



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Medical Office For Sale & For Lease

757 Pacific St., Unit D1 | Monterey, CA 93940

TABLE OF CONTENTS

Executive Summary	3
Property Photos	4 - 7
Tax Map	8
Aerial Maps	9 - 10
Satellite Map	11
Monterey County Overview	12
Mahoney & Associates	13
Disclaimer	14

EXCLUSIVELY LISTED BY:

RYAN EDWARDS
Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

PATRICK STAFFORD
Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

JOSH JONES
Partner | DRE #01352818
jjones@mahoneycommercial.com
831.655.9206

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



EXECUTIVE SUMMARY

757 PACIFIC STREET, UNIT D1,
MONTEREY CA 93940

Asking Price

\$825,000

Asking Rate

\$2.25 PSF/MO + NNN



TOTAL LEASABLE AREA

± 1,670 SF



PARKING

54 SHARED SPACES



LOCATION

MONTEREY

Mahoney & Associates is pleased to present 757 Pacific Street, Unit D1 is a ±1,670 SF medical condominium located in Monterey, offering a functional, move-in-ready layout within an established medical office project. The suite includes four exam rooms, two private offices, and a waiting and reception area, designed to support efficient medical or professional operations. Additional basement storage provides valuable supplemental space. The interior is well maintained, and the property offers ample on-site parking for patients and staff. The unit presents an excellent opportunity for an owner-user or investor seeking a medical or professional office in a desirable coastal market.

