



±3,207 SF OF MEDICAL OFFICE SPACE IN DOWNTOWN MONTEREY
FOR SUBLEASE | RENT: NEGOTIABLE

910 Major Sherman Ln. | Monterey, CA 93940
James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

910 MAJOR SHERMAN LN. | MONTEREY, CA

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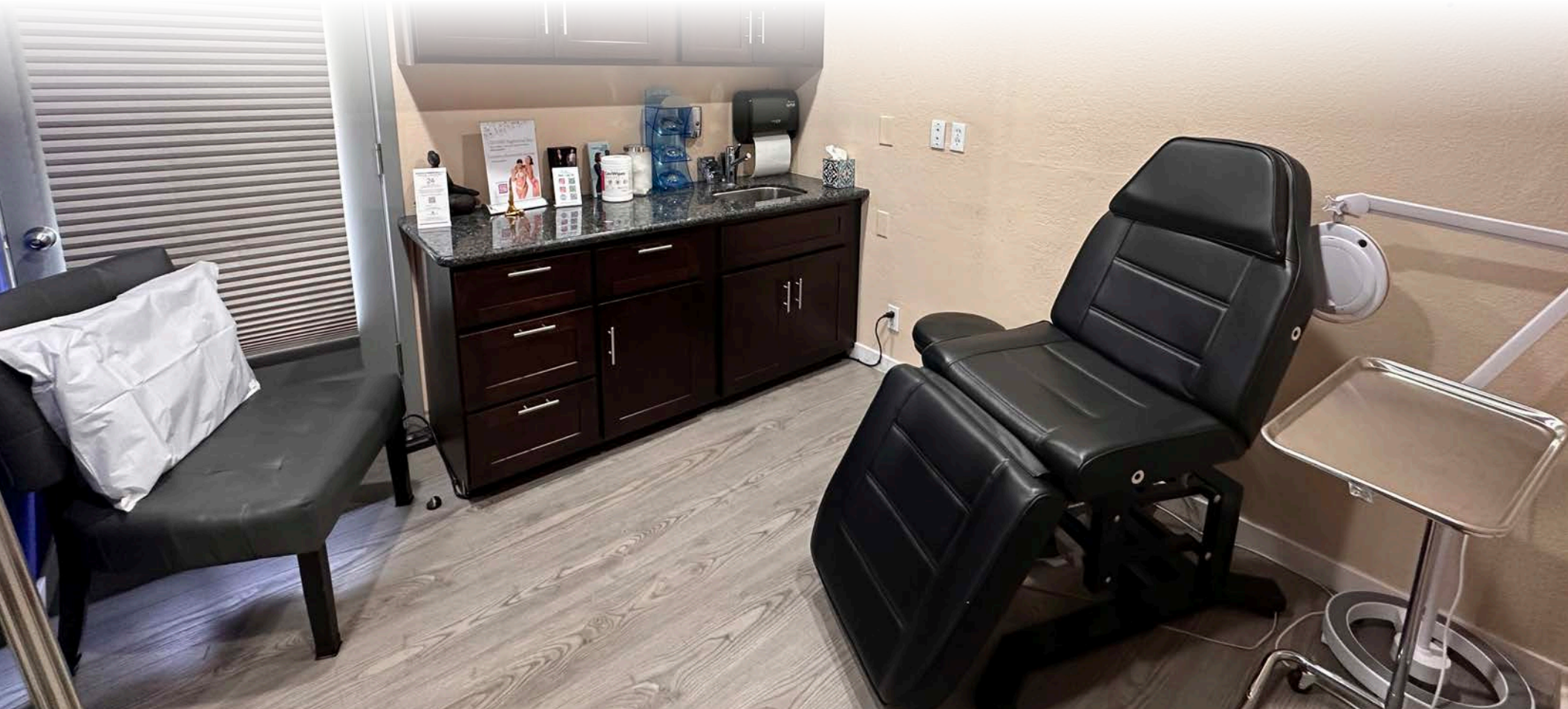
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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present for lease 910 Major Sherman Ln. in Monterey. The property is a ±3,207 SF medical office space with 9 exam rooms, a reception area, guest and staff in-suite restrooms, staff breakroom and beautiful finishes throughout. The space is located on the 3rd floor and is elevator serviced. There is on-site parking located under the building. This is a sublease: the current tenant is vacating the space with the lease term ending in October 2029; the new tenant will assume the existing lease. Available immediately. Please call for touring instructions.



