE EXPIRATION
5/31/2031



PARKING
11 SPACES



NOI
\$72,000

Mahoney & Associates is pleased to present the opportunity to purchase 1064-1072 Del Monte Avenue in Monterey CA. The property consists of two parcels, an eleven-space parking lot, and an approximately 3,152 SF building with one roll-up door. Home to Bereman Carpet's since the 1970's, the property is being sold with a long-term nnn lease in place.

PROPERTY DETAILS

APN	001-821-002 (5,250 SF parcel) 001-821-003 (4,750 SF parcel)
Zoning	C2
Building Size	± 3,152 SF
Lot Size	± 10,000 SF
Monthly Base Rent	\$6,000 + NNN
Year Built	1956

PROPERTY HIGHLIGHTS

- Prime Monterey location with convenient access to Downtown Monterey, Cannery Row, Fisherman's Wharf, and Highway 1
- New 5-year term NNN lease in place with annual increases
- Ample off-street parking
- +/-30,000 average daily traffic on Del Monte Ave
- Ingress/egress of Del Monte Ave and Lake Street

TENANT OVERVIEW

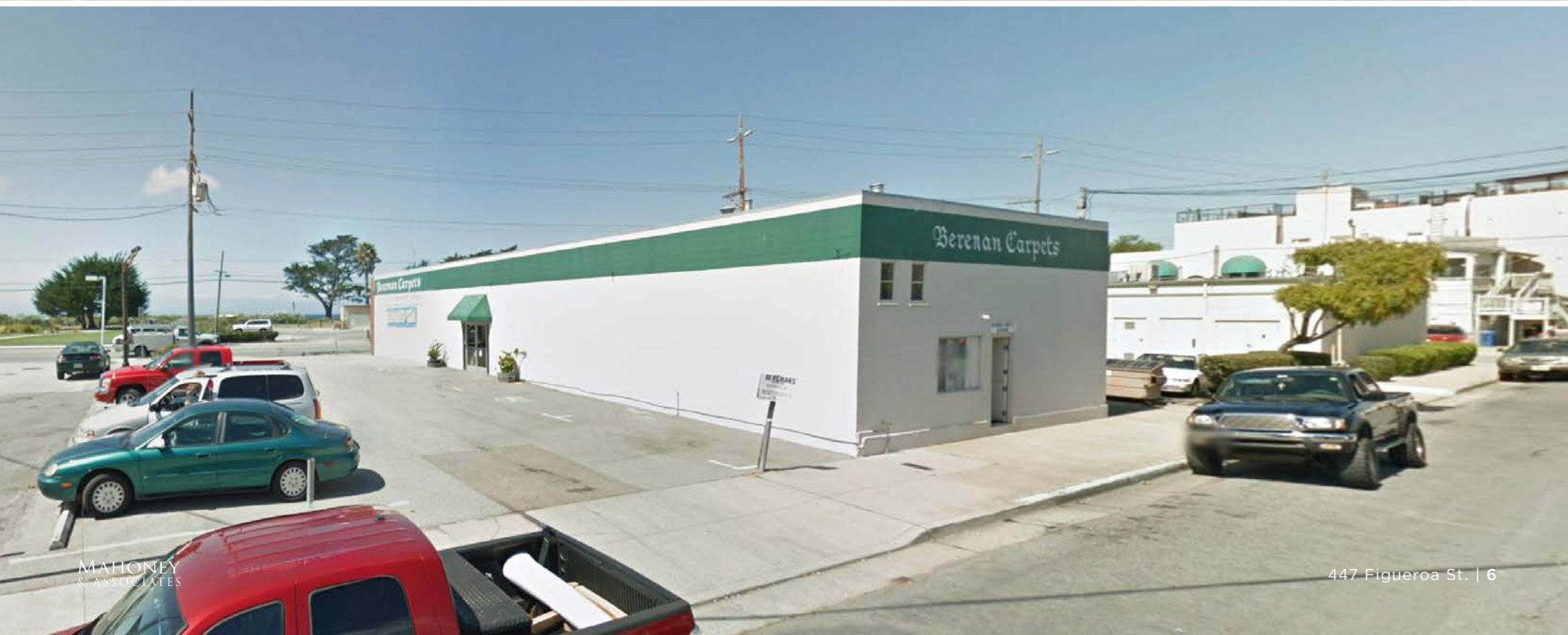
Bereman Carpets

Bereman Carpet's has been a longstanding Monterey Peninsula flooring provider since the 1970s, serving residential and commercial customers throughout the region for decades. The tenant's longevity at 1064-1072 Del Monte Avenue demonstrates a strong commitment to the location and highlights the property's established presence along one of Monterey's primary commercial corridors.