PROPERTY DETAILS

APN

001-592-007

Address

757 Pacific St., Unit D1, Monterey CA

Zoning

Commercial/Office

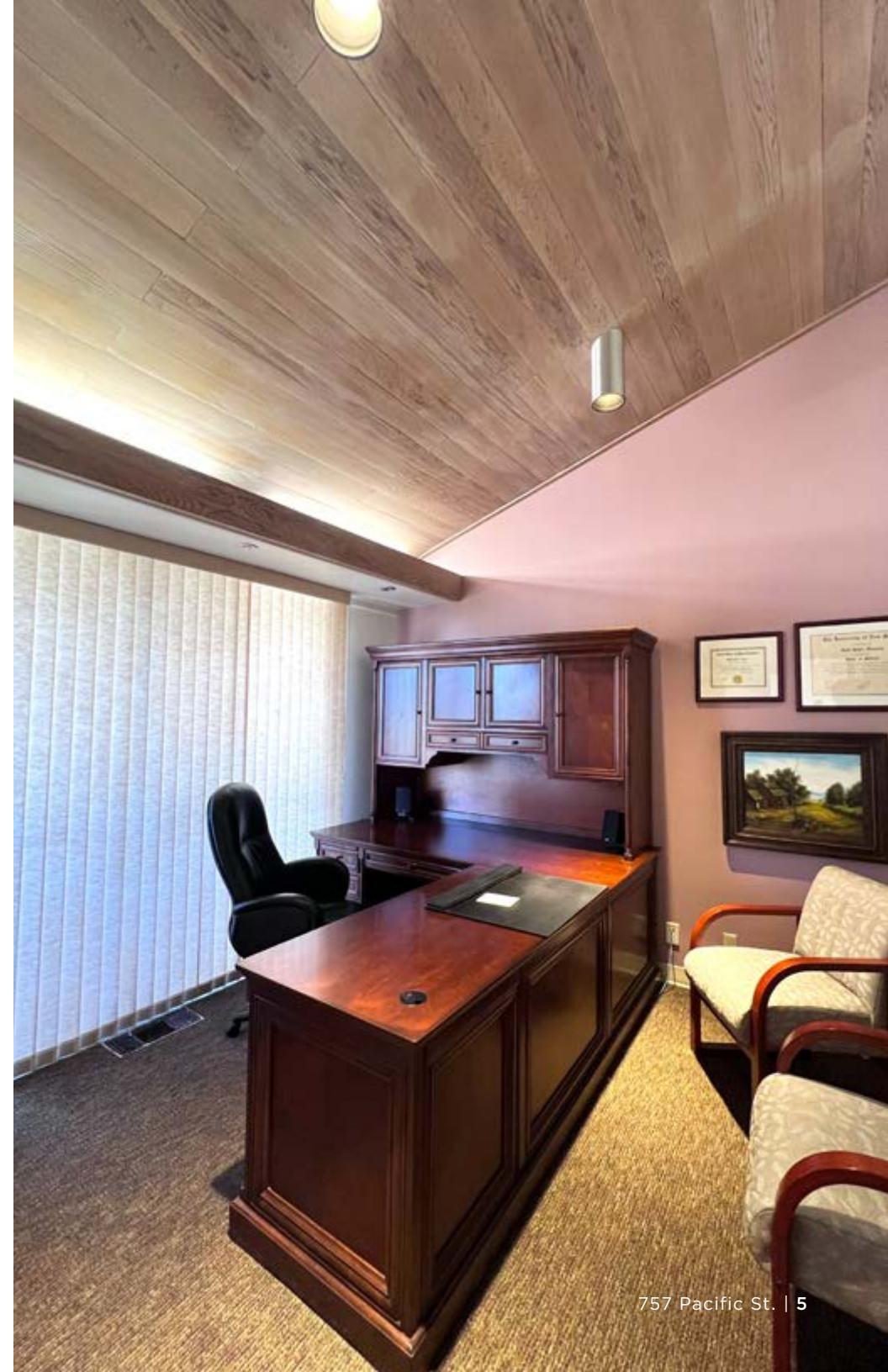
Building Size

Unit D1: ± 1,670

PROPERTY HIGHLIGHTS

- 4 Exam rooms
- 2 Private offices with closets & balcony
- Waiting & reception area
- Basement storage
- Part of a medical condominium project
- Ample parking
- Well maintained & functional interior







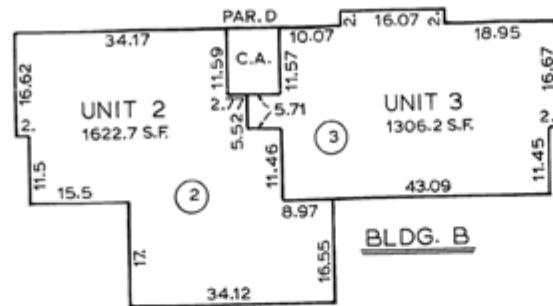


TAX MAP

PACIFIC STREET

50

1302-1

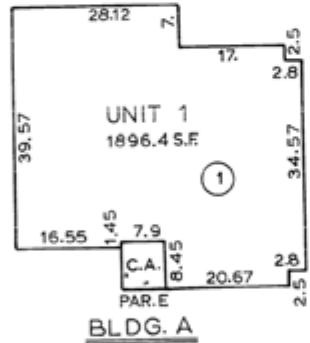
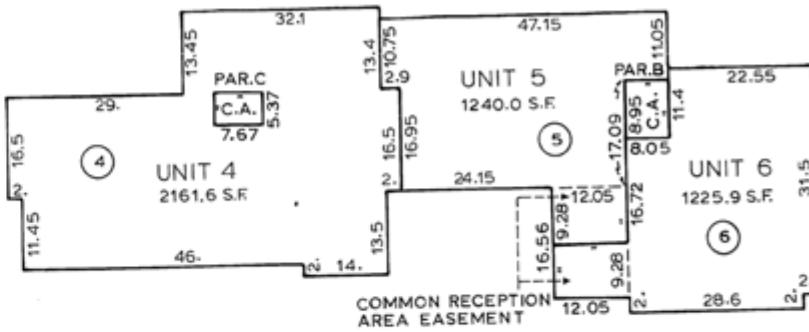


