

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

511 Forest Lodge Road

Pacific Grove | CA

NEW LISTING FOR SALE



*Office User/Investment, Residential
Conversion or Commercial Opportunity*

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225 W Santa Clara Street
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San Jose, CA 95113
United States
Main: +1 408 282 3800
colliers.com/siliconvalley

FOR SALE

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PROPERTY HIGHLIGHTS

- \pm 21,469 SF Freestanding Building (Rentable)
- \pm 2.22 Acres (\pm 96,703 SF)
- APN: 007-102-019
- 1/273 Parking (Currently)
- Fire Sprinklered
- Updated Restrooms
- Elevator Served
- Built in 1986
- Zoning: C-FH: Forest Hill Commercial allows Residential, Commercial, Office and Retail
- Currently 96% Leased
- Annual Net Income: \$433,000
- Two small tenants are month to month
- Primary Tenant is California American Water
 - Occupy 90% \pm 18,847 SF
 - Lease expires 12/31/2027
 - 2% Annual Increases
 - Potential for early lease termination discussions for a buyer's need to occupy or develop property
- **Sale Price: \$6,500,000**



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ASSESSOR PARCEL NUMBER
007-102-019-000



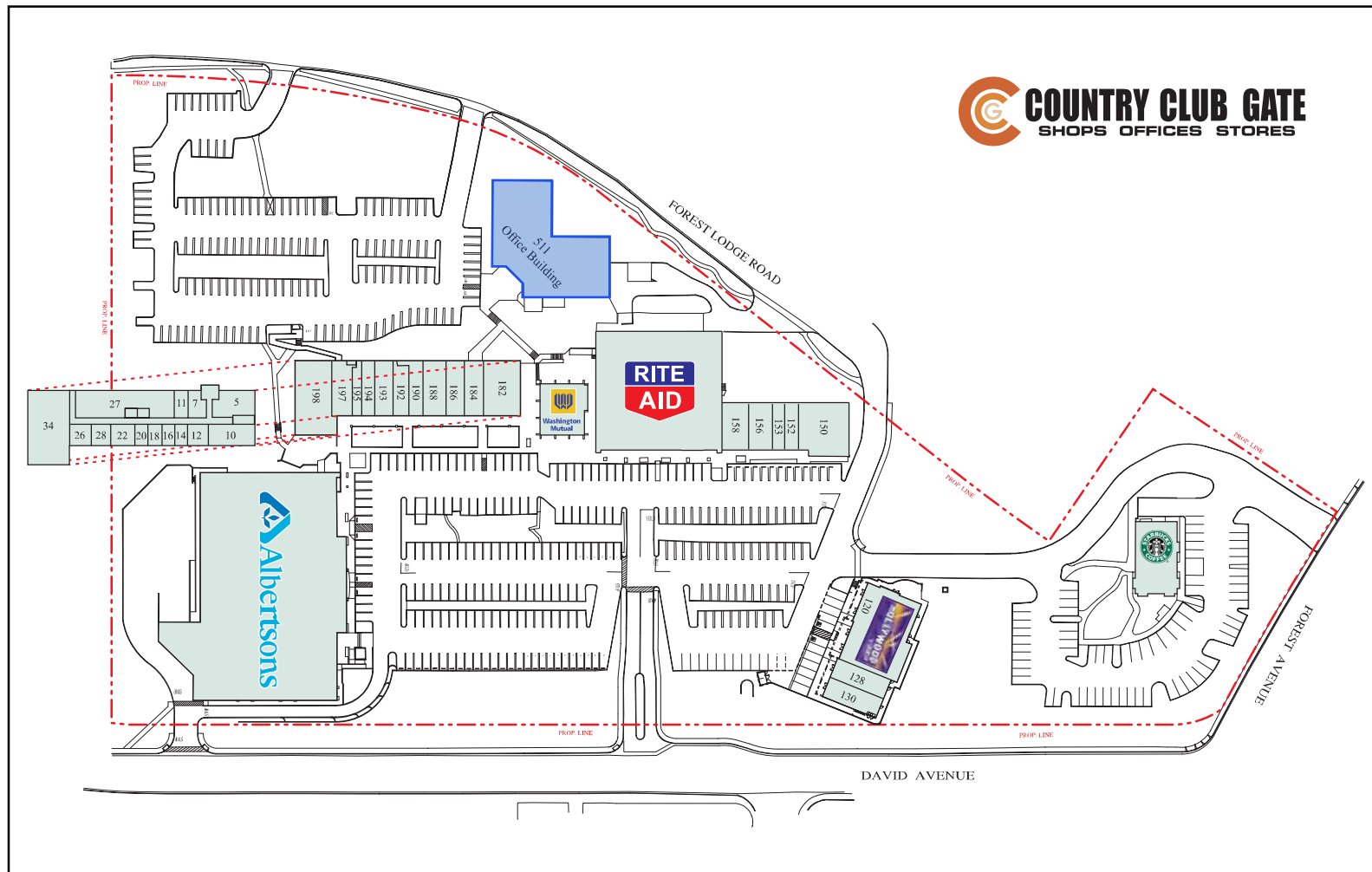
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SITE PLAN



