



RESERVED PATIENT PARKING
900 CASS ST. ONLY
VIOLATORS SUBJECT TO CODE 20-06.2 (PARK 20-06.4)
UNLAWFUL/EXPIRED PERMITS WILL BE TOWED AT
OWNER'S EXPENSE FOR THE TOWED TRUCK 1980 22450
POLICE 831-640-3831

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Medical Office Condos For Sale

900 Cass St. | Monterey, CA 93940

TABLE OF CONTENTS

Executive Summary	3
Floor Plans	4-5
Property Photo	6
Expenses	7
Aerial Map	8
Area Overview	9
Mahoney & Associates	10
Disclaimer	11

EXCLUSIVELY LISTED BY:

RYAN EDWARDS

Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA
www.mahoneycommercial.com
831.646.1919

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



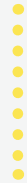
EXECUTIVE SUMMARY

900 CASS ST.,
SUITES 101 & 102
MONTEREY, CA 93940

ASKING PRICE

\$1,650,000

UNIT 101
\$1,000,000



UNIT 102
\$650,000



PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer a unique opportunity to purchase two medical office condos, located at 900 Cass Street in Monterey. Suite 101 will be delivered vacant at close of escrow. Suite 102 will be delivered with a lease in place at close of escrow. Units in this complex are rarely on the market and feature upgraded Class A finishes. Located in the heart of the Cass Street medical area and close to downtown Monterey, this opportunity allows a Buyer to occupy Suite 101 with their business and collect rent from Unit 102.

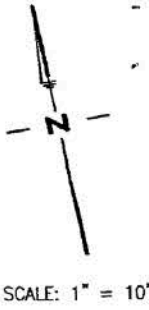
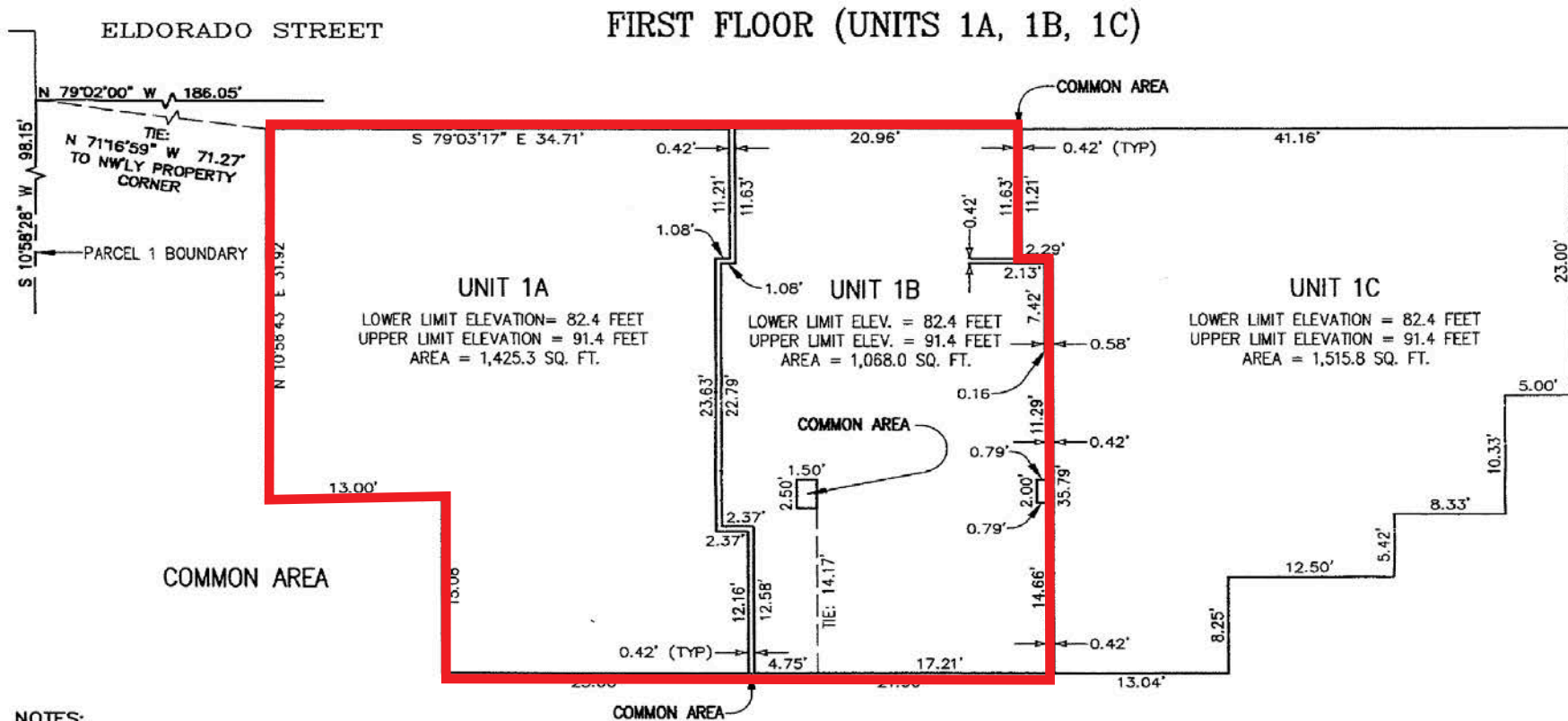
UNIT 101