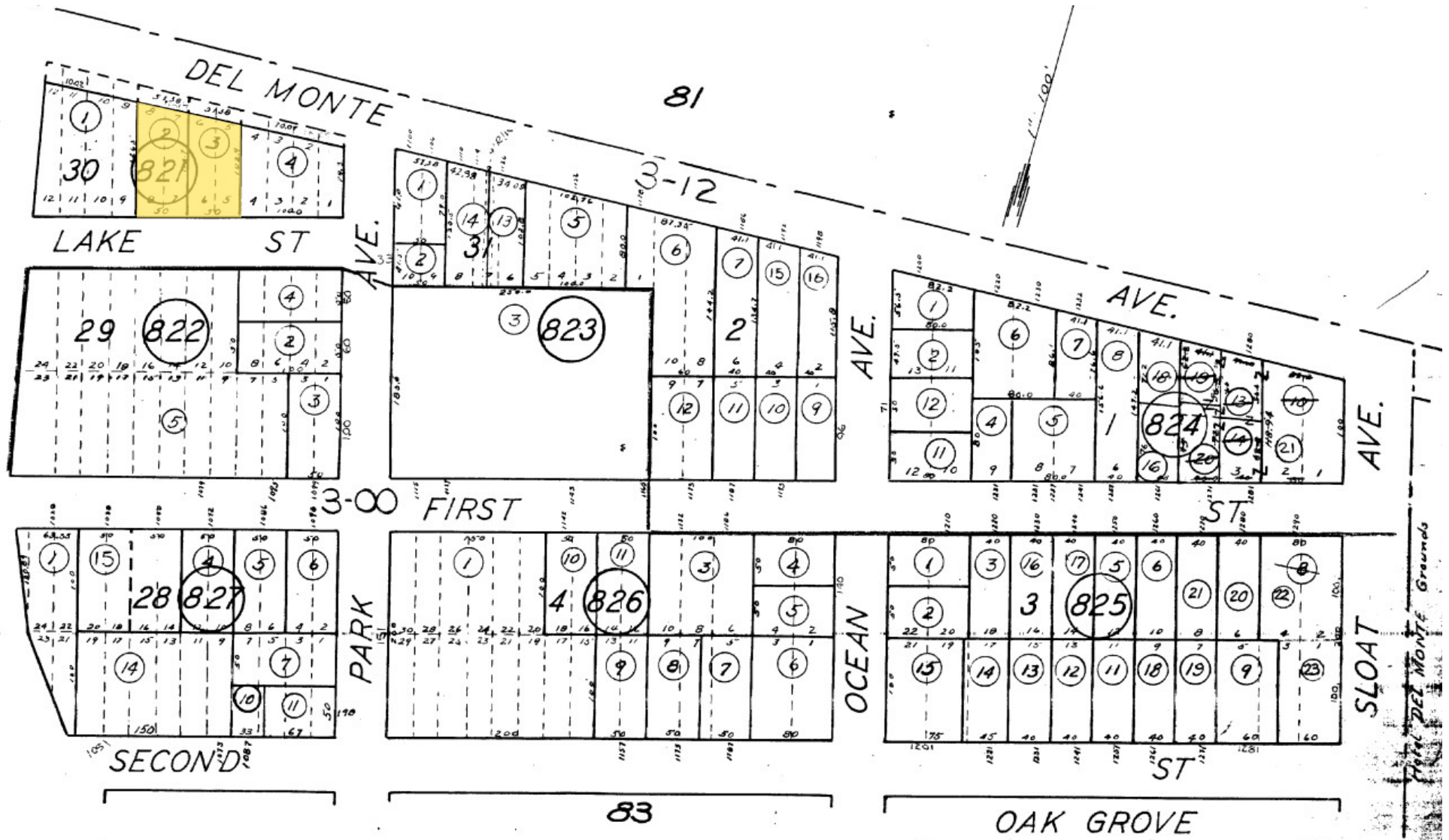
The business specializes in carpet, hardwood, laminate, vinyl, and other flooring solutions, catering to homeowners, contractors, property managers, and local businesses across the Monterey Peninsula. Their deep roots within the community and multi-decade operating history provide stability and consistent occupancy for the property.