59-1

TAX RATE AREA

264.29

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 01 PAGE

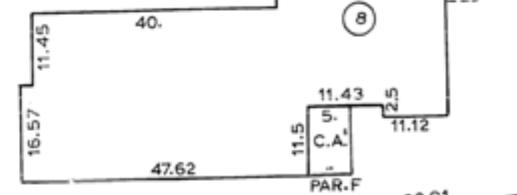
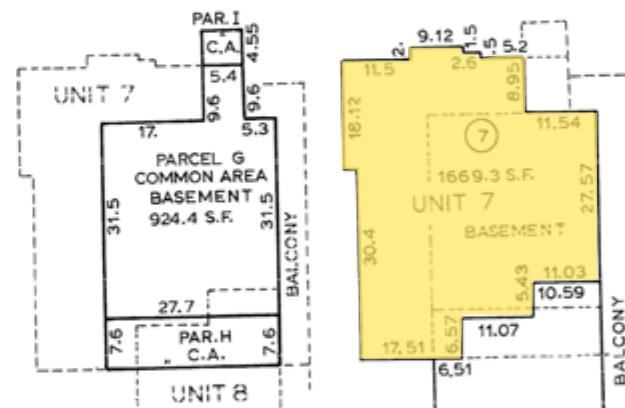


LOT J
LOT TOTAL 51,357.240 S.F.
1.179 AC.

PARCEL	UNIT
B	68.0 S.F.
C	41.2 "
D	89.4 "
E	56.0 "
F	55.3 "
G	924.4 "
H	210.5 "
I	24.6 "
	1 1896.4 S.F.
	2 1622.7 "
	3 1306.2 "
	4 2161.6 "
	5 1240.0 "
	6 1225.9 "
	7 1669.3 "
	8 2628.2 "
	1469.4 S.F. 13750.3 S.F. (COMMON AREA)

592

PARCEL A
COMMON AREA
NET 36,137.540 S.F. (PAR. A)
1,469.400 S.F. (PAR. B THRU. I)
GROSS 37,606.940 S.F.



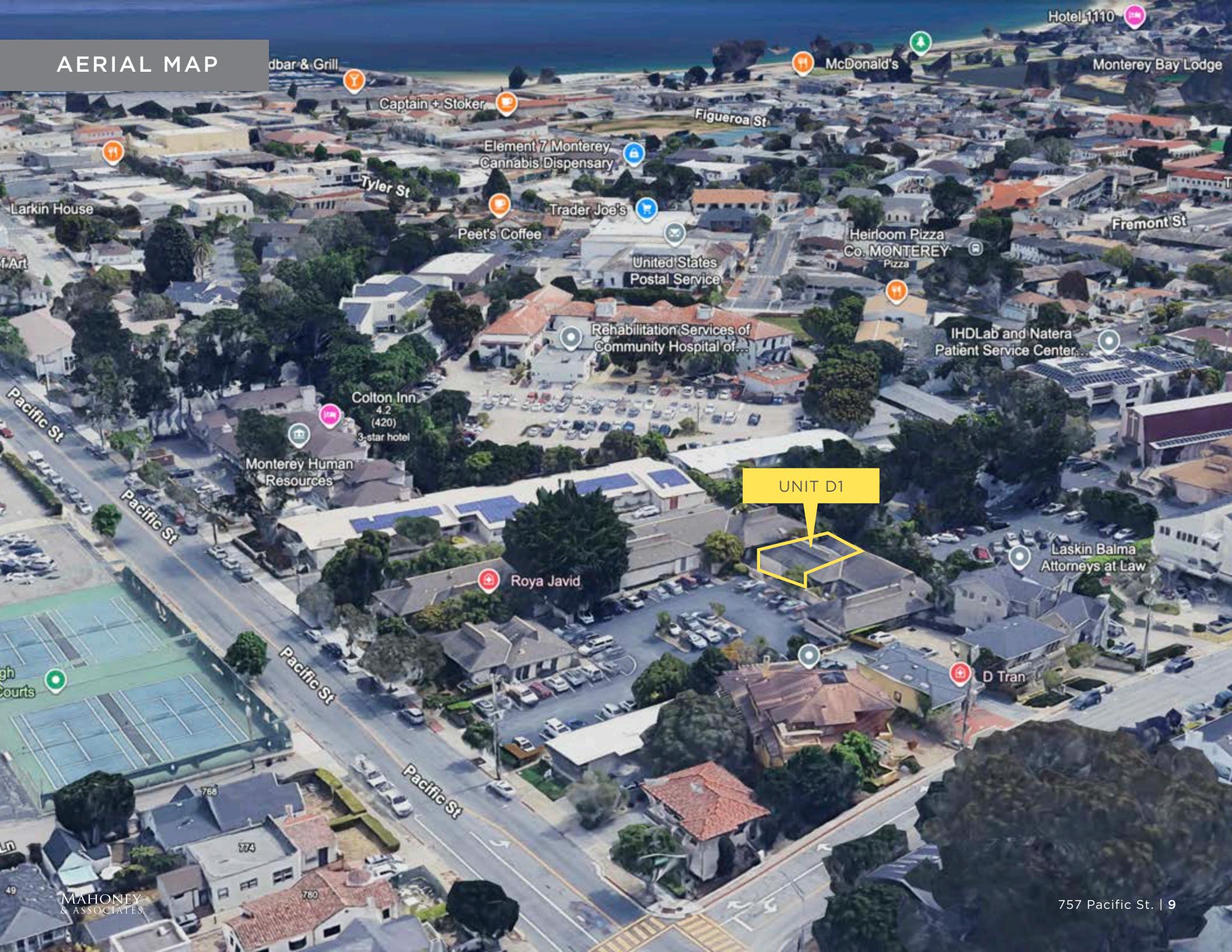
NOTE:
(VOL.15 C&T PG.66 PAR.A NET 36,062.136 S.F. ?)

