



Peacock Building - First Floor For Lease

Ocean Ave & Mission St | Carmel-By-The-Sea, CA 93921

MAHONEY
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COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Mahoney Associates is pleased to present the opportunity to lease this premier first-floor commercial space located at the highly visible corner of Ocean Avenue and Mission Street in the heart of Carmel-by-the-Sea. Offering approximately ±2,700 square feet, this versatile suite is ideal for retail, showroom, gallery, office, or other commercial uses. Positioned in one of the Monterey Peninsula's most sought-after shopping and dining destinations, the property benefits from exceptional visibility, strong pedestrian traffic, and proximity to renowned boutiques, restaurants, hotels, and local amenities. This is a rare opportunity to establish your business in one of California's most prestigious coastal communities.



EXECUTIVE SUMMARY

ASKING RATE

\$10/PSF + NNN



AVAILABLE SPACE

± 2,700 SF



LOCATION

CARMEL-BY-THE-SEA

PROPERTY OVERVIEW

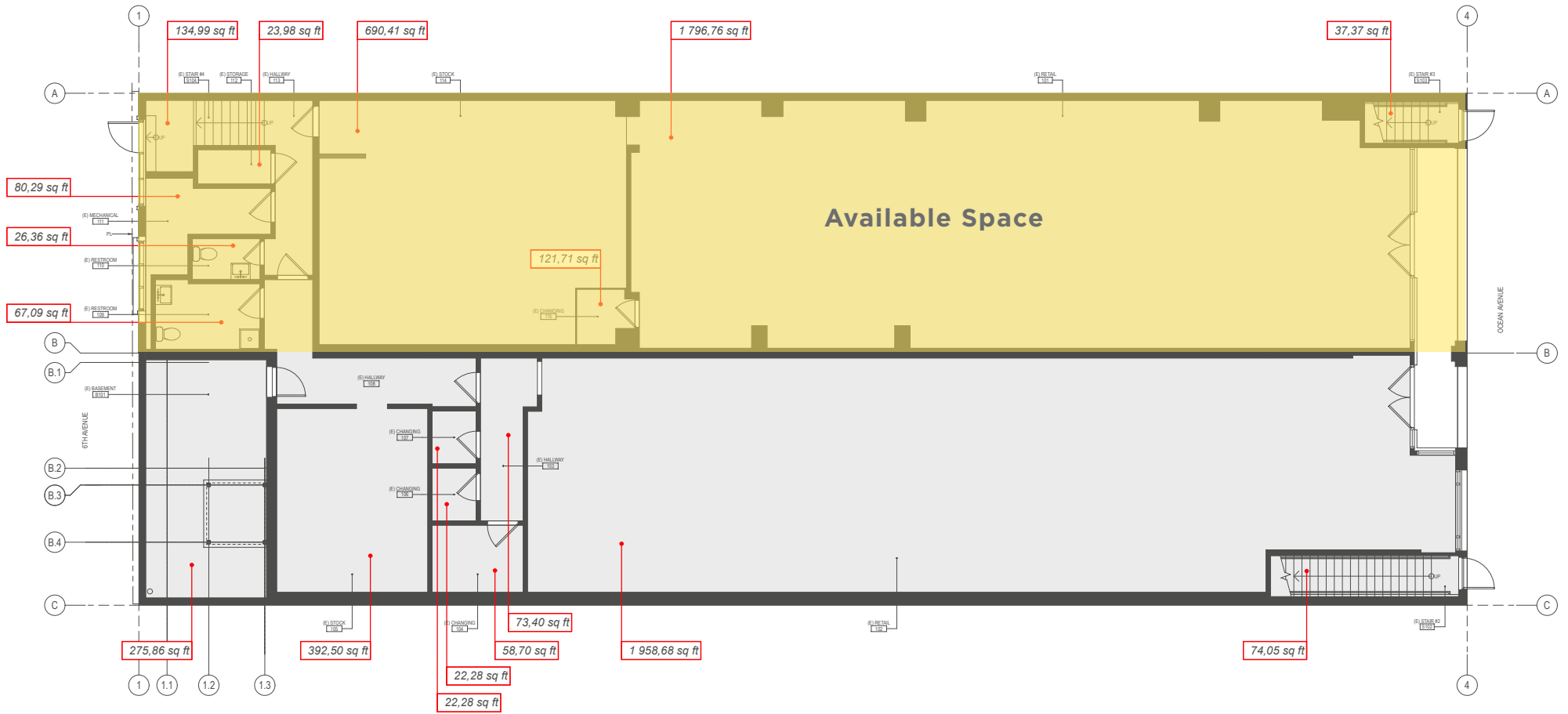
Address	North Side of Ocean Ave & Mission St Carmel-By-The-Sea, CA 93921
APN	010-133-007
Building Size	± 2,700 SF
Zoning	Commercial
Year Built	1924