PROPERTY OVERVIEW

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Address	910 Major Sherman Ln. Monterey, CA 93940
Rentable SF	±3,207 SF
Zoning	C-2
On-site Parking	Yes
APN	001-731-028
Asking Rent	\$4,700/ Month, MG

PROPERTY HIGHLIGHTS:

- ± 3,207 sf of medical office space with high-end build-out
- Superior finishes - some furniture included such as exam chairs, TVs, etc.
- On-site parking
- Central Monterey Location
- Near Downtown Monterey, Del Monte Shopping Center, Trader Joes, Alvarado St, and more

FURNITURE INCLUDED:

Lobby:

- Coffee table, end tables, chairs and blue couch
- Small refrigerator
- Lamps
- Metal bookshelf/display shelf

Front Desk:

- All office chairs

Offices:

- All office desks and chairs
- Medium refrigerator in nurses' office

Exam Rooms:

- Exam chairs that are motorized (8)
- Exam stools and mayo stands
- Automatic trash cans
- Automatic hand sanitizer wall units
- Small refrigerators/freezers

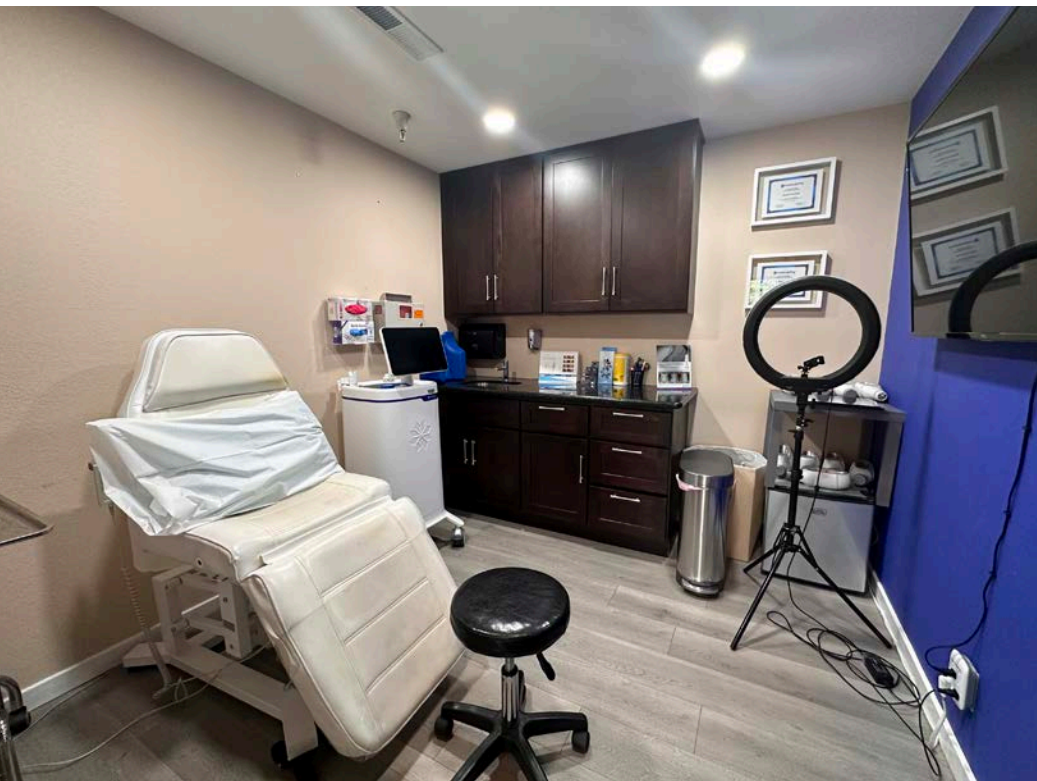
Supply closets:

