



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Prime Commercial Building Opportunity For Sale

400 W Franklin St. | Monterey, CA 93940

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PROPERTY OVERVIEW

400 W Franklin Street has served as a church for many years, offering generous interior volume, an open gathering space, and a distinctive architectural presence. Its existing configuration lends itself naturally to continued use as a worship facility, as well as conversion to an event venue, community hall, or any use requiring a large, flexible interior environment.

Positioned just steps from two major hotels in downtown Monterey, the property is uniquely situated to capture visitor demand for gatherings, performances, meetings, celebrations, and specialty programming. This proximity to consistent hospitality traffic provides an attractive opportunity for operators seeking to host events or provide non-lodging visitor-serving functions.

In addition to its congregational history, the building's scale, acoustics, and structural layout support a wide range of creative reuses, making it equally compelling to owner-users and investors seeking adaptable, high-capacity space in a supply-constrained market. 400 W Franklin Street presents a well-located commercial asset in the heart of Monterey and proximity to key demand drivers. Positioned just minutes from downtown Monterey, Cannery Row, and major transportation routes, the property provides strong visibility and access within one of the Peninsula's most desirable coastal markets.

The building features efficient floor layouts, professional office configurations, and the ability to support a wide range of commercial or service-oriented tenants. With continued demand for small-to-mid-sized office and specialty space in Monterey, this property represents a compelling opportunity for both owner-users and investors.

EXECUTIVE SUMMARY

ASKING PRICE

\$1,725,000



BUILDING SIZE
± 10,464 SF



LOT SIZE
± 8,619 SF



AVERAGE DAILY TRAFFIC
7,709
VEHICLES PER DAY



CURRENT LEASE
SMALL OFFICE
572 SF - \$800/MO
LEASE TERM - MO/MO
SEE PAGE 5

PROPERTY DETAILS

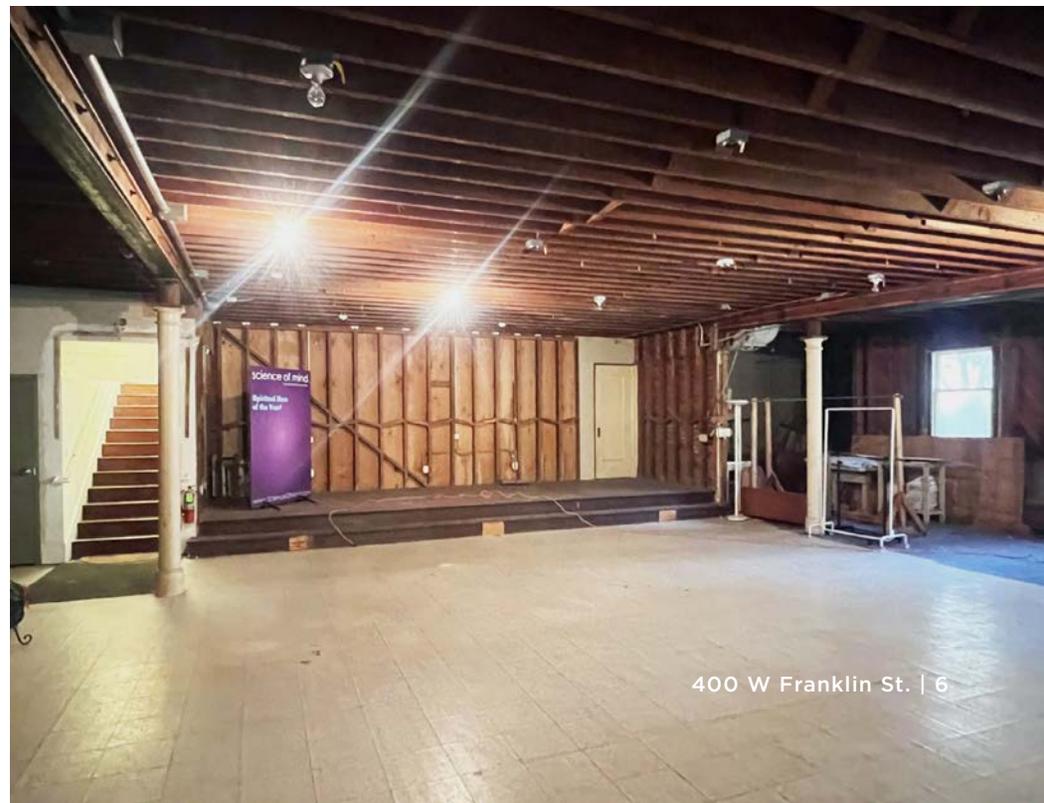
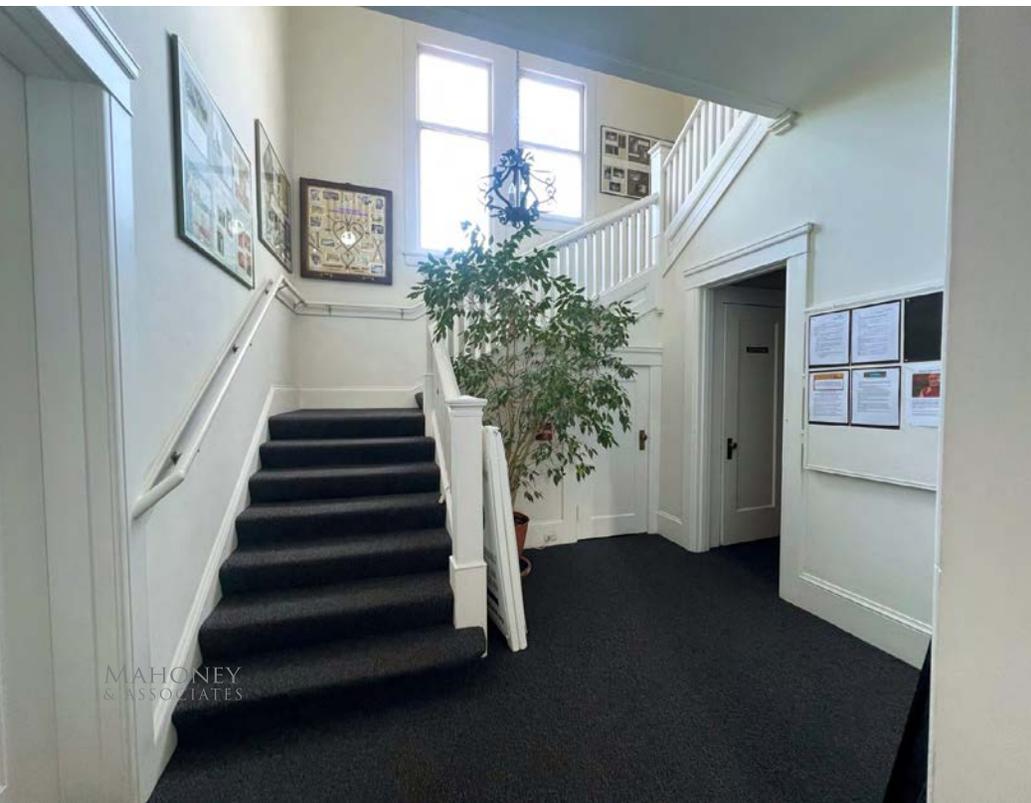
Address	400 W Franklin St., Monterey, CA 93940
APN	001-383-009
Year Built	1925
Price Per Foot	\$165
Zoning	Planned Community Downtown, Pierce District
Stories	3
Parking	4 Spaces