10.

59-1
133.06

TRACT 1016
757 PACIFIC STREET OFFICE CONDOMINIUMS

AERIAL MAP



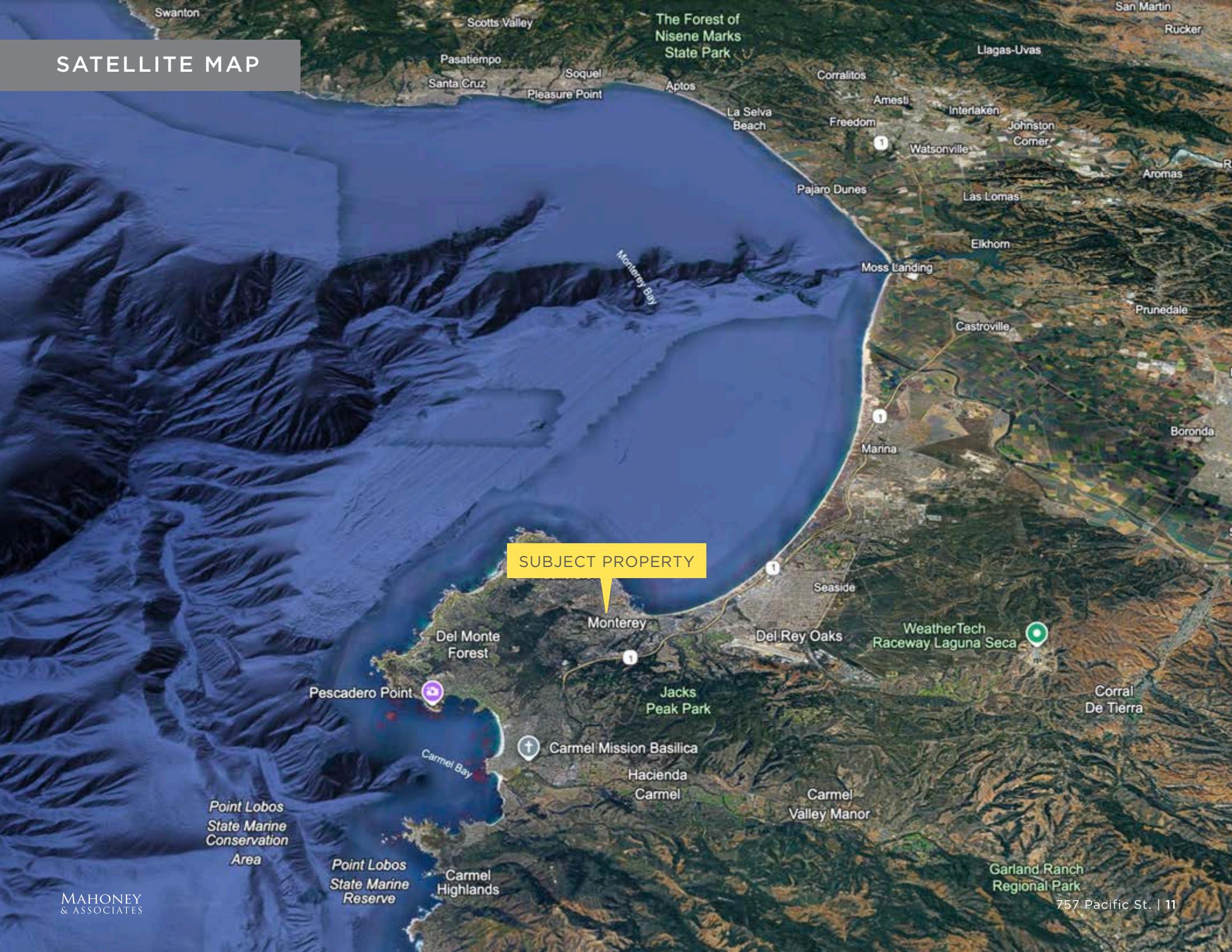
AERIAL MAP CONT.



