



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Medical Condo in Monterey For Lease

337 El Dorado St. Ste B1 | Monterey, CA 93940

TABLE OF CONTENTS

Executive Summary	3
Property Photos	4 - 6
Aerial View	7
County Overview	8
Mahoney & Associates	9
Disclaimer	10

EXCLUSIVELY LISTED BY:

CHRIS TONINI

Sales Associate | DRE #02088036
ctonini@mahoneycommercial.com
831.655.9205

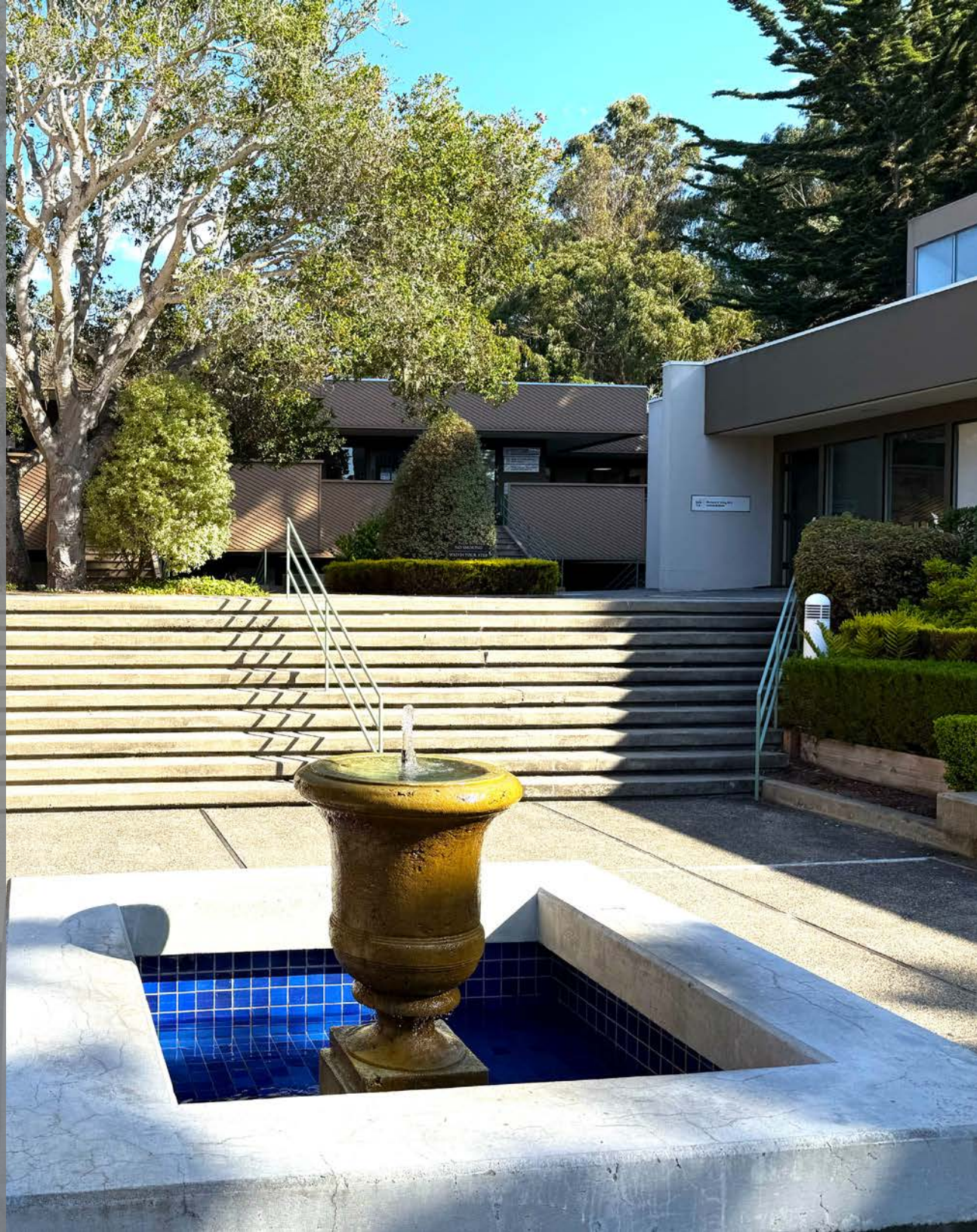
IAN JONES

Sales Associate | DRE #02165792
ijones@mahoneycommercial.com
831.655.9209

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA
www.mahoneycommercial.com

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

337 EL DORADO ST, STE B1
MONTEREY CA 93940

Asking Rate

\$1.50 PSF NNN



OCCUPANCY
VACANT



LEASABLE AREA
± 2,056 SF



PARKING SHARED
± 140 SPACES



LOCATION
MONTEREY

PROPERTY OVERVIEW

Mahoney and Associates is pleased to present to market for lease 337 El Dorado St Ste B1. This ± 2,056 SF suite offers a functional layout tailored for healthcare providers, conveniently located within the heart of Monterey at the Alta Mesa Professional Center. This space has 6 treatment rooms, 2 restrooms, a reception area with adjoining back office & a dedicated private doctors office plus front and back entrances.