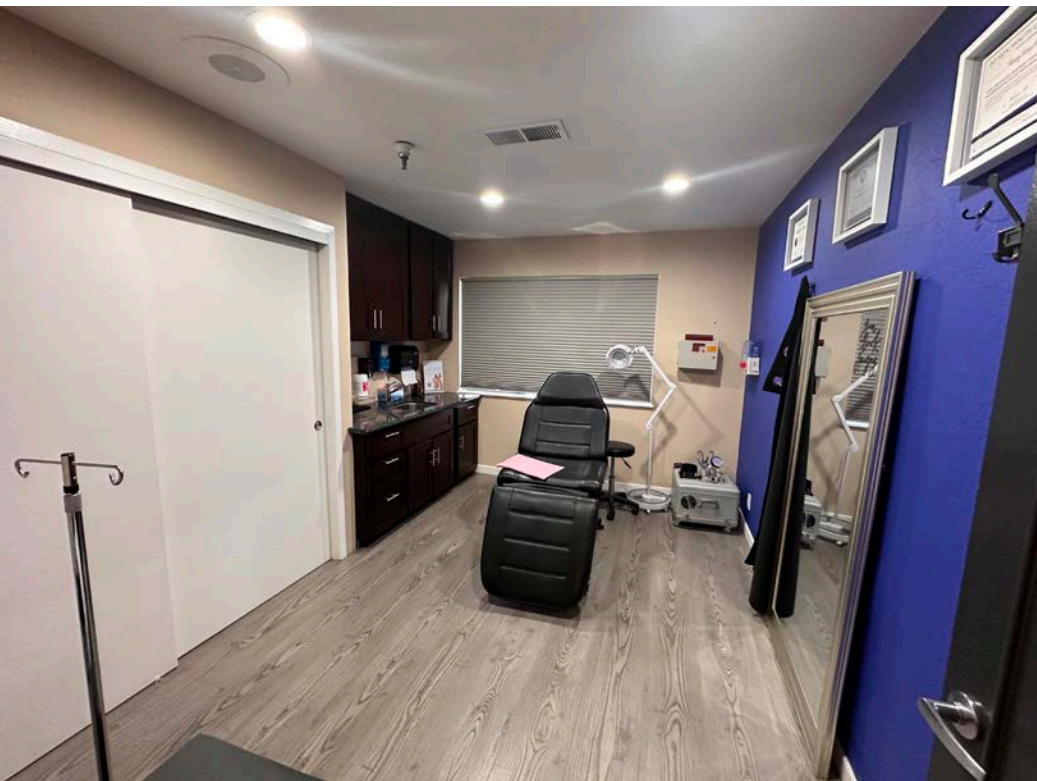
- Shelving

Break room:

