

# EXTRAORDINARY RETAIL/OFFICE SPACE AVAILABLE

THE INDEPENDENT | 8,736 SF AVAILABLE



## FOR LEASE

— 600 Ortiz Ave | Sand City, CA 93955

Alison Goss | DRE #01815323

James Kendall | DRE #02010395



# EXTRAORDINARY RETAIL/OFFICE SPACE AVAILABLE

THE INDEPENDENT | 8,736 SF AVAILABLE

## TABLE OF CONTENTS:

Offering Summary.....	3
Property Photos.....	4
Aerial Map.....	5
Floor Plan.....	6
Disclaimer.....	7

## EXCLUSIVELY LISTED BY:

**MAHONEY & ASSOCIATES**  
501 Abrego St | Monterey, CA  
831.646.1919  
[www.mahoneycommercial.com](http://www.mahoneycommercial.com)

**ALISON GOSS** | Sales Associate  
[agoss@mahoneycommercial.com](mailto:agoss@mahoneycommercial.com)  
831.238.3592 | DRE #01403313

**JAMES KENDALL** | Sales Associate  
[jkendall@mahoneycommercial.com](mailto:jkendall@mahoneycommercial.com)  
831.275.0129 | DRE #02010395

# OFFERING SUMMARY

THE INDEPENDENT

## PROPERTY OVERVIEW

**Mahoney & Associates** is pleased to offer for lease 600 Ortiz Ave. also known as The Independent. This 8,736 SF retail mixed-use building features ample on-site and street parking, excellent frontage and visibility along Ortiz Street, efficient space layouts with large storefront windows, and a built-in customer base living in the same building. This location would be a great fit for a Fitness Studio / Cross Fit gym, restaurant, office or specialty retail. The wide-open space features large glass store fronts and excellent natural lighting. High open ceilings offer design and use flexibility. Double door entrances. The available space is divisible down to approximately 1,300 SF.

ASSET HIGHLIGHTS	OVERVIEW	
<ul style="list-style-type: none"><li>Great Location</li><li>Well-Maintained</li><li>Open Plan</li></ul>	PROPERTY	600 Ortiz Ave   Sand City, CA 93955
	PROPERTY TYPE	Retail/Office
	GROSS LEASABLE AREA	1,300-8,736 SF
	YEAR BUILT	2008



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.





## PROPERTY PHOTOS





# AERIAL OVERVIEW

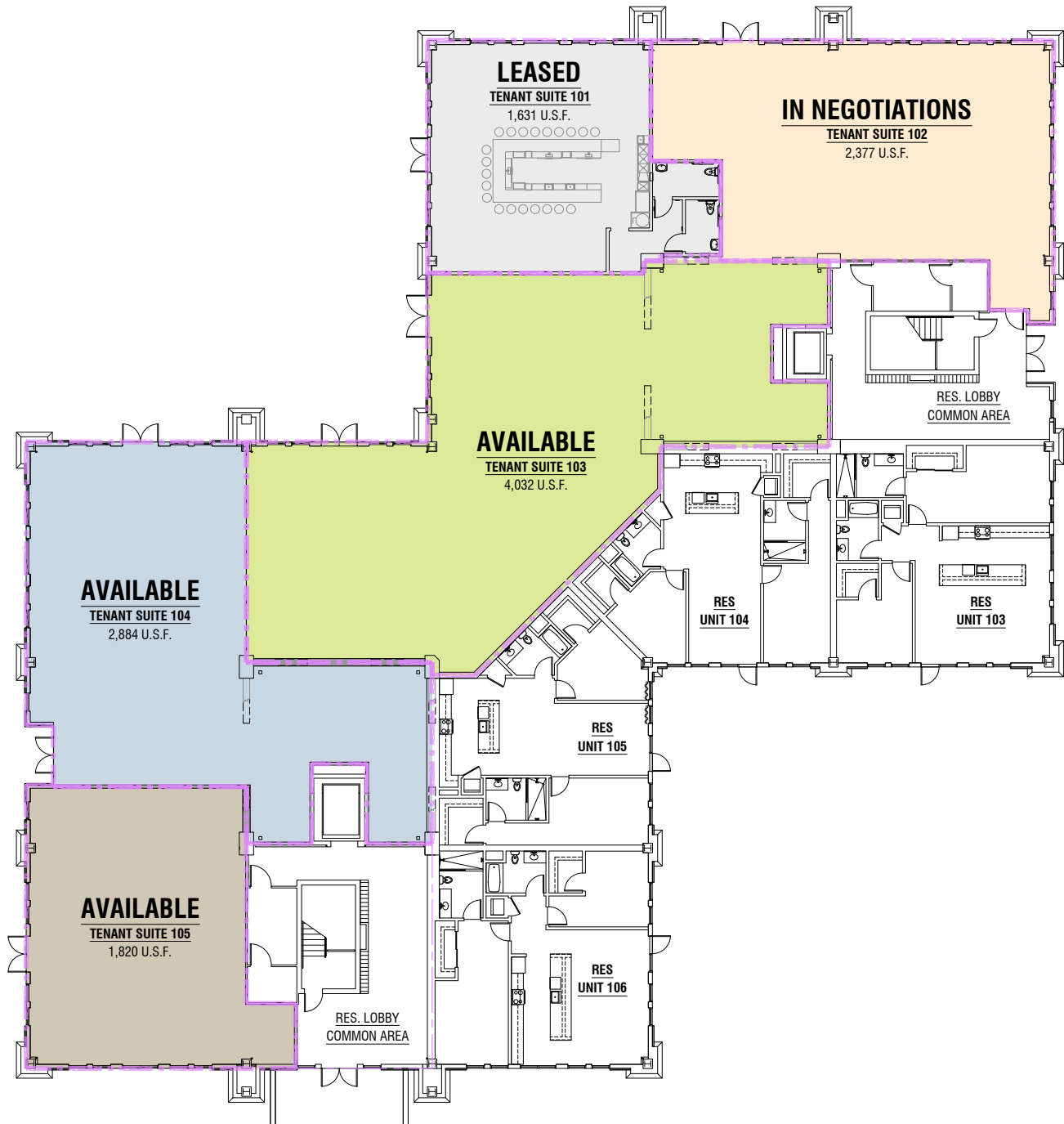
THE INDEPENDENT



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

# FLOOR PLAN

THE INDEPENDENT



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



# DISCLAIMER

THE INDEPENDENT

**Mahoney & Associates hereby advises all prospective purchasers of property as follows:**

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates 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. Mahoney & Associates 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY LISTED BY:

ALISON GOSS | Sales Associate

agoss@mahoneycommercial.com

DRE #01815323 | 831.238.3356

JAMES KENDALL | Sales Associate

jkendall@mahoneycommercial.com

DRE #02010395 | 831.275.0129

MAHONEY & ASSOCIATES | 501 Abrego St, Monterey, CA 93940

P: 831.646.1919 | mahoneycommercial.com