PROPERTY DETAILS

APN	001-744-001
Ste B1 Size	± 2,056 SF
Year Built	1987
Zoning	CO (Commercial Office)

PROPERTY HIGHLIGHTS

- Centrally located in Monterey
- Ample parking available
- Private and beautiful medical complex
- Patient-friendly front entrance
- Convenient back door access for staff and operations



B-1
AVAILABLE
MAHONEY & ASSOCIATES
www.mahoneyandassociates.com
831-646-1919
CHRIS TONINE
JILL ROBBINS

337



BUILDING 1

- A-1**
Brian Bhaskar, D.D.S., M.D.
Philip Bhaskar, D.M.D.
Monterey Oral Surgery & Dental Implants
- A-2**
James C. Penna, D.D.S.
Brian D. Lackey, D.D.S.
General Dentistry
- A-3**
Bradley J. Keith, M.D.
John M. Fejes, M.D.
Obstetrics, Gynecology, Infertility
- A-4**
Shaida Behnam, M.D., ABIM
Integrative Family Medicine
Richard C. Zug, M.D., FACS
General Surgery
- B-1**
Dr. Borina Dramov, M.D.
Neurology

- B-1**
Dale A. Heiman, M.D.
Neurology
- B-2**
Sunderpal S. Dail, D.D.S., Inc.
Prosthodontics & Maxillofacial Prosthesis
Rajneesh K. Dail, D.D.S.
Pediatric Dentistry
- B-3**
Rajneesh K. Dail, D.D.S.
Pediatric Dentistry
- B-4**
VLADIMIR M. LEIBOVSKY D.D., M.A.
MARIA V. LEIBOVSKY G.N.M., M.S.
Obstetrics and Gynecology
CA/MO OB-GYN
- B-5**
Kristina Lagana, PT, DPT
Tony Lagana, PT, ATC
Monterey Peninsula Physical Therapy

