

GREAT VISIBILITY RETAIL/OFFICE SPACE



FOR LEASE | \$3,900/month Modified Gross

1049 Broadway Ave. | Seaside, CA 93955
James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

RETAIL/OFFICE SPACE AVAILABLE

FOR LEASE

TABLE OF CONTENTS:

Executive Summary.....	3
Property Photos.....	4
Aerial Map.....	5
Location Map.....	6
Disclaimer.....	7

EXCLUSIVELY LISTED BY:

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

JAMES KENDALL | Sales Associate
jkendall@mahoneycommercial.com
831.275.0129 | DRE #02010395

EXECUTIVE SUMMARY

Mahoney & Associates is pleased to present for lease the retail/office building at 1049 Broadway Ave. in Seaside, CA. Comprising approximately 6,500 sq. ft. of open ground floor space and approximately 1,500 sq. ft. of mezzanine in the rear, the building layout and zoning offers a wide variety of uses and is classified as having Group 1 water credits by the Monterey Peninsula Water Management District.

A list of possible uses include per the City: “The CMX zone is intended to accommodate retail stores, offices, theaters, restaurants, and other similar and related uses.” For more information visit: <https://www.codepublishing.com/CA/Seaside/html/Seaside17/Seaside1714.html>

PROPERTY DETAILS

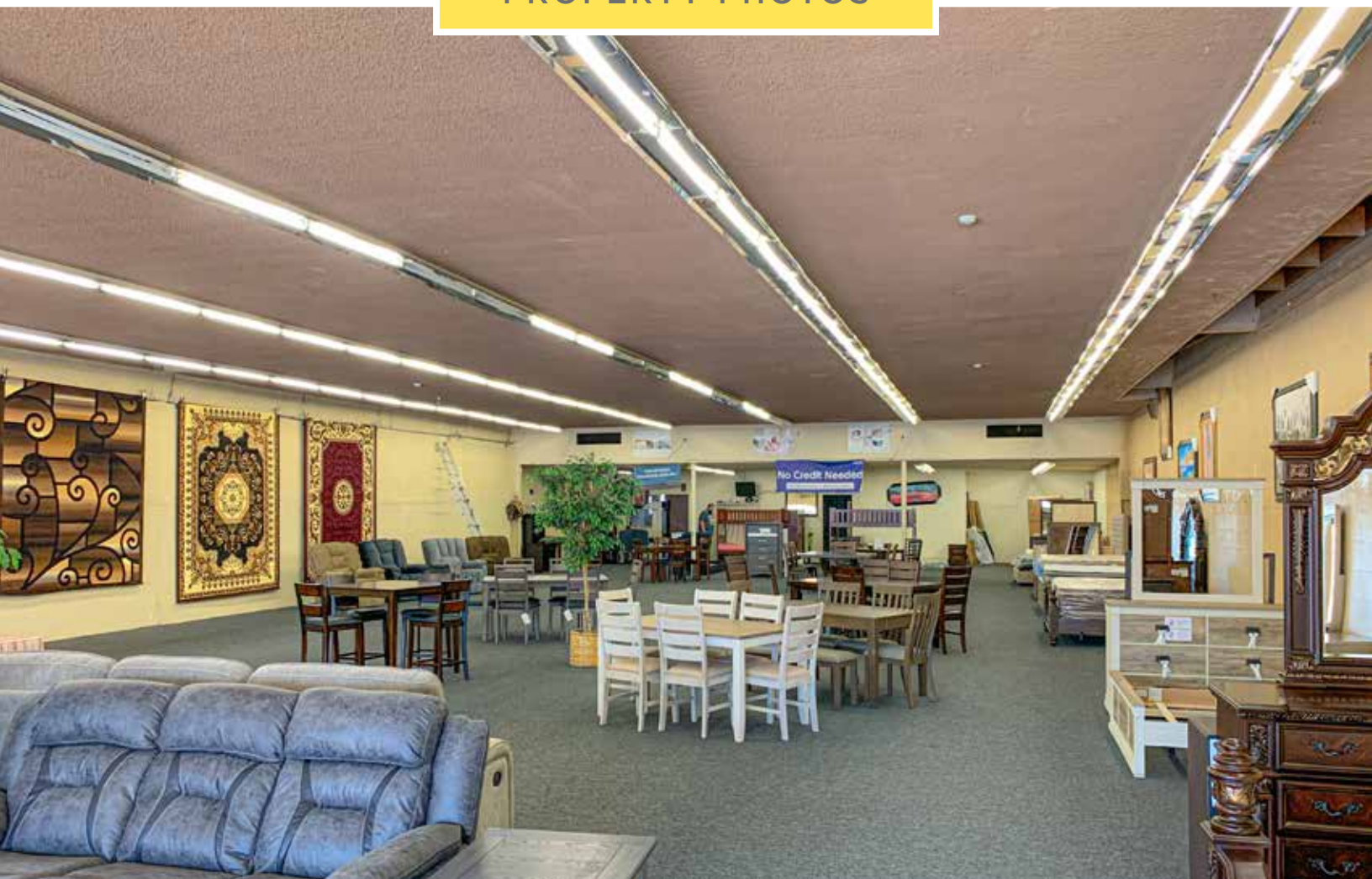
Address	1049 Broadway Ave. Seaside, CA 93955
*Lease Rate	\$3,900/month Modified Gross
Building Size	+/- 6,500 SF ground floor, +/- 1500 SF mezzanine
Improvements	Concrete block construction on concrete slab, TPO membrane roof.
Restrooms	One on ground floor, one on mezzanine
Parking	Street spaces and adjacent shared lot
APN	012-181-016
Zoning	CMX Commercial Mixed Use
Sprinkled	No
Water Credits	Group 1
Entry	Two retail doors at main entrance, one man door at rear

