

584 MUNRAS AVENUE

MONTEREY, CALIFORNIA

±4,857 SF | FOR SALE

DELIVERED VACANT



RETAIL / MEDICAL / OFFICE | ASKING PRICE: \$1,799,000

Josh Jones
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1 Lower Ragsdale Drive, Bldg 1, Suite 100
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main +1 831 375 8000

cushmanwakefield.com



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PROPERTY INFORMATION

Address:	584 Munras Ave, Monterey, CA 93940
Year of Construction:	±1984
Land Area:	7,052 SF
APN:	001-581-015
Title:	Fee simple ownership delivered upon close of escrow
Delivery Condition:	Property will be delivered vacant
Building Size:	Gross Building Area is approximately ±4,857 SF
Parking:	4 parking spaces. An additional 8 spaces are on a ground lease until April 30, 2028
Zoning:	Downtown Specific Plan Click here for information
Foundation:	Concrete slab
Exterior Walls:	Cement plaster
Roof:	Composition shingle
Floor Covering:	Wood grain laminate through exam rooms. Carpet in working areas and tile floors in restrooms.
Original Use:	Bank Branch
Restrooms:	3 restrooms
Heating & Cooling:	Force air
Fire Protection:	Sprinklers throughout entire building



Location:	4-Way signalized corner in downtown Monterey.
Traffic Counts:	Fremont St @ Munras Ave - 21,776 ADT

Demographics:

	1-Mile	3-Miles	5-Miles
Total Population:	21,931	79,558	119,089
Median Household Income:	\$70,382	\$76,861	\$75,342
Number of Households:	4,896	24,671	37,271

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PROPERTY PHOTOS



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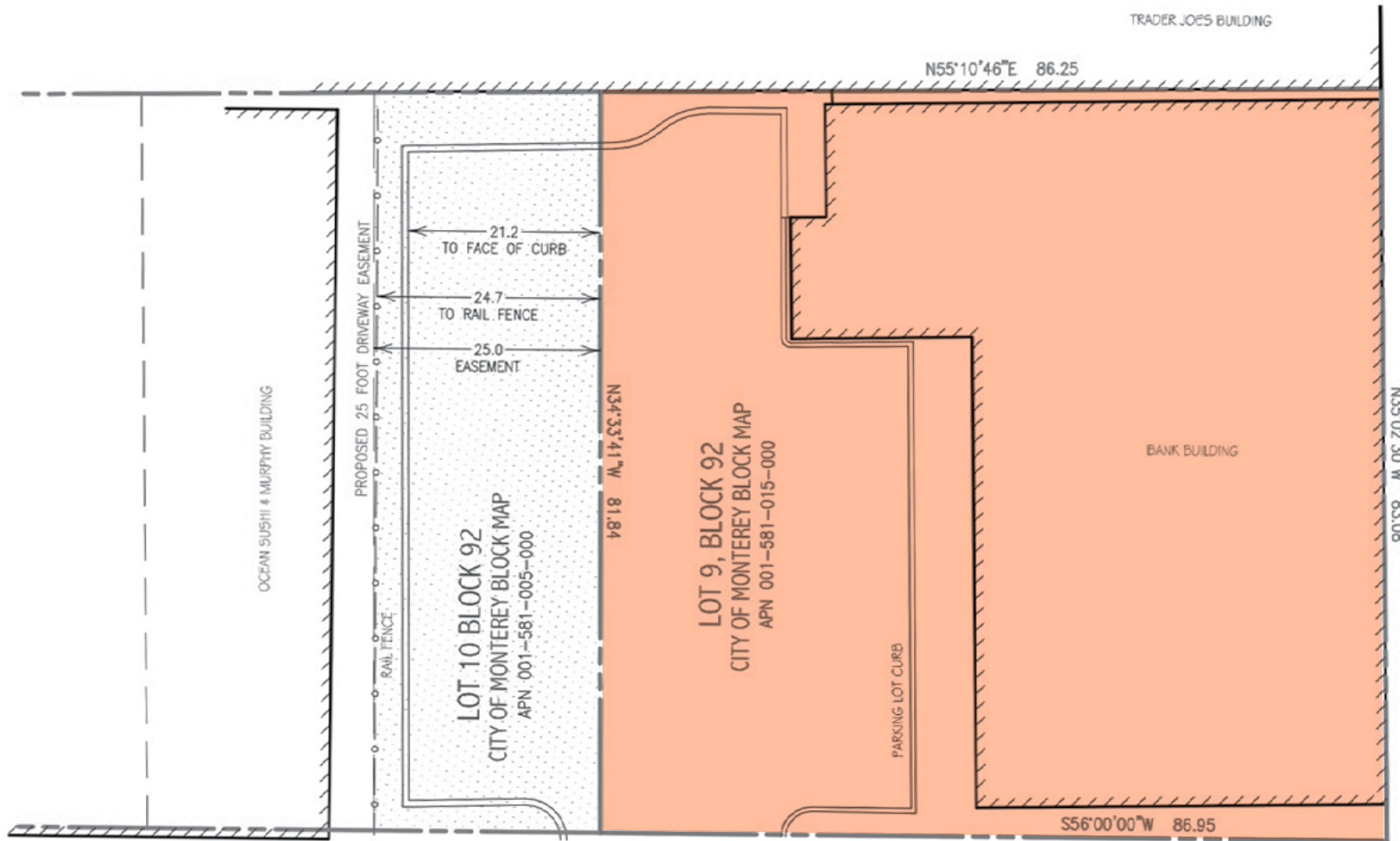