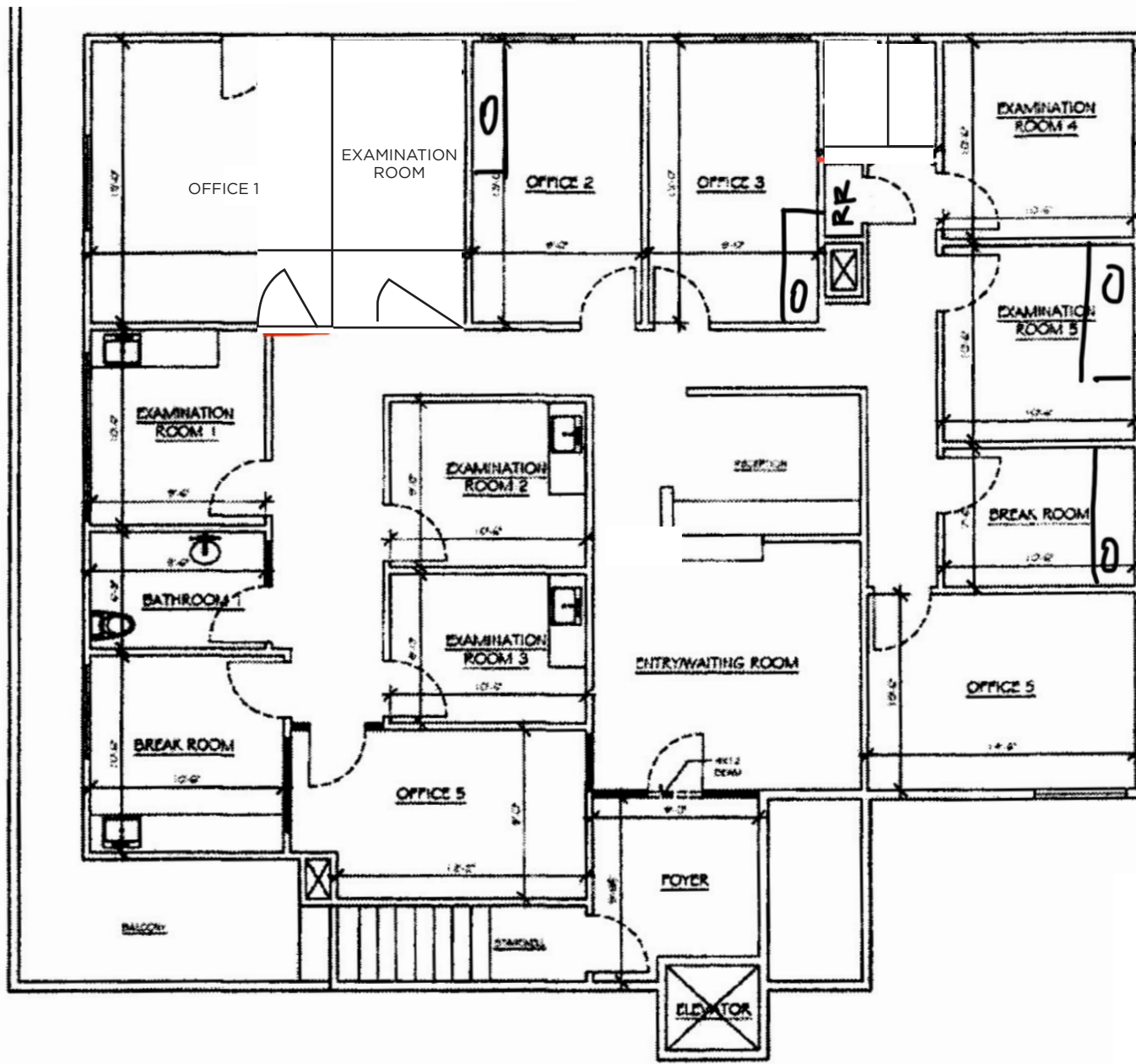
- Table
- Large refrigerator
- Microwave