***Tenant responsible for utilities plus interior maintenance**

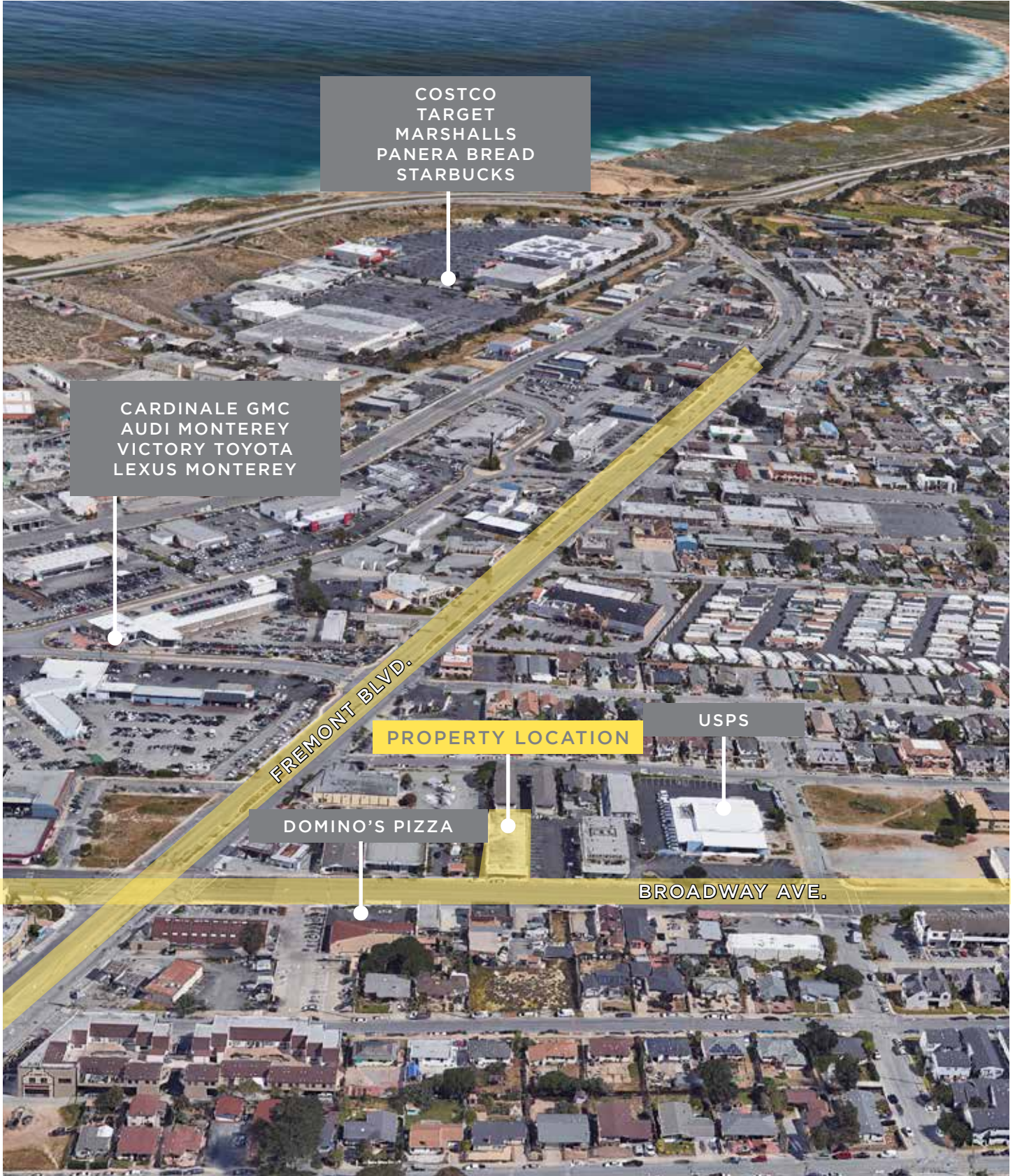
The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



PROPERTY PHOTOS



AERIAL MAP



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

SATELLITE MAP



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

DISCLAIMER

Mahoney & Associates hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates 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. Mahoney & Associates 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

.....
JAMES KENDALL | Sales Associate

jkendall@mahoneycommercial.com

DRE #02010395 | 831.275.0129

.....
MAHONEY & ASSOCIATES | 501 Abrego St, Monterey, CA 93940

P: 831.646.1919 | mahoneycommercial.com