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SURVEY & PARCEL MAP



Munras Avenue

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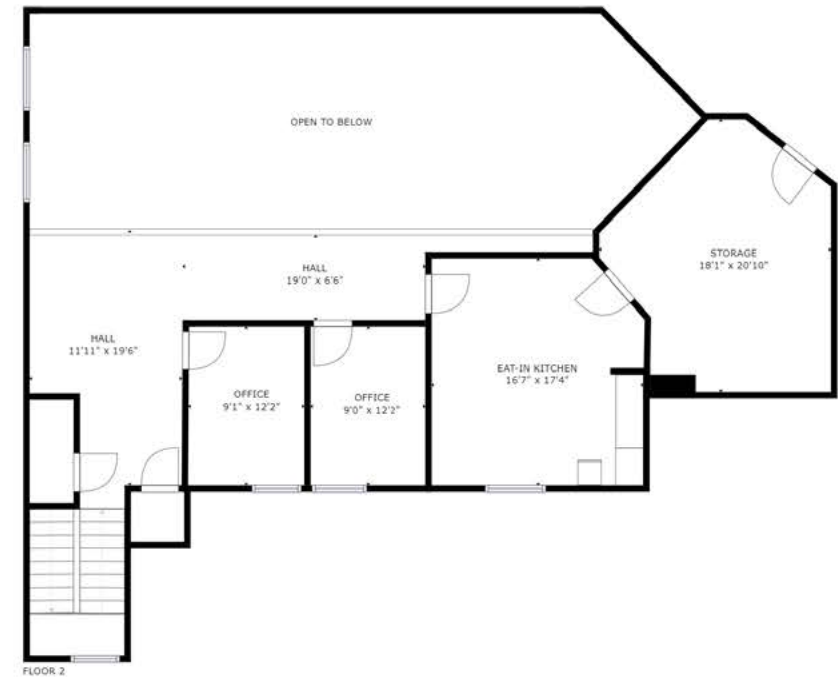
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