PROPERTY HIGHLIGHTS

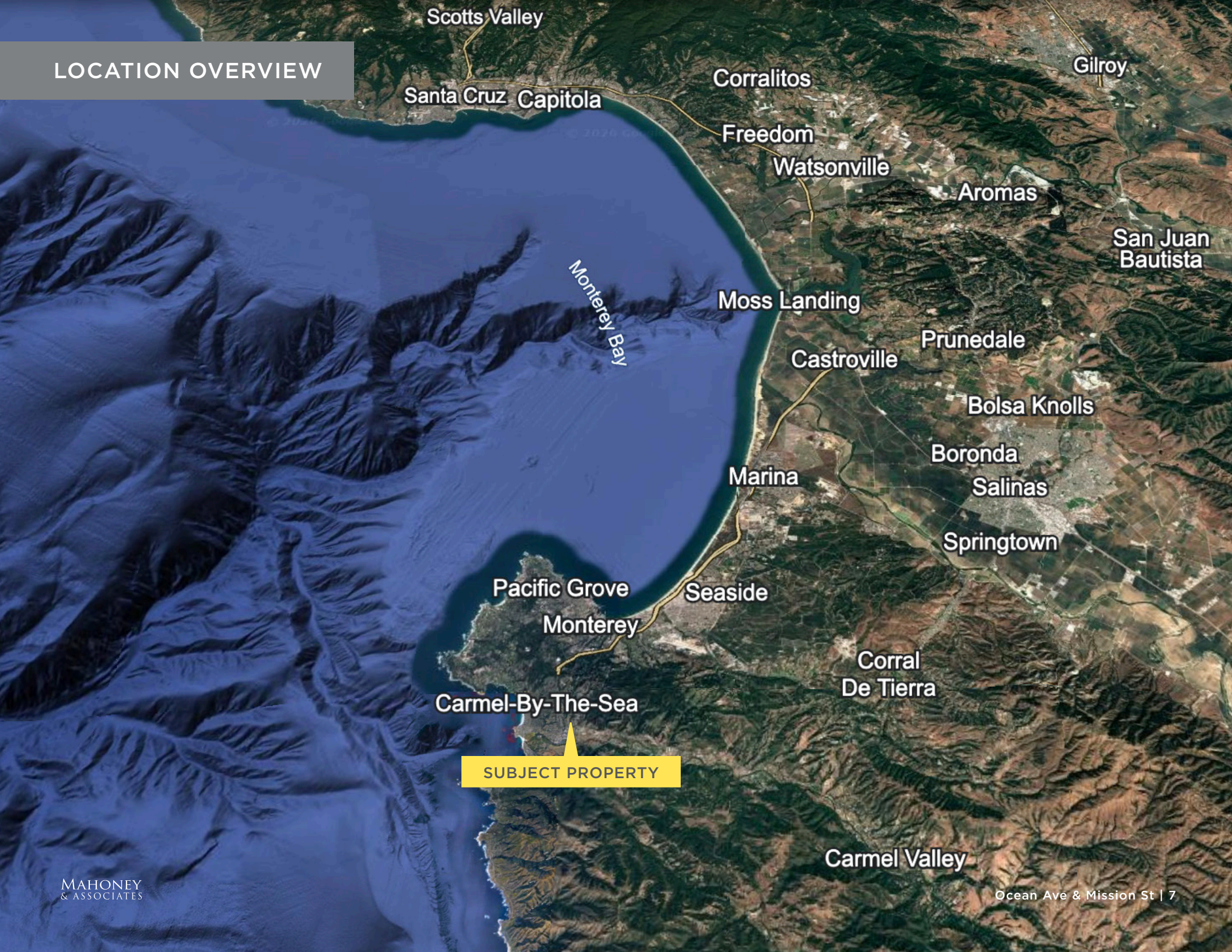
- Prime downtown Carmel-by-the-Sea location
- Highly visible corner at Ocean Avenue & Mission Street
- Excellent storefront exposure with strong pedestrian traffic
- Great street presence, abundant natural light, and a flexible layout
- Surrounded by luxury retailers, restaurants, hotels, and local amenities
- Located in one of the Monterey Peninsula's premier shopping and tourist destinations
- Convenient access for both local clientele and visitors



