

AVAILABLE NOW



1099 Del Monte Ave. Monterey

FOR LEASE
+3,300 SF COMMERCIAL BUILDING WITH WAREHOUSE

1099 DEL MONTE AVENUE

MONTEREY, CA



**CUSHMAN &
WAKEFIELD**

1099 DEL MONTE AVENUE MONTEREY, CA

Property Features

- +3,300 SF Single Tenant Building
- +1,200 SF Warehouse included in SF
Warehouse has 12' High Ceiling
- 1 x Roll Up Doors
- Exclusive On-Site Parking
- Adjacent to Monterey Bay Park & Coastal Trail
- On-Site Restrooms
- Storefront Windows
- Dedicated Parking
- Excellent Visibility to Del Monte Avenue
- Zone: [C-2 Commercial](#)

Asking Rent: \$2.15 P.S.F, Modified Gross



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MONTEREY COUNTY & MONTEREY PENINSULA OVERVIEW

Monterey County is located on the Pacific Coast of California, its northwestern section forming the southern half of Monterey Bay. (Santa Cruz County forming the northern half). The county seat is Salinas. Monterey County is a member of the regional governmental agency, Association of Monterey Bay Area Governments. The beautiful coastline, including Big Sur, California Highway 1, and the 17 Mile Drive on the Monterey Peninsula has made the county world famous. The economy is primarily based upon tourism in the coastal regions, and agriculture in the Salinas River Valley. Most of the population is concentrated along the northern coast and Salinas Valley, while the southern coast and inland mountain regions toward Big Sur are almost devoid of human habitation.

Visitors enjoy strolling the streets of Monterey, absorbing the historical and cultural past. The Monterey Peninsula features an array of fine restaurants, boutiques, galleries, inns and recreational opportunities and is host to a wide variety of festivals and world class events.

Carmel Valley is a combination of sunshine and countryside. The valley retains the agricultural character of its history: rustic barns, fields of vineyards and grazing animals. Carmel Valley Village is 12 miles east of Carmel and is home to Garland Ranch Regional Park.

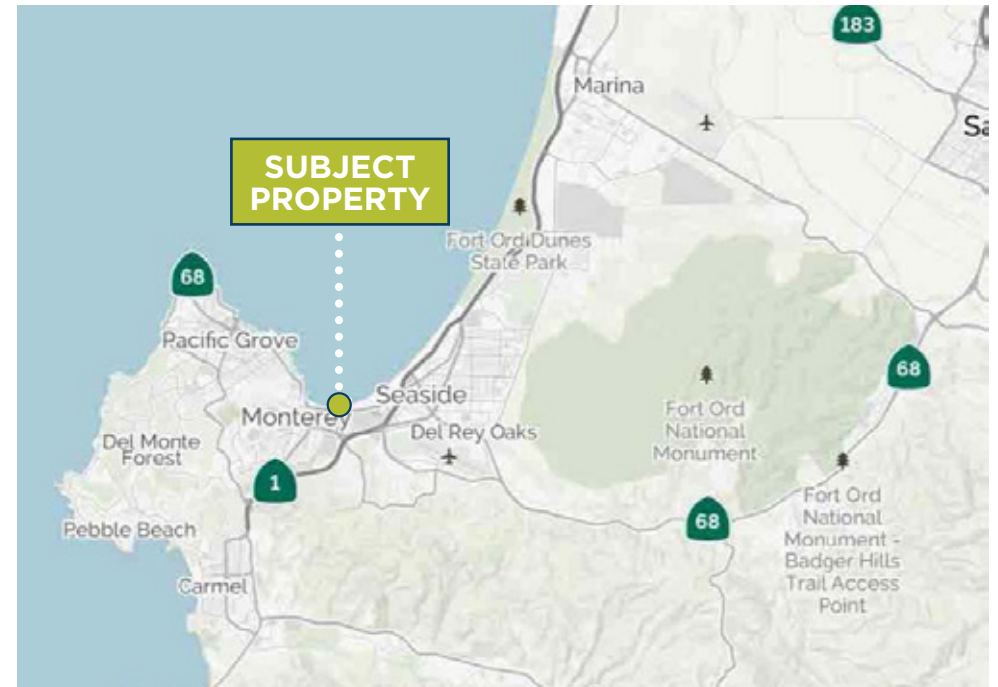
Carmel-by-the-Sea, with a population of 5,000 residents, plays host to thousands of visitors each year. By the 1920's Carmel had already achieved its international reputation as an artists' colony. Its attractions include the downtown shopping district, specialty shops, boutiques, art and photography galleries, great restaurants and beautiful beaches.

Pebble Beach is an unincorporated community on the Monterey Peninsula in Monterey County. It lies at sea level. Pebble Beach is a small coastal residential community of mostly single-family homes and resort destinations. It is home to the famous golf facilities- Cypress Point Club, Monterey Peninsula Country Club, and of course, Pebble Beach Golf Links.

Pacific Grove, self-proclaimed as "America's last hometown," is known for its thriving population of Monarch butterflies. A walk through the residential neighborhoods reveals many well-preserved, turn of the century, Victorian homes.

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Seaside, Sand City, and Marina are the fastest-growing cities on the Peninsula. Within their borders are the California State University at Monterey Bay, Seaside State Beach, Marina State Beach and two championship golf courses.



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	41,663	123,674	171,501
AVG. HH Income (2023)	\$90,324	\$99,094	\$101,403
Daytime Population (2023)	31,144	133,085	159,696



FOR MORE INFORMATION, CONTACT:

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