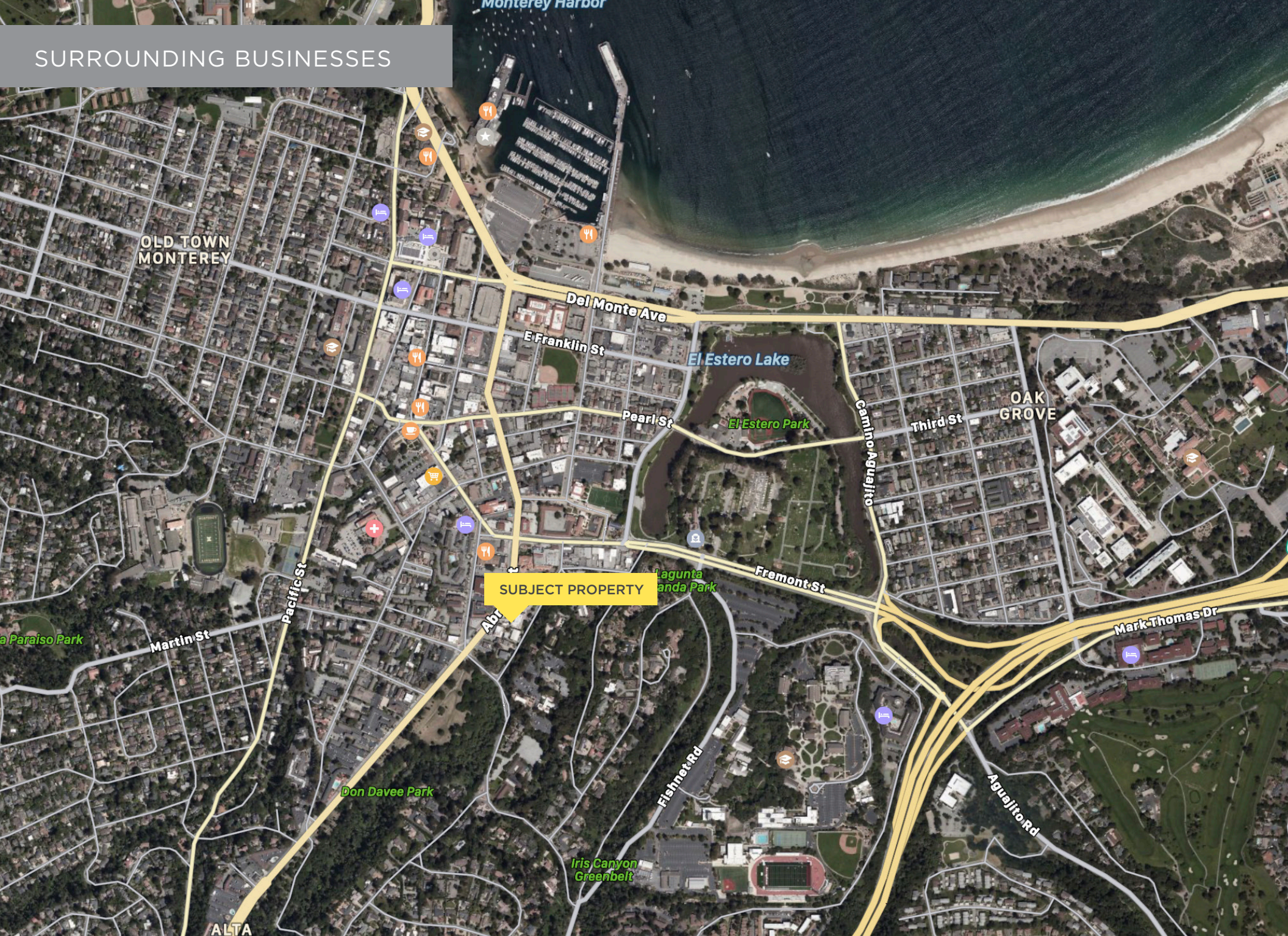




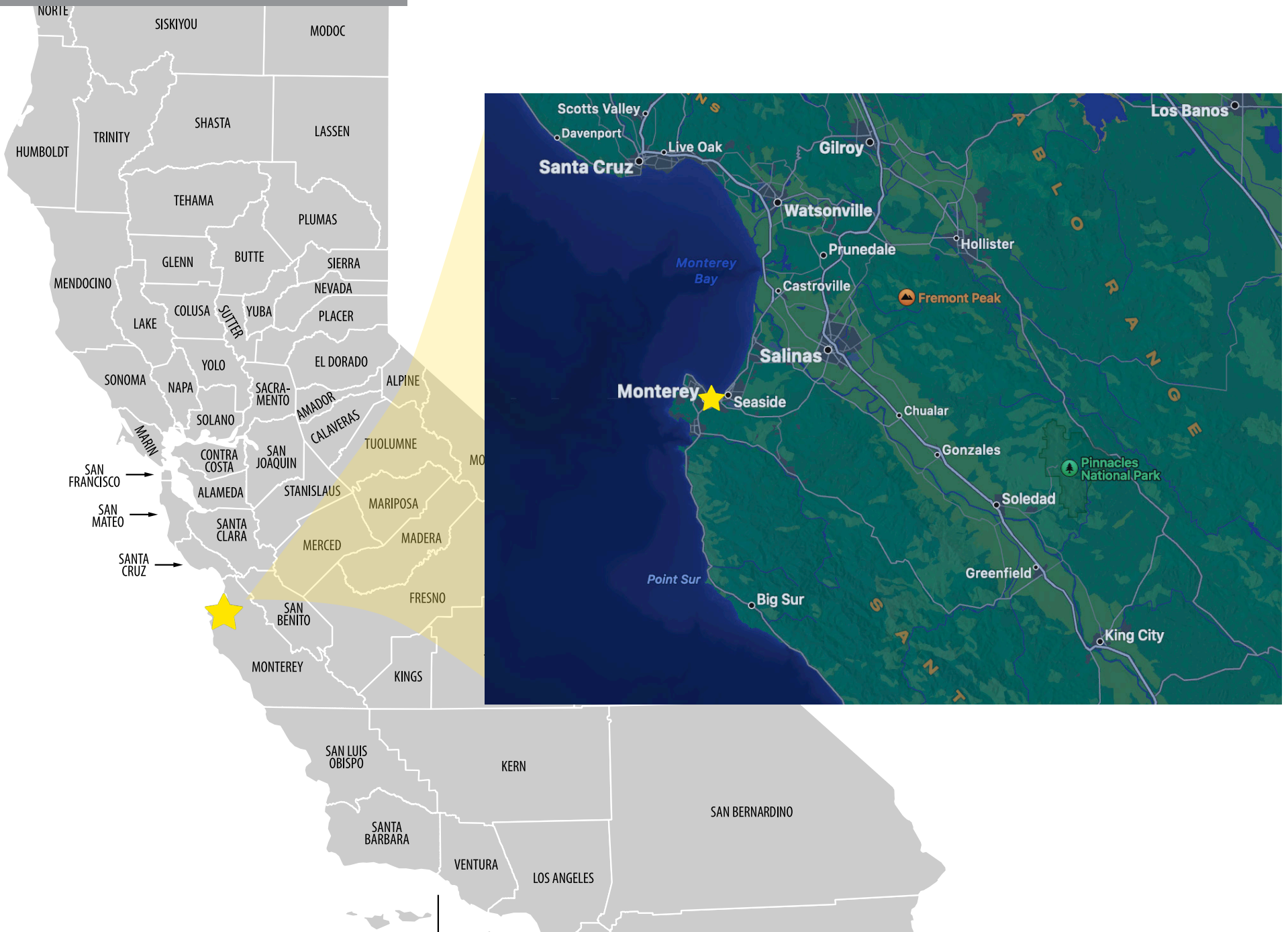
FLOOR PLAN



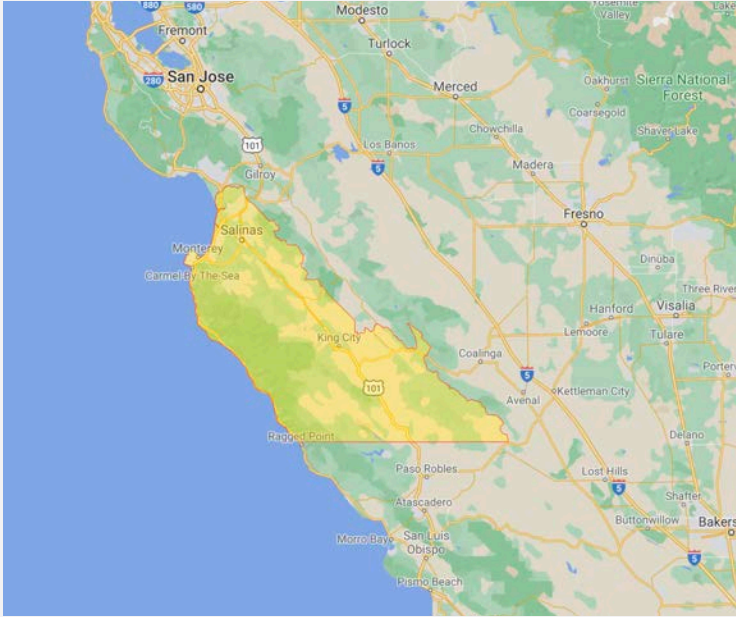
SURROUNDING BUSINESSES



LOCATION OVERVIEW



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

DISCLAIMER

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