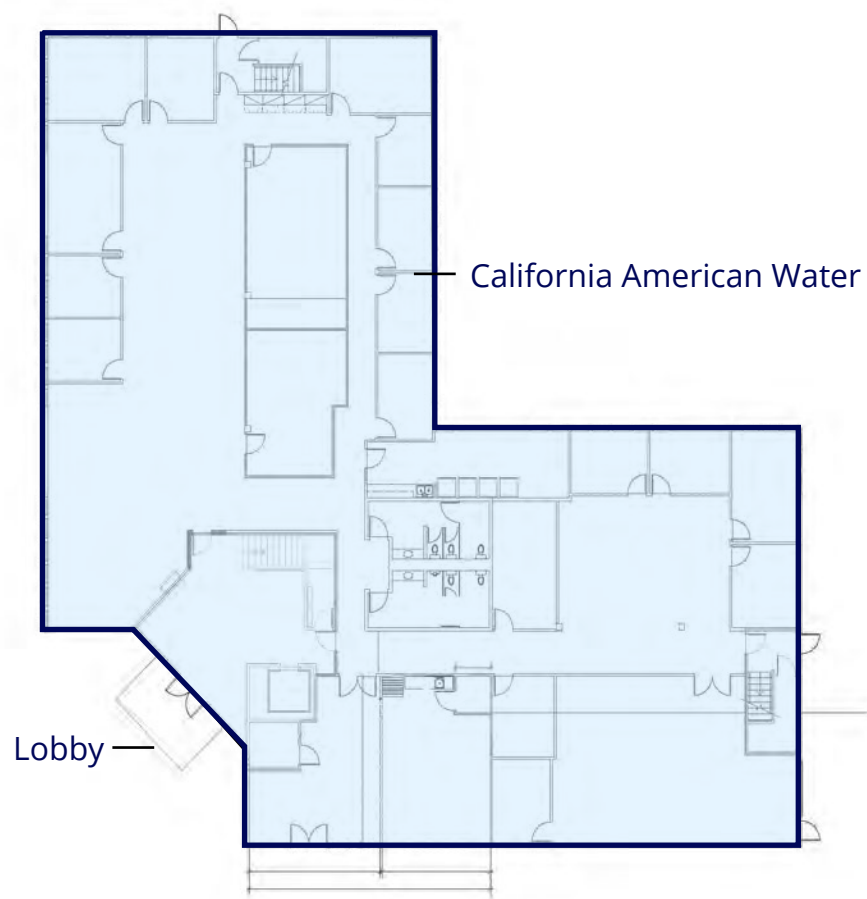
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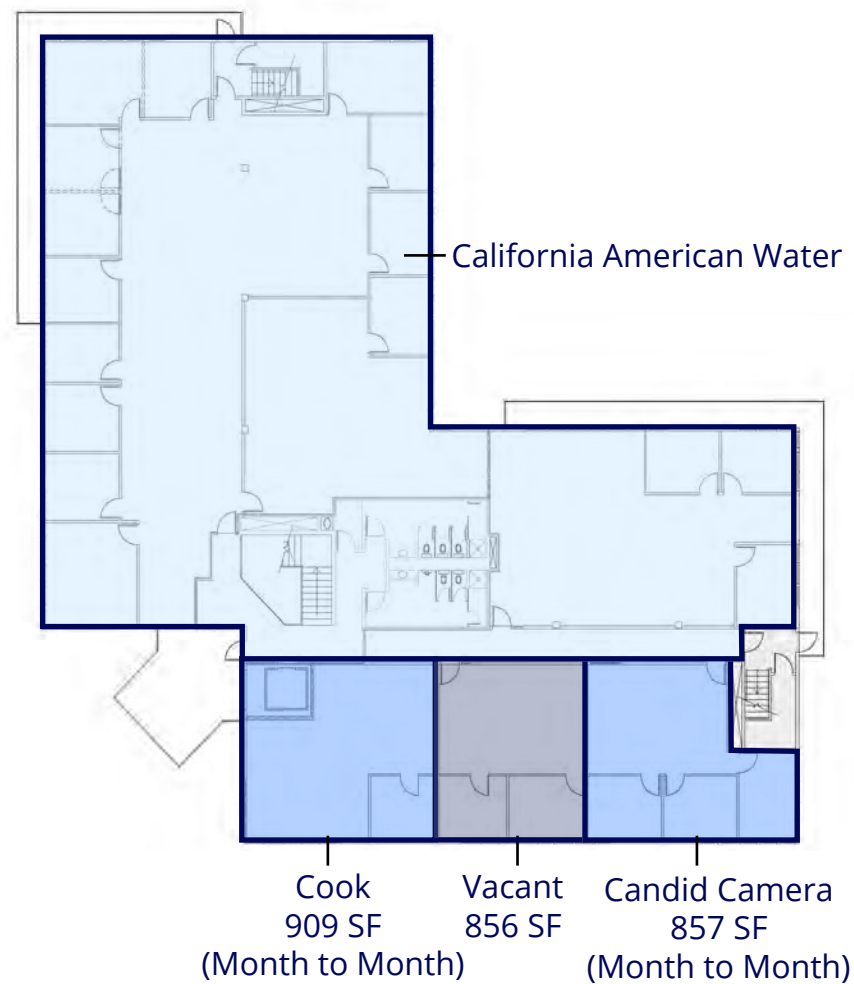
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