APN	001-606-001
Unit Square Feet	±1,425 SF
Exam Rooms	3
Doctor Offices	2
Storage Room	Yes
Private Restroom	Yes
Parking	1 Underground spot with above ground patient parking
HOA Fees	\$503 per month

UNIT 102

APN	001-606-002
Unit Square Feet	±1,068 SF
Exam Rooms	3
Doctor Offices	1
Storage Room	Yes
Private Restroom	Yes
Parking	1 Underground spot with above ground patient parking
HOA Fees	\$360 per month

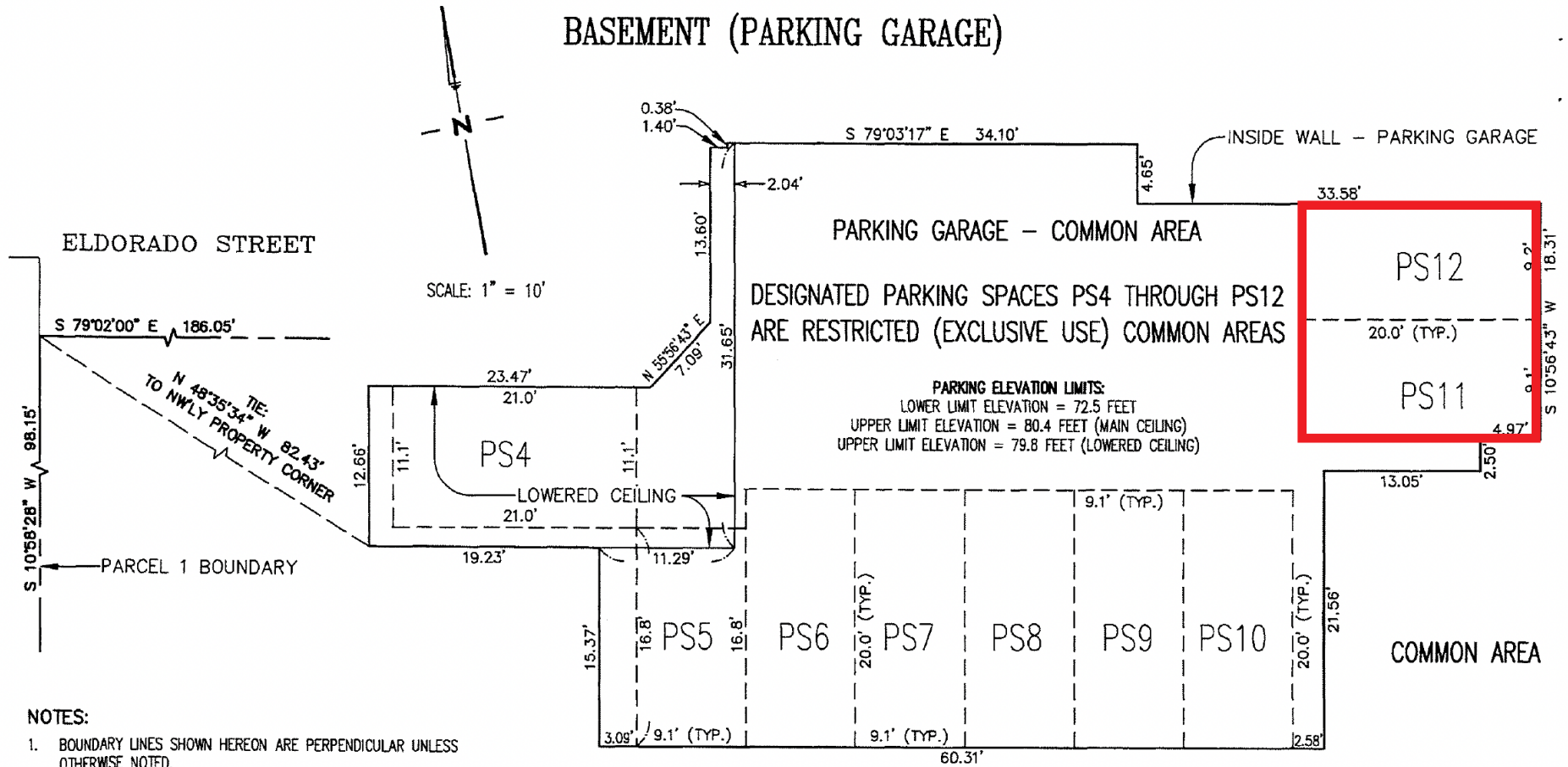
FLOOR PLAN



- NOTES:**
- BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 - ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF MONTEREY BENCHMARK NO. 43, A CONCRETE UNDERGROUND MONUMENT LOCATED IN ROAD, 6.10' OFFSET FROM CENTERLINE OF PACIFIC STREET AND 10.0' OFFSET FROM CENTERLINE OF ELDORADO STREET.
 ELEVATION = 66.59 FEET (MEAN SEA LEVEL DATUM)

FLOOR PLAN

BASEMENT (PARKING GARAGE)



PROPERTY PHOTO



EXPENSES

900 Cass Street Professional Building: Monthly & Quarterly Expenses

MONTHLY EXPENSES		31.64% of total bill each month	
	Average Payment	Suite 101 & Suite 102	
PG&E	\$273.59	\$173.12	
Hartford Insurance	\$863.36	\$546.34	
Monterey City Disposal	\$230.23	\$145.68	
California American Water	\$46.96	\$29.72	
Quickbooks	\$30	\$19.00	