Pacific St

UNIT D1

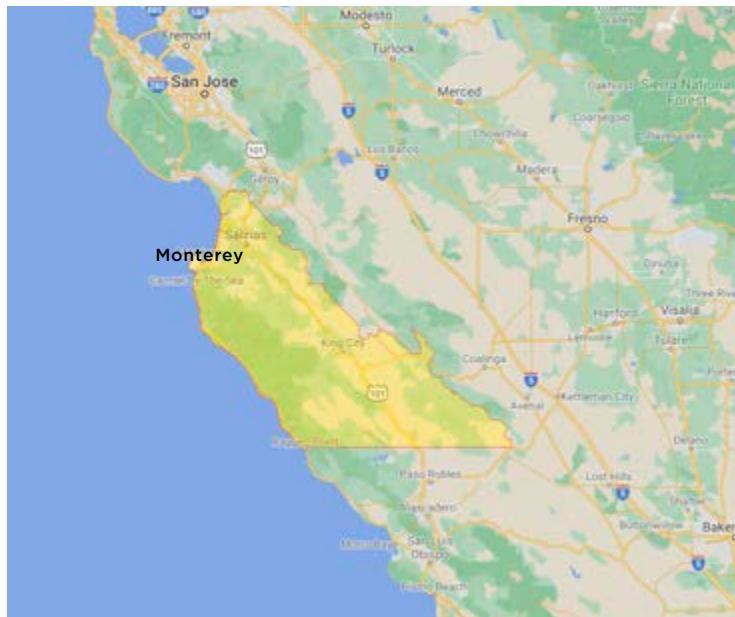
SATELLITE MAP



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 boast 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.



2024 DEMOGRAPHICS

436,251

Population

132,170

Households

35.3

Median Age

\$88,035

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

\$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 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.

EXCLUSIVELY LISTED BY:

RYAN EDWARDS

Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

PATRICK STAFFORD

Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

JOSH JONES

Partner | DRE #01352818
jjones@mahoneycommercial.com
831.646.1919

MAHONEY & ASSOCIATES

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