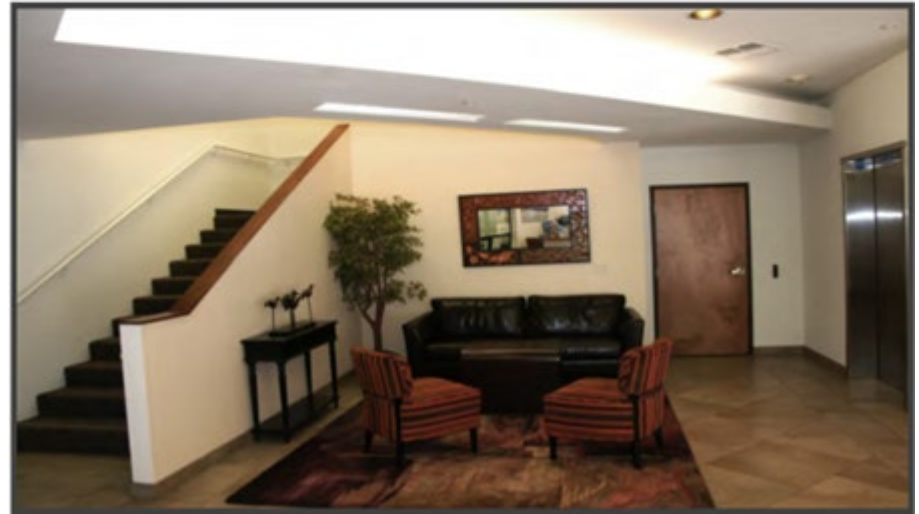
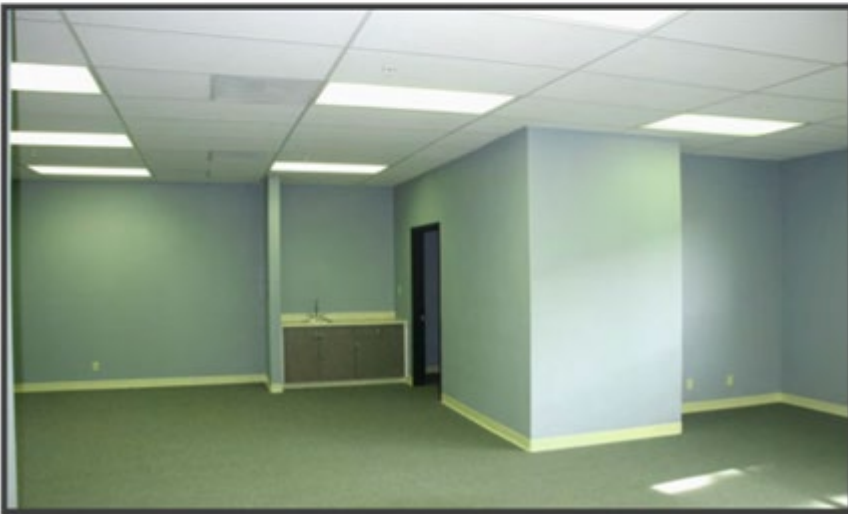