FLOOR PLAN



LOCATION OVERVIEW



Scotts Valley

Gilroy

Santa Cruz Capitola

Corralitos

Freedom

Watsonville

Aromas

San Juan Bautista

Monterey Bay

Moss Landing

Prunedale

Castroville

Bolsa Knolls

Boronda

Salinas

Springtown

Marina

Pacific Grove

Seaside

Monterey

Corral De Tierra

Carmel-By-The-Sea

SUBJECT PROPERTY

Carmel Valley

LOCATION OVERVIEW

NORA'S CARMEL

Ocean Ave

Dolores St

Hog

Stat

6th Ave

Tommy Bahama Store

PEACOCK BUILDING

Devendorf Park

Carmel Public Library Foundation

Mission St

Cafe Luna
Lunch

Dutch Door Donuts
Donuts

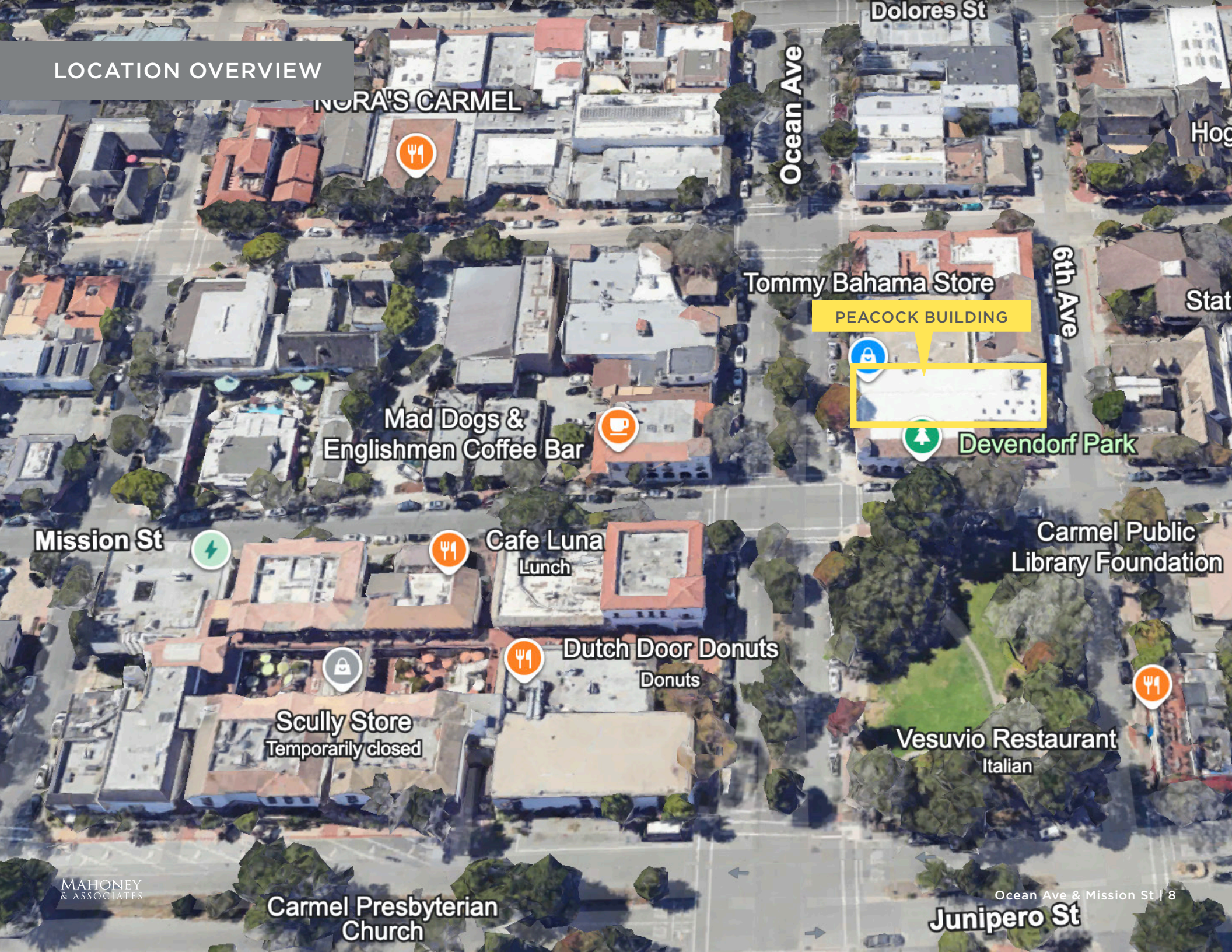
Scully Store
Temporarily closed

Vesuvio Restaurant
Italian

Carmel Presbyterian Church

Junipero St

Ocean Ave & Mission St | 8



ABOUT CARMEL-BY-THE-SEA

AREA OVERVIEW

Often recognized as one of California's most charming coastal destinations, Carmel-by-the-Sea is renowned for its picturesque white-sand beaches, storybook architecture, world-class art galleries, and award-winning dining. Nestled along the scenic Monterey Peninsula, the village welcomes visitors from around the world while maintaining its