

# LAGUNA SECA OFFICE PARK CONDOS FOR SALE OR LEASE

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LISTING PRICE: \$2,200,000 | SUITES 101 & 102

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MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

9600 Blue Larkspur Ln. | Monterey, CA 93940

Chris Tonini | DRE #02088036

# LAGUNA SECA OFFICE PARK CONDOS FOR SALE OR LEASE

## OFFERING MEMORANDUM

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## EXECUTIVE SUMMARY

9600 BLUE LARKSPUR LN.  
MONTEREY CA 93940

### ASKING SALE PRICE

**\$2,200,000**

### ASKING LEASE RATE

**\$2.50/MO + MODIFIED  
GROSS**



BUILDING SIZE  
**± 4,400 SF**



SUITES  
**101 & 102**



PARKING  
**31 SHARED**



**VO / B-6UR-D-S:**  
**VISITOR SERVING**

## PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 9600 Blue Larkspur Lane, Units 101 & 102 for sale or lease in Monterey, California. The property includes 2 Class-B office condominiums that are offered for sale together or for lease with space available from 670 SF to 4,400 SF. This property is centrally located between the Monterey Peninsula & Salinas near the Ryan Ranch office park, in Monterey.

## PROPERTY HIGHLIGHTS

- Professional Office Space
- Owner/User Opportunity For Sale or For Lease
- Ample Off-Street Parking
- Convenient Location Between Monterey & Salinas
- High Visibility along Hwy 68 Corridor