The property is secured by a **long-term NNN lease** with expiration on **May 31, 2031**, offering investors predictable income with minimal landlord responsibilities. **Annual rent increases of \$200** provide built-in revenue growth over the remaining lease term.





TAX MAP



AERIAL MAP



Del Monte Beach

SUBJECT PROPERTY

Del Monte Ave

Lake St

First St

Second St

Third St

EL Estero

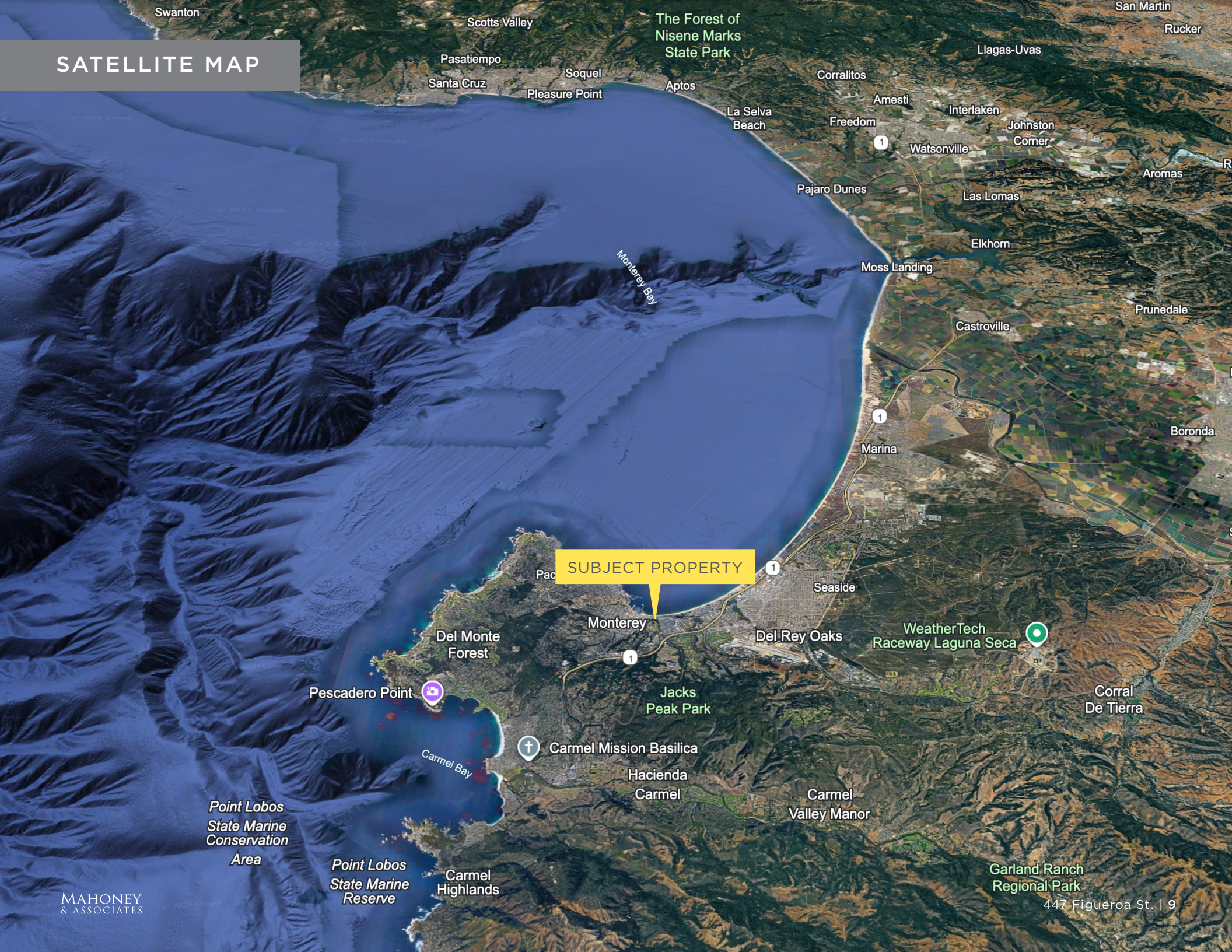
EL Estero lake

El Estero Park

Pearl St

447 Figueroa St. #8

SATELLITE MAP



ABOUT MONTEREY

AREA OVERVIEW

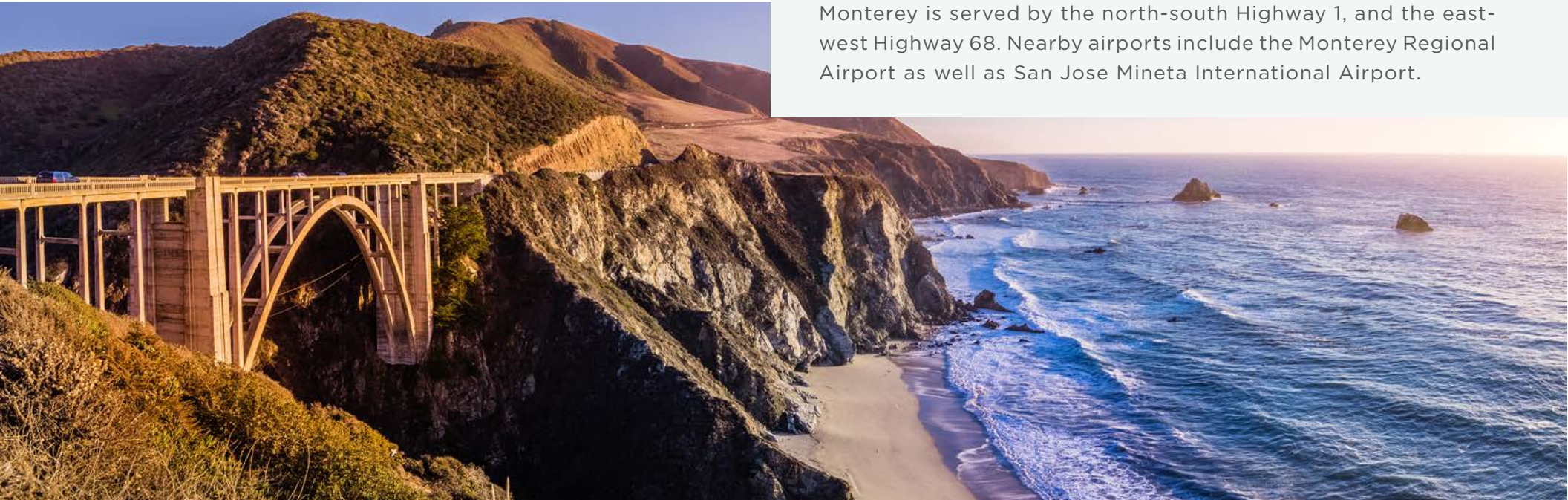
Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages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