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PROPERTY PHOTOS

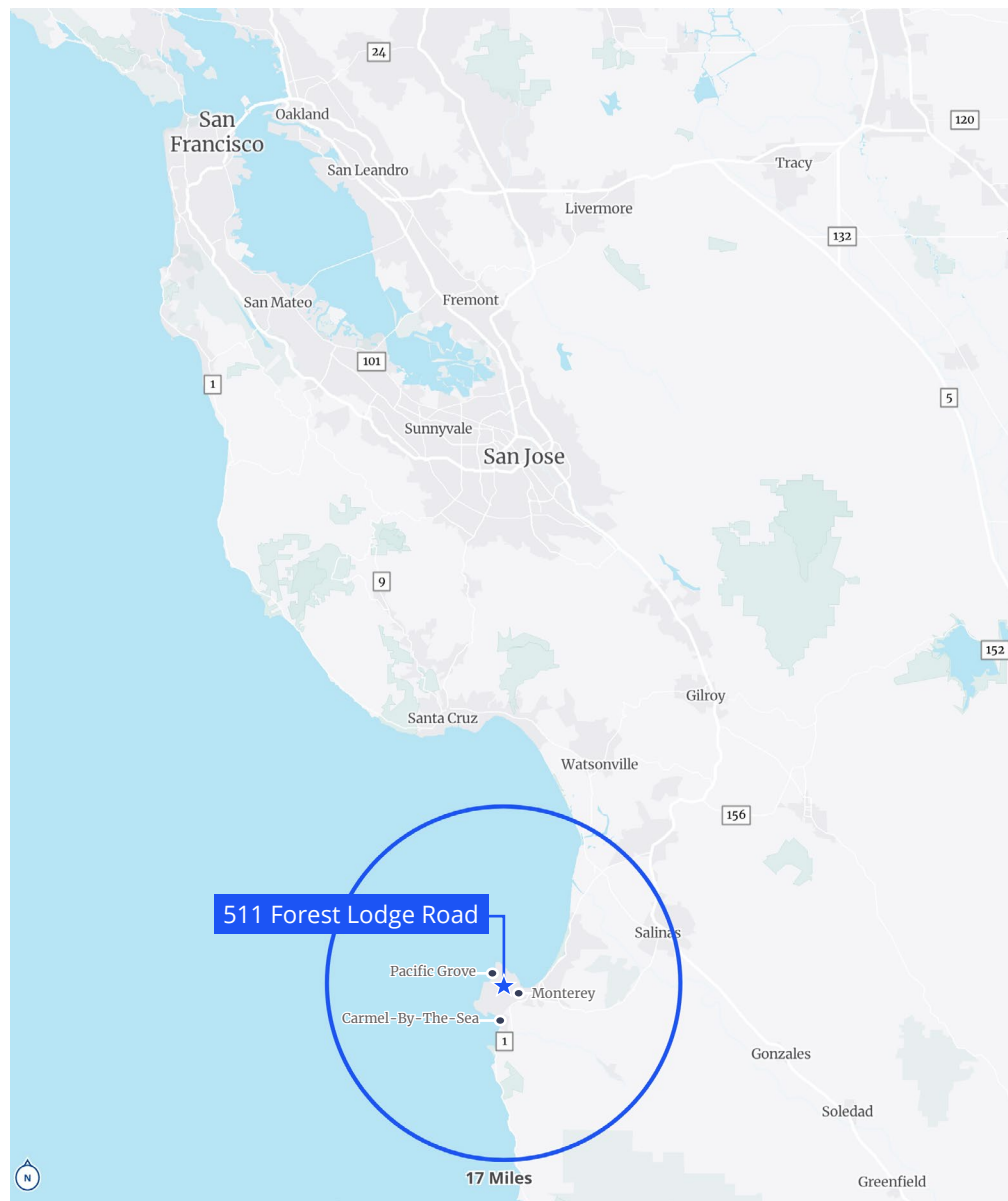


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AERIAL & LOCATION MAPS



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