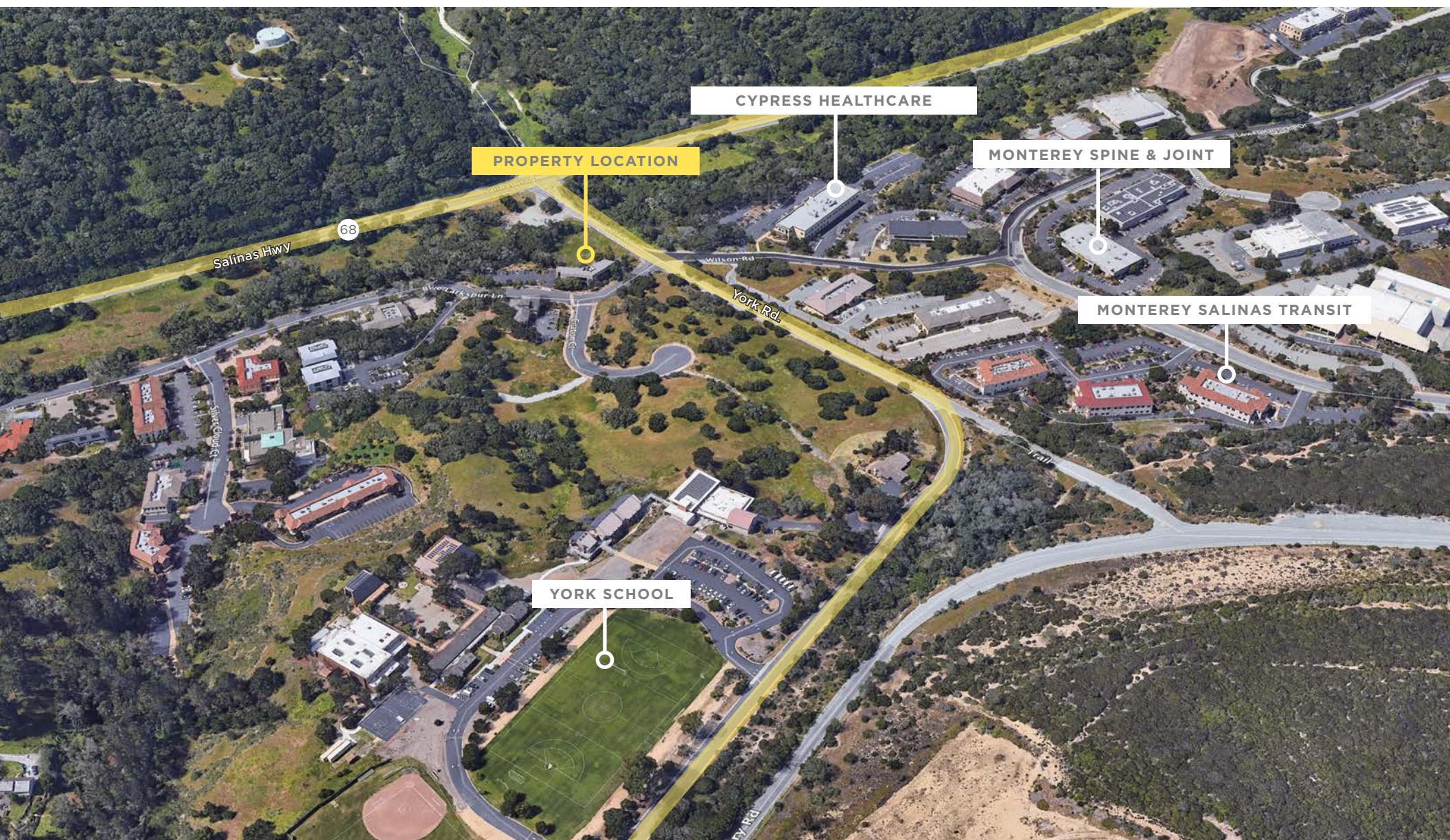
## PROPERTY DETAILS

Address	9600 Blue Larkspur Ln.   Monterey, CA
Suites	101: ± 3,730 SF   102: ± 670 SF (Can be combined)
Asking Price	\$2,200,000
Lease Price	101: \$2.25 PSF   102: \$2.50 PSF (Modified Gross)
APN	Unit 101: 173-122-001   Unit 102: 173-122-004
Building SF	± 4,400 SF
Year Built	1991 - Updated 2018
Parking	31 - Shared (All Units)
Zoning	VO / B-6UR-D-S: Visitor Serving, Professional Office
Construction	Steel and Wood Frame
Foundation	Concrete / Raised Floor
Roof	Concrete Tile
Heating	Central AC
Exterior	Stucco