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

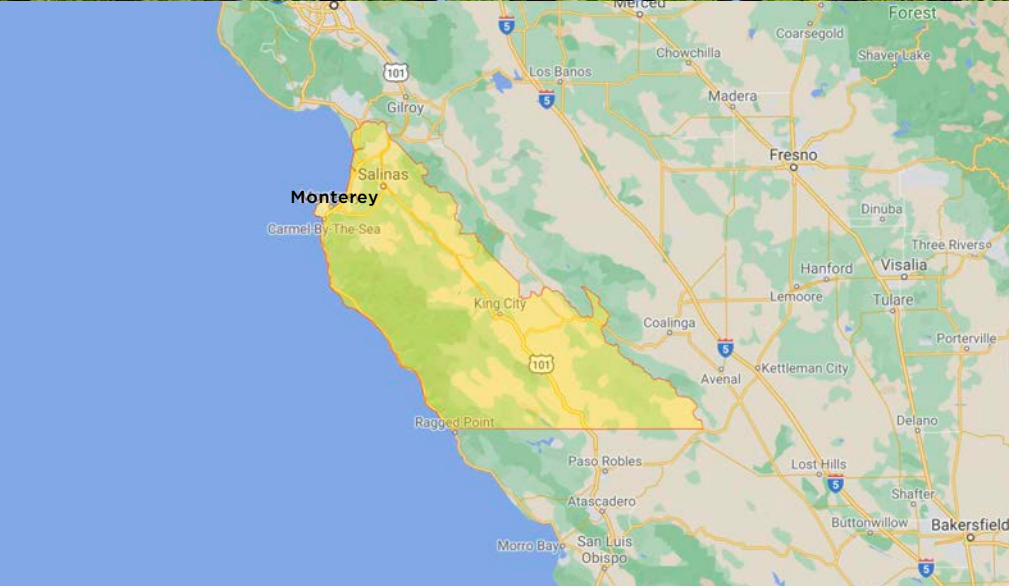


LOCATION

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 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.



MONTEREY COUNTY OVERVIEW



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.



2025 DEMOGRAPHICS

433,729

Population

132,170

Households

35.3

Median Age

\$97,230

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

\$5 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 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. 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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