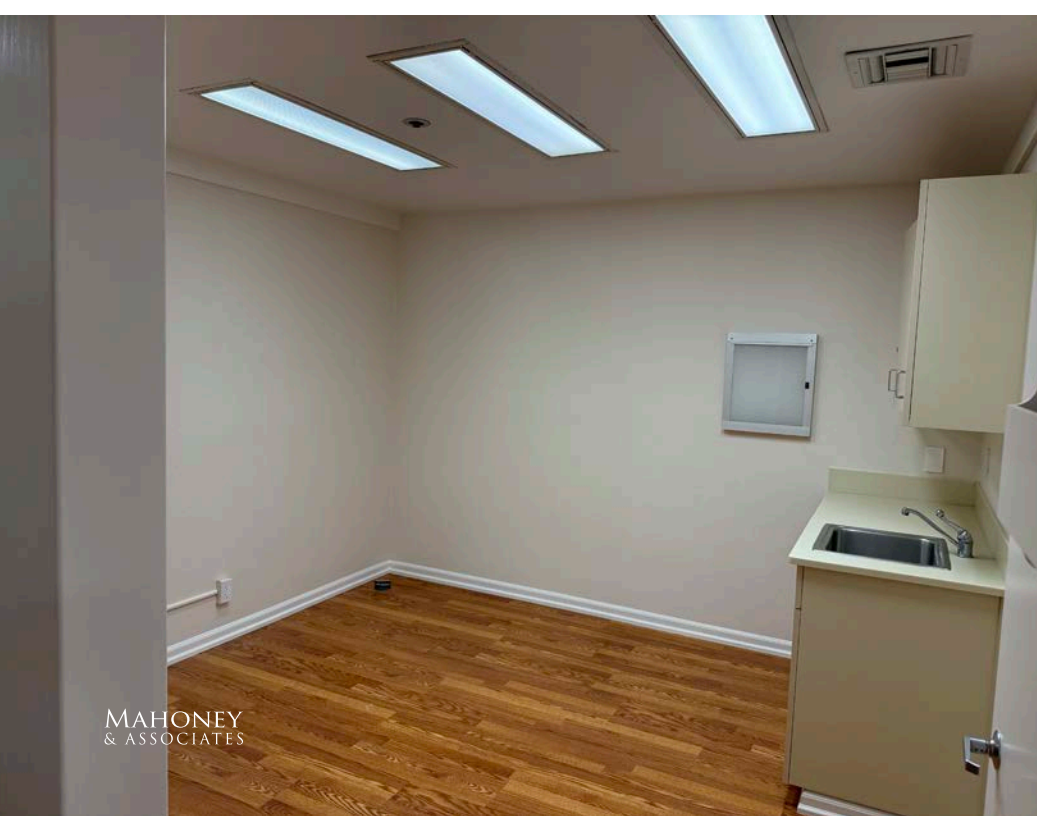
BUILDING 2

- 2.A**
Kings and Ashra Associates
of Northern California
Whitney K. Rasmuch, M.D.
- 2.B**
Richard E. King, M.D.
Internal Medicine