unique small-town character. Just minutes from Pacific Grove, Monterey, Carmel Valley, Pebble Beach, Big Sur, and the iconic 17-Mile Drive, Carmel offers an unmatched blend of natural beauty, luxury, and culture.

Home to approximately 3,200 residents, Carmel-by-the-Sea attracts millions of visitors each year, making it one of the Central Coast's premier shopping, dining, and tourism destinations. Its walkable downtown, boutique retail environment, and year-round events create a vibrant atmosphere for both businesses and visitors alike.

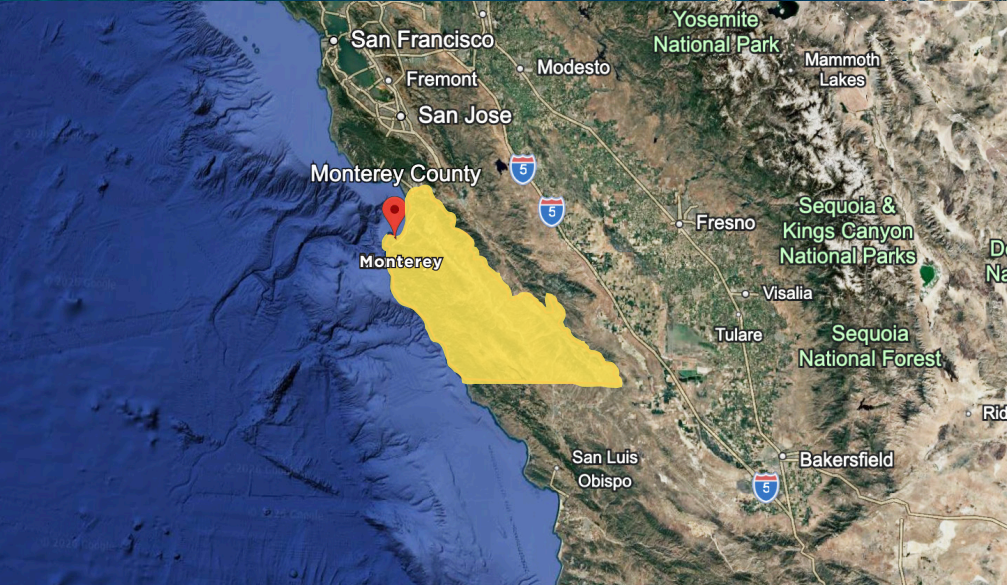


LOCATION

Carmel-by-the-Sea is ideally situated along California's Central Coast, approximately 120 miles south of San Jose and 330 miles north of Los Angeles. The city is conveniently accessed via Highway 1 and is just minutes from Monterey Regional Airport, with additional service available through San Jose Mineta International Airport.



MONTEREY COUNTY OVERVIEW



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

\$5 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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