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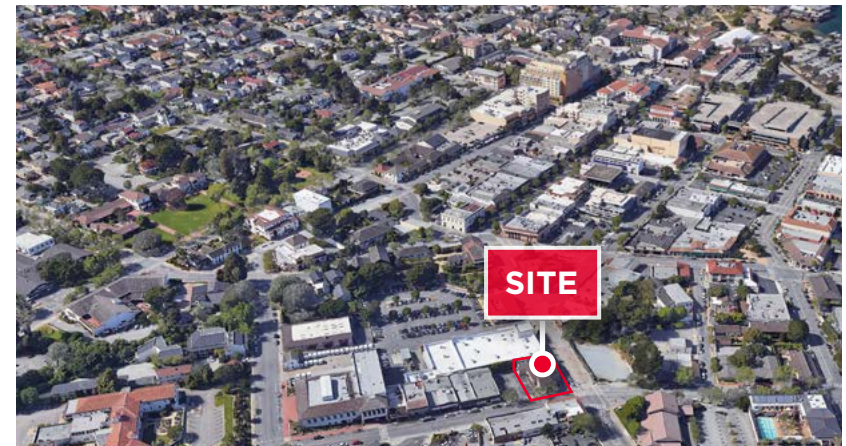
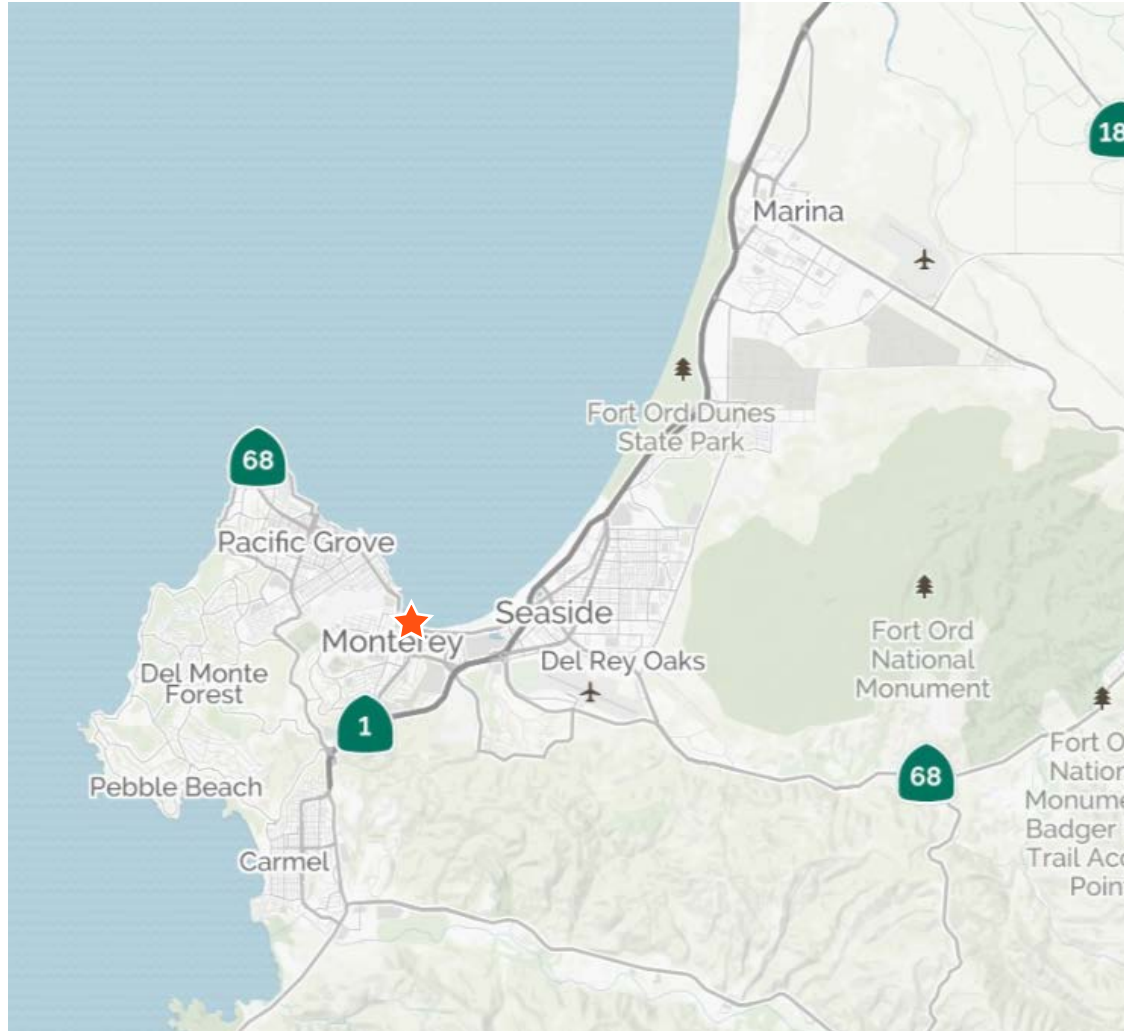


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CONTACT

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