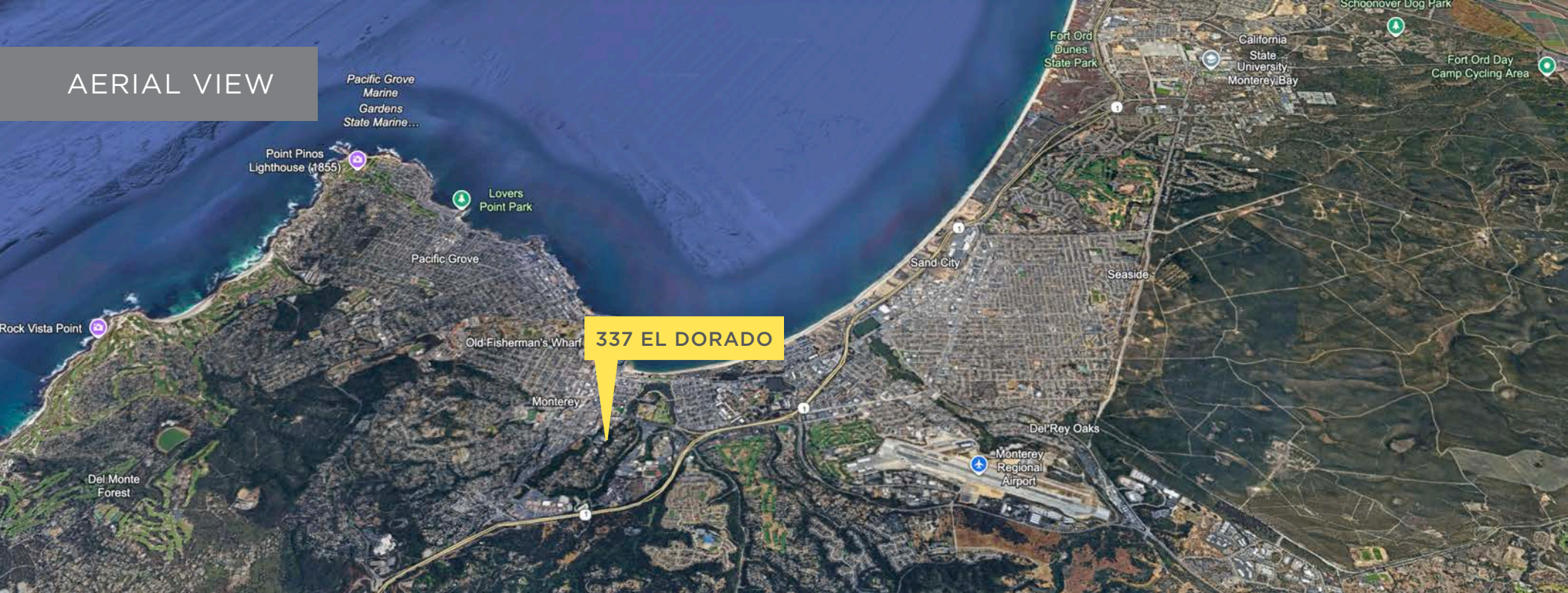
BUILDING 3

- 3.A**
MOSA
DR. WALLERONDA
CRAN, M.D., M.P.H., M.P.A.
& DR. JEFFREY SULLIVAN
& DR. JEFFREY SULLIVAN
Ryann L. Myers, D.M.D., Inc.
Andre LaMotte, D.D.S.
Michael K. Lewis, D.D.S., Inc.
- 3.B**
Nancy Phillips, SBA
Real Estate Appraiser
- 3.C**
Phillips Real Estate
Terra Vista NCA Agent





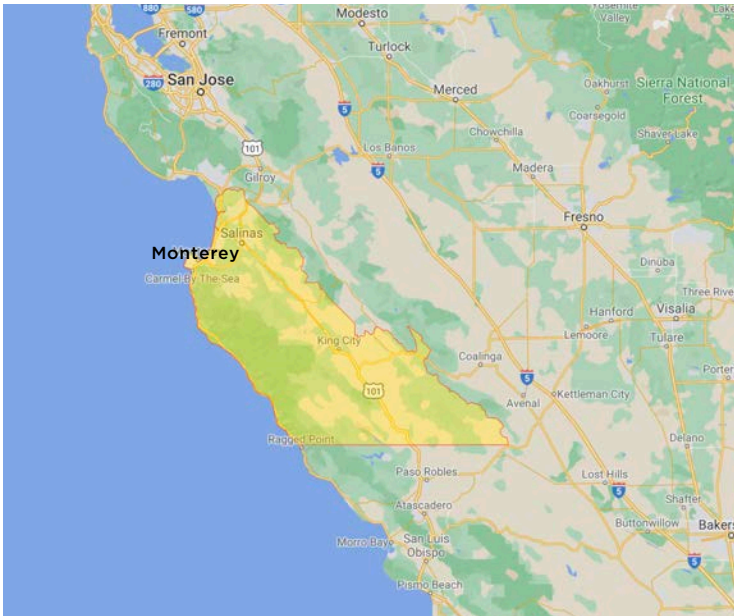
AERIAL VIEW



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, founded by John Mahoney, has been known as a local and regional trusted industry leader. 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, one mission alone drives us all, and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your objectives. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to bring order and enrichment to their lives and the community in which their property sits.

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 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.

EXCLUSIVELY LISTED BY:

CHRIS TONINI

Sales Associate | DRE #02088036
ctonini@mahoneycommercial.com
831.655.9205

IAN JONES

Sales Associate | DRE #02165792
ijones@mahoneycommercial.com
831.655.9209

MAHONEY & ASSOCIATES

501 Abrego St | Monterey, CA
www.mahoneycommercial.com

**MAHONEY
& ASSOCIATES**

COMMERCIAL REAL ESTATE