Building manager	\$500	\$316.40	
QUARTERLY EXPENSES			
TKE Elevator	\$573.20	\$362.72	
Sentry Alarm	\$276	\$174.66	

Unit 102 is leased until February 28, 2026 for \$2,945 per month. Tenant has 2 - 3 year options to extend.

AERIAL MAP

Edward F. Ricketts State Marine...

tt Ave

Prescott Ave

Presidio of Monterey Museum

Old Fisherman's Wharf

Jefferson St

Del Monte Beach

Monterey

Monterey Museum of Art

Dennis The Menace Playground

Polk St

Alma St

San Carlos Cathedral (Royal Presidio Chapel)

Perry Ln

PROPERTY LOCATION

El Camino

Alameda St

Martin St

Colton St

Whispering Pines Park

Cass St

Munras Ave

Mesa Rd

Fishnet Rd

Iris Greenbelt

Munras Ave

Alta Mesa Rd

Via Mirada

El Dorado St

as Ave

MAHONEY & ASSOCIATES

Alta Mesa Cir

Don Dahvee Ln

Iris Canyon Rd

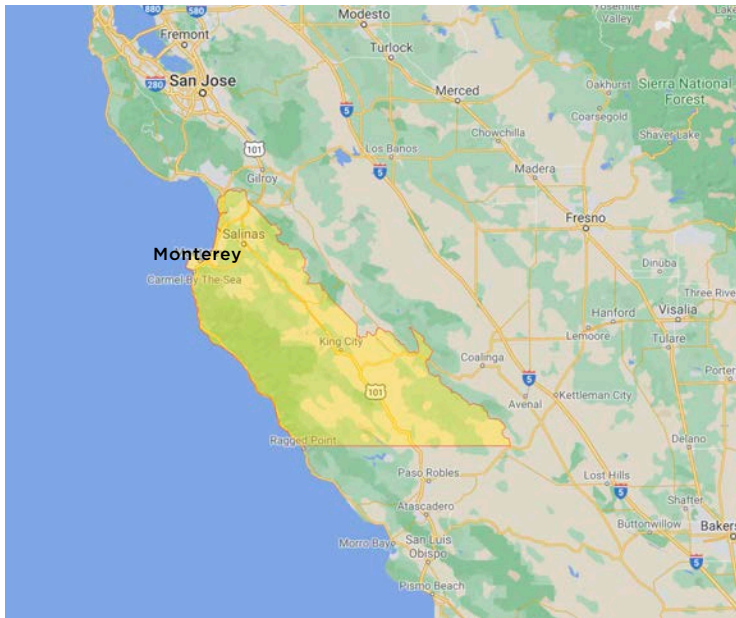
900 Cass St. | 8

Glenwood Cir

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

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.

EXCLUSIVELY LISTED BY:

RYAN EDWARDS

Partner | DRE #01403313

redwards@mahoneycommercial.com

831.646.1919 ext. 111

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA

www.mahoneycommercial.com

831.646.1919

**MAHONEY
& ASSOCIATES**

COMMERCIAL REAL ESTATE