

# 1400 MUNRAS AVE, MONTEREY



**FOR SALE** | ±9,456 SF Building on ±1.43 Acre  
Owner/User of Value-Add Investment Opportunity



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## INVESTMENT OVERVIEW

### PROPERTY HIGHLIGHTS

- Freestanding  $\pm 9,456$  SF commercial building situated on a  $\pm 1.43$ -acre (62,307 SF) parcel
- Corner location with high visibility at a signalized intersection with  $\pm 135'$  of frontage
- Opportunity for owner-users, investors, medical users, professional office groups, or retailers seeking a presence in one of California's most desirable coastal markets
- Potential value-add through repositioning, adaptive reuse, or redevelopment.
- Convenient access to Highway 1 and Highway 68, serving the Monterey Peninsula, Pacific Grove, Carmel, and surrounding areas.
- Walkable and amenity rich environment with nearby lodging, dining, professional services, and retail destinations.

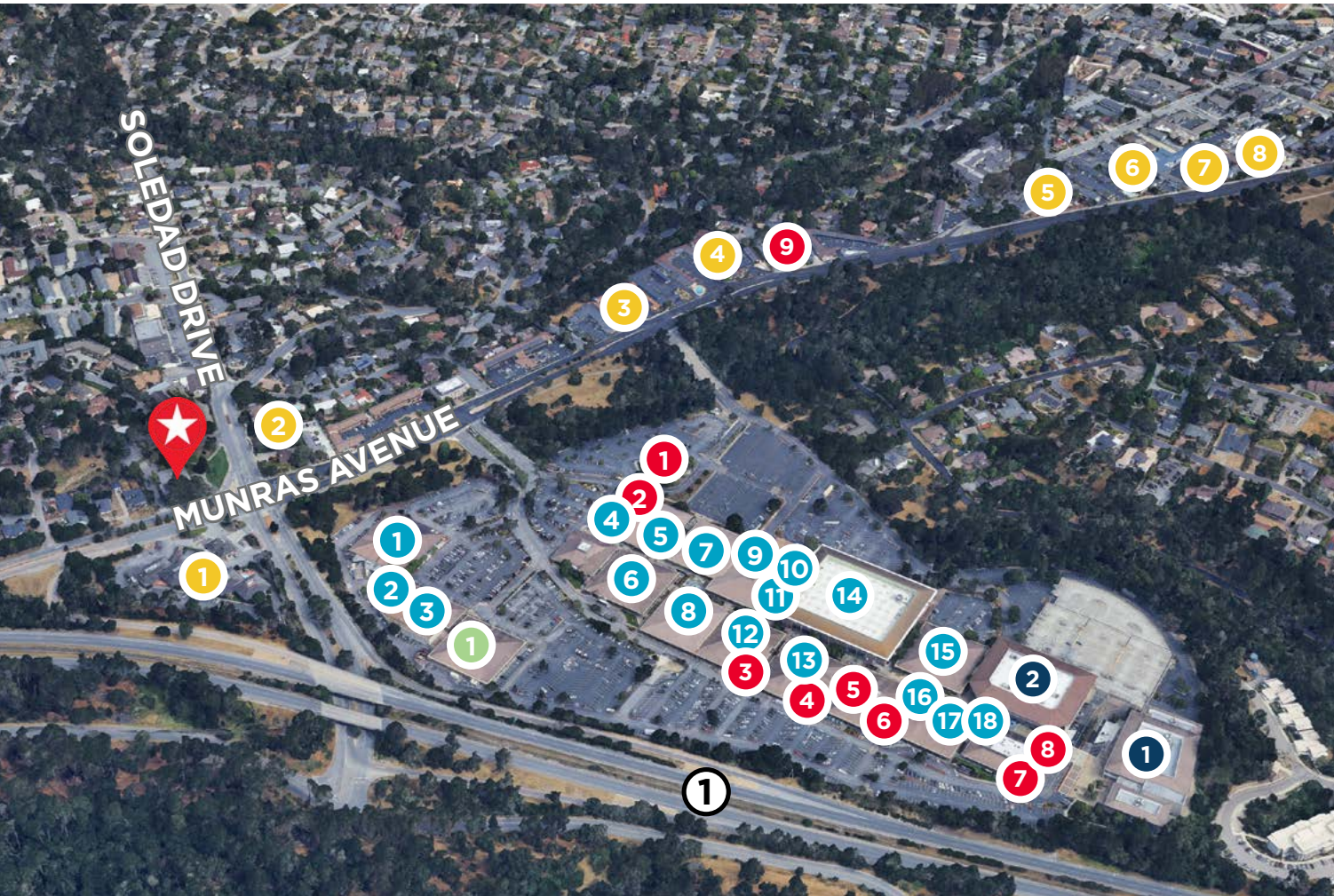


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## Amenities Map



### HOTELS

1. Red Lion Hotel
2. Mariposa Inn and Suites
3. Days Inn
4. The Inn at 1252 Monterey
5. Americas Best Value Presidents Inn on Munras
6. Best Western
7. Stargazer Hotel
8. Munras Inn
14. Macy's
15. H&M
16. Hollister
17. Hot Topic
18. Zumiez

### RESTAURANTS

1. California Pizza Kitchen
2. Kona Steak and Seafood
3. Starbucks
4. Chipotle
5. Pizza My Heart
6. Dametra Fresh Mediterranean
7. Lalla Grill
8. Cold Stone
9. Chopstix