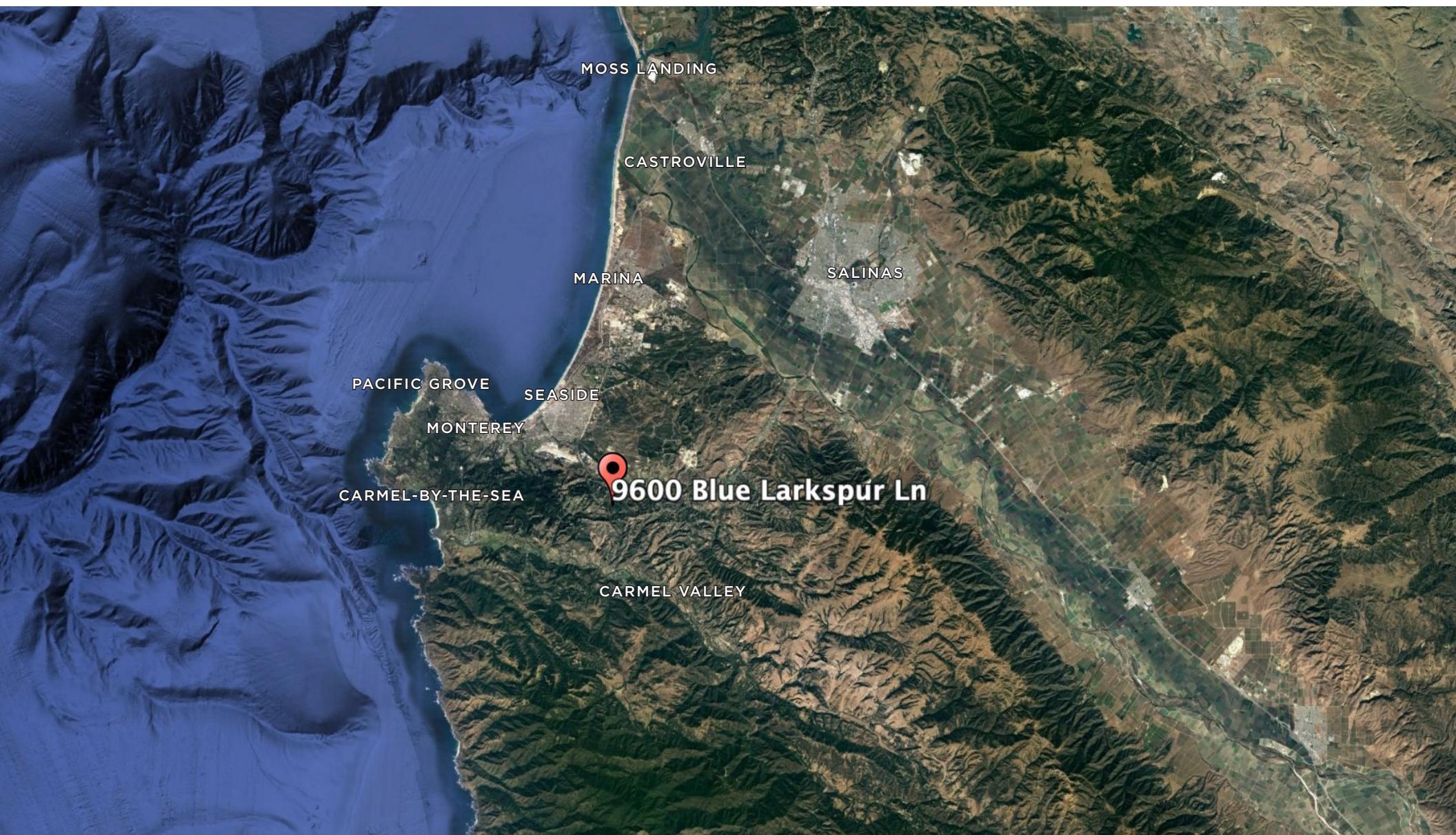


## AERIAL MAP



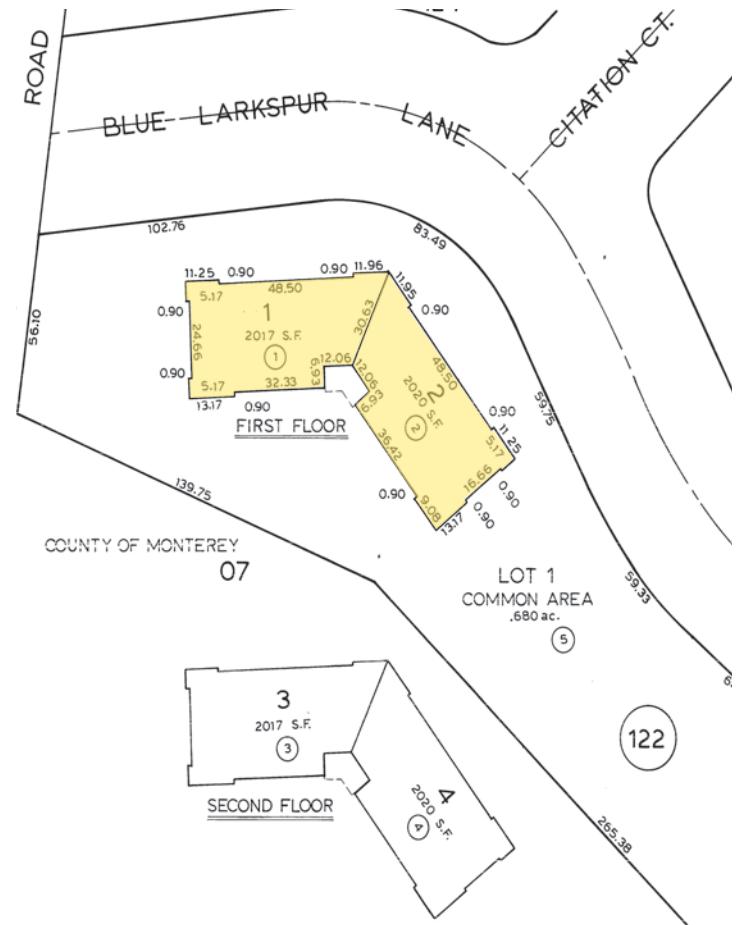
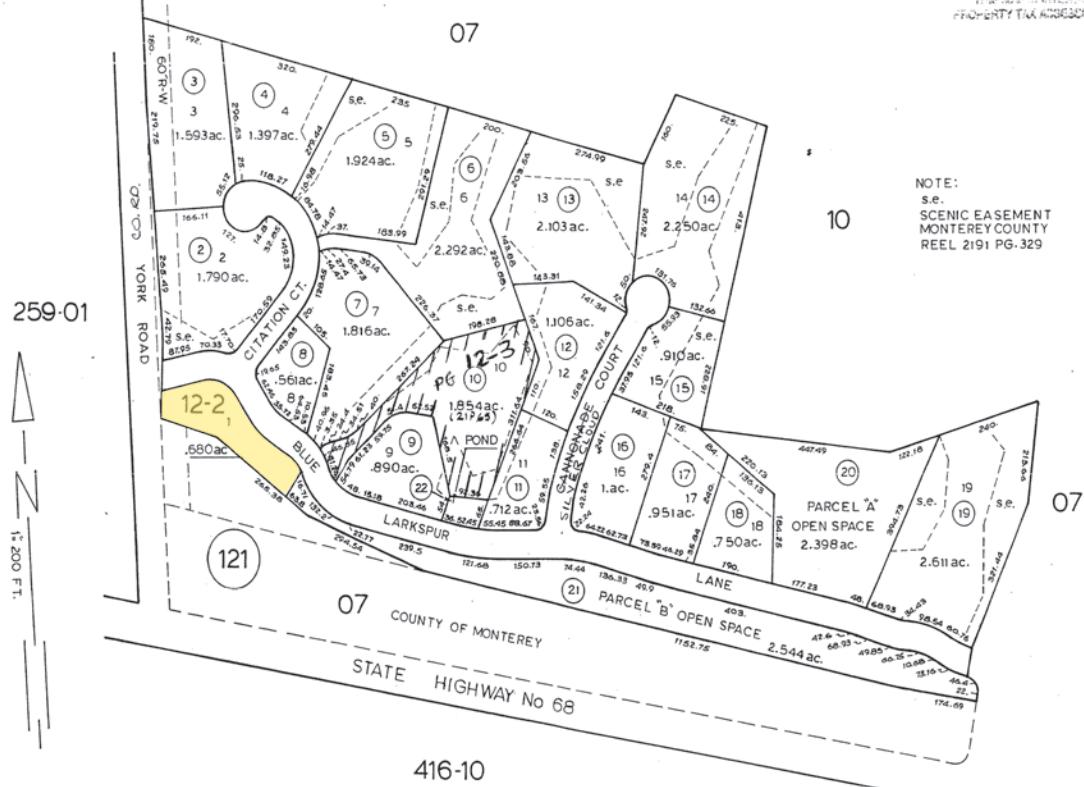
## SATELLITE MAP

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9600 Blue Larkspur Ln. | 7

## SITE PLAN



# 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

**\$3 BILLION**  
IN TRANSACTION VOLUME

**1,000+**  
ASSETS SOLD

**6,000,000**  
SQUARE FEET LEASED

**1,750+**  
LEASE TRANSACTIONS

## DISCLAIMER

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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:

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