PROPERTY HIGHLIGHTS

- **Historic Church Building:** Large, open interior suited for assembly, events, or continued worship use
- **Event-Ready Space:** Ideal for concerts, meetings, gatherings, and visitor-serving programming
- **Next to Two Major Hotels:** Strong opportunity to attract hotel guests for events or functions
- **Downtown Monterey Location:** Walkable to restaurants, shops, and waterfront amenities
- **Flexible Interior Layout:** Adaptable floorplan with room for creative reuse
- **Onsite Parking:** Limited but valuable convenience for attendees and operators
- **Separate office space:** Can be independently rented

LEASED

CENTRE FOR
SUSTAINABLE
LIVING
UNIVERSITY OF
CALIFORNIA



AERIAL MAP



LOCATION OVERVIEW

THE PERRY HOUSE

MONTEREY HISTORY & ART MUSEUM

MUNICIPAL WHARF

PORTOLA HOTEL

Lighthouse Ave

MONTEREY CONFERENCE CENTER

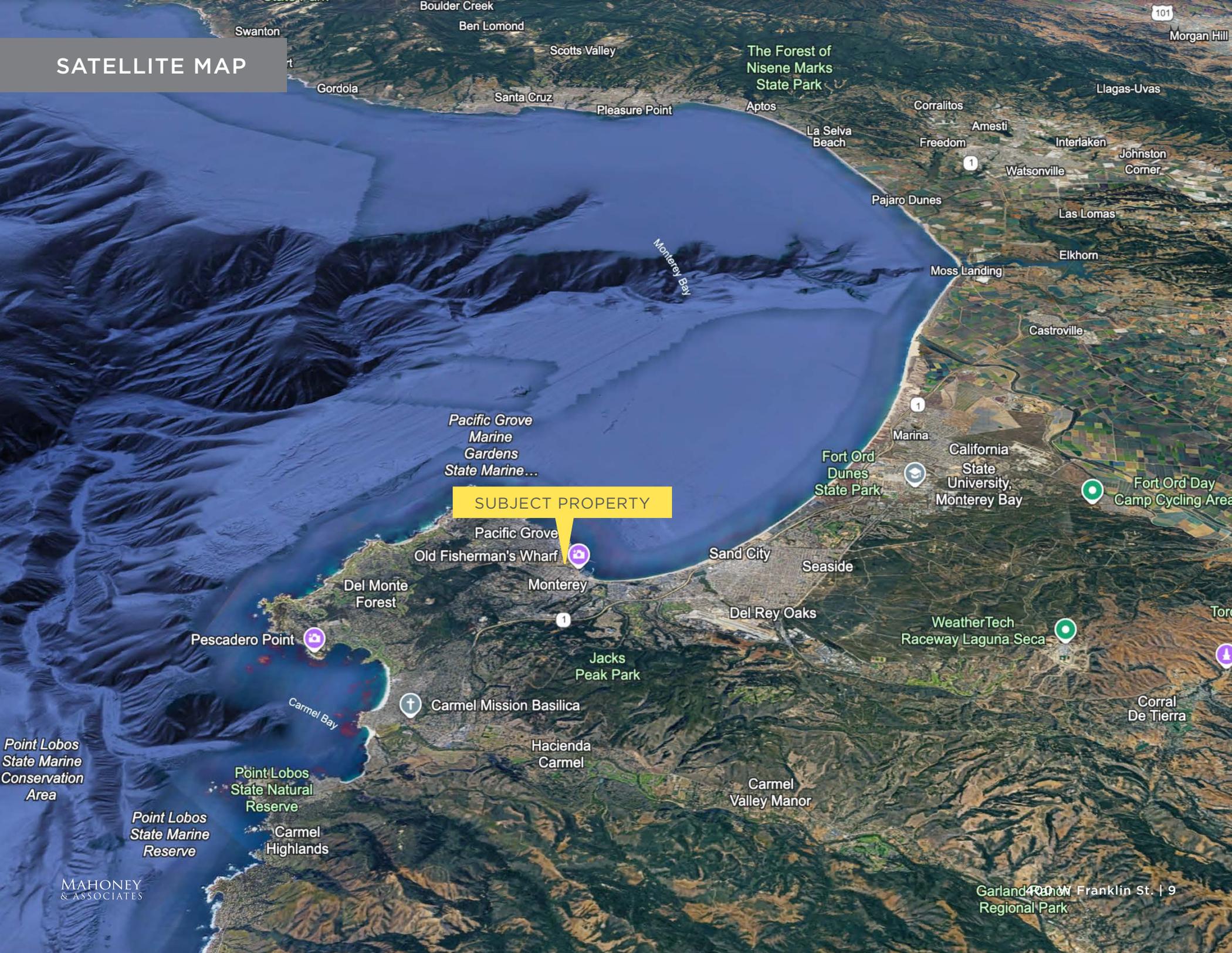
MONTEREY MARRIOTT

400 W FRANKLIN

W Franklin St

Pacific St

SATELLITE MAP

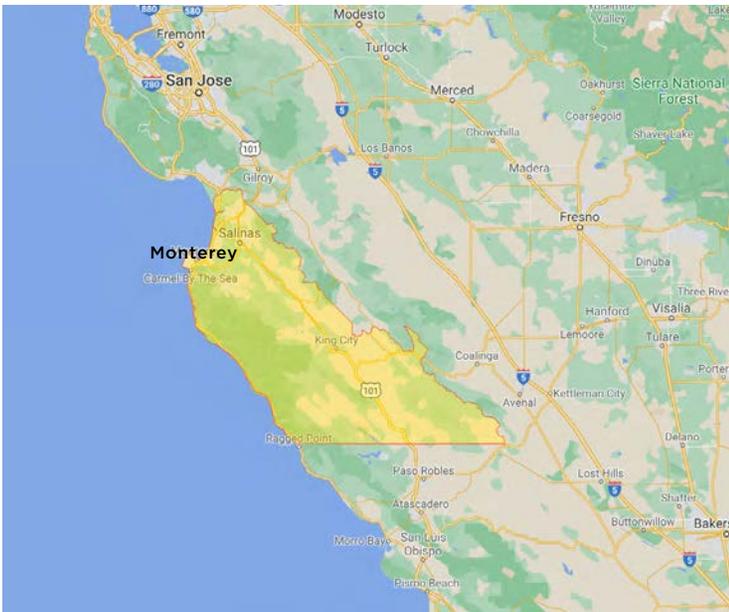


SUBJECT PROPERTY

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 boasts 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.

We would be honored to sit down with you—listen to your story, understand your goals, learn about your property, and explore the challenges and opportunities you face. Every property has its own unique potential, and we've found that no single solution fits all. That's why we're committed to creating customized strategies that reflect your vision and respect the interests of all stakeholders involved.

There's nothing more rewarding to us than driving past a property where we've partnered with an owner and seeing the transformation—a thriving new business, a revitalized income stream, a heartfelt tribute to a loved one, or a once-forgotten landmark brought back to life. These outcomes remind us that our work is about more than just real estate—it's about legacy, impact, and community.

We look forward to working with you to bring that vision to life.

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.

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