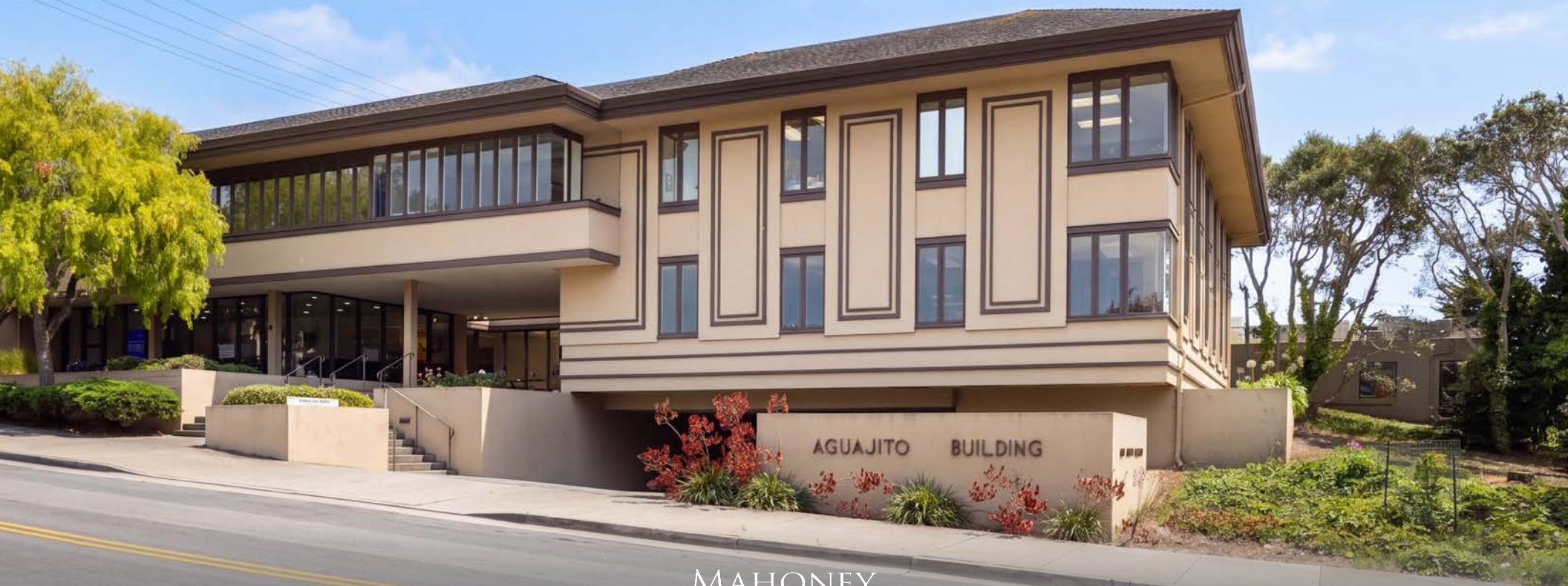


FIRST TIME ON THE MARKET



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Multi-Tenant Office Building With Incredible Lake Views

400 Camino Agujito., Monterey, CA 93940



TABLE OF CONTENTS

Executive Summary	4
Property Photos	5 - 7
Rent Roll	8
Property Plans	9 - 11
Tax Map	12
Location Maps	13 - 14
Monterey County	15 - 16
Mahoney & Associates	17
Disclaimer	18

EXCLUSIVELY LISTED BY: MAHONEY & ASSOCIATES

JOSH JONES

Partner | DRE #01352818
jjones@mahoneycommercial.com
831.655.9206

PATRICK STAFFORD

Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

RYAN EDWARDS

Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

CO-LISTING AGENT: KELLER WILLIAMS COASTAL ESTATES

ANTHONY DAVI JR

Agent | DRE #01036716
anthony.davi@mphtre.com
831.601.3284



**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

400 CAMINO AGUAJITO.,
MONTEREY, CA 93940

Asking Price

\$3,295,000



NUMBER OF TENANTS
12



PRICE PER FOOT
\$275



PARKING SPACES
38
(30 SURFACE AND 8 COVERED)



LOCATION
MONTEREY

Mahoney & Associates is pleased to present 400 Camino Aguajito in Monterey, CA, to the market for the first time. This two-level, +/-12,114 SF office building offers incredible views of El Estero Lake from most suites and includes 30 surface level parking spaces and 8 covered spaces. The building currently has multiple tenants on varying, shorter-term leases, positioning the property well for both investors and owner/users.

PROPERTY DETAILS

APN	001-837-011
Zoning	R-3
Building Size	± 12,114 SF
Lot Size	± 22,500 SF
Year Built	1969









Camino Aguajito

Park Ave

Fourth St

Fourth St

Fourth St

Hubbard & Hubbard

Camino Aguajito