### SHOPPING

1. Whole Foods Market
2. T-Mobile
3. Petco
4. William Sonoma
5. Lovesac
6. Sleep Number
7. Anthropologie
8. Lush Cosmetics
9. Sephora
10. Apple
11. J. Jill
12. Soma
13. Pandora Jewelry

### BANKS

1. BMO Bank

### ENTERTAINMENT

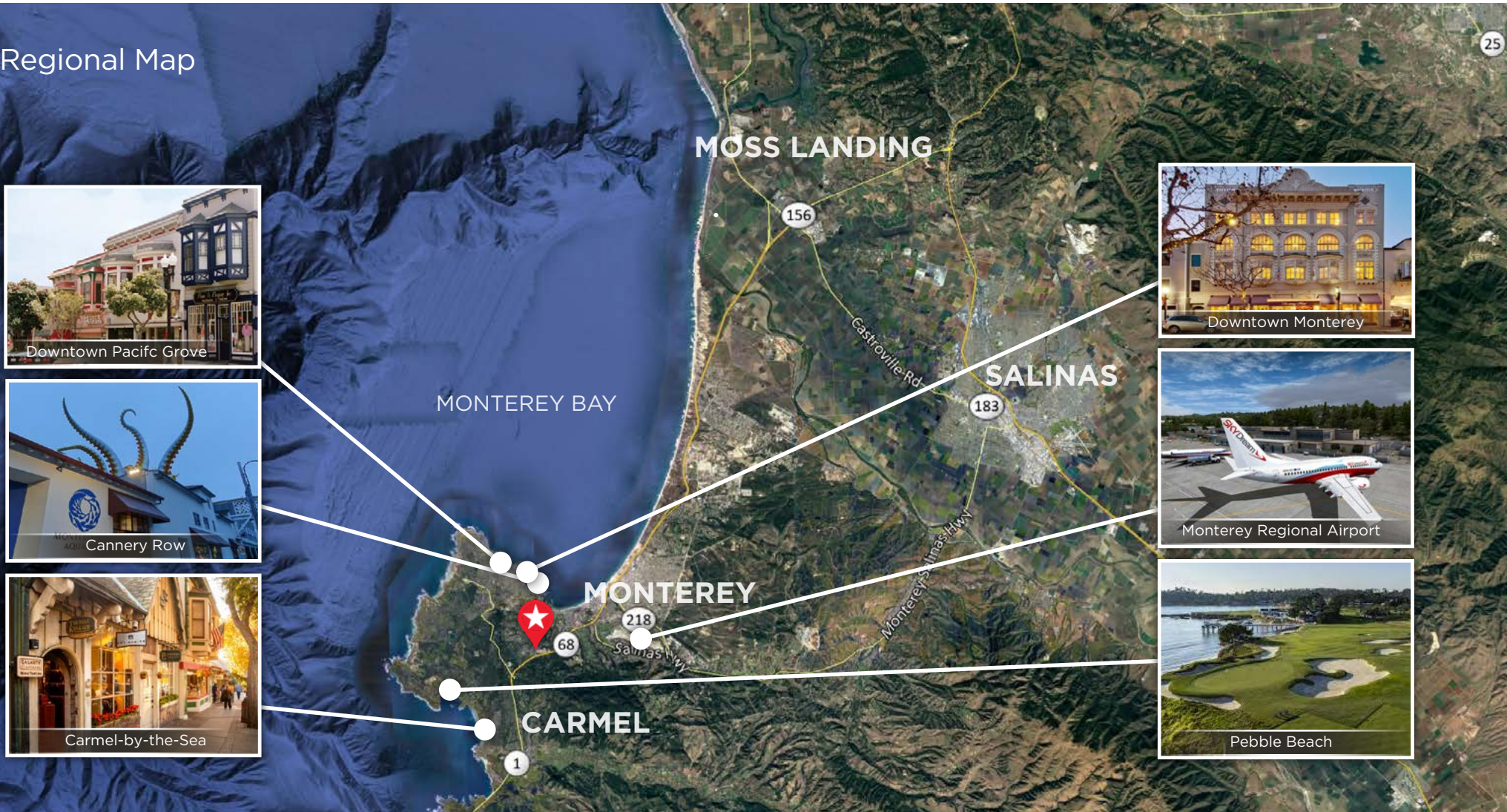
1. Cinemark Century Theaters
2. Gold's Gym

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## Regional Map



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## City of Monterey

Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is a scenic city located on Monterey Bay along the central portion of the California Pacific Coast, roughly an hour south of the San Francisco Bay Area. The year round population of Monterey averages approximately 29,000, however that number swells to more than 70,000 during the peak “visitor season” from May through October, with a total of over eight million visitors to the Monterey Bay annually.

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	6,673	\$174,905	13,804
3 Miles	52,734	\$155,564	75,814
5 Miles	85,807	\$143,741	113,745

### TRAFFIC COUNT

Munras Avenue	28,021 ADT
Soledad Dr	15,257 ADT



The city is well known for its rich history, from its past resident artists to its famed fishery. The city is home to incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf, as well as annual events like The Monterey Jazz & Blues Festivals, the Monterey Wine Festival, the Monterey Car Week & Concours d’Elegance, as well as other major automobile and motorcycle races at nearby Laguna Seca Raceway. Additionally, the city’s attractive amenities include world class dining and shopping, and countless recreational and leisure activities. Monterey’s many attractions and lifestyles are all enjoyed in the presence of a Mediterranean climate with average temperatures of between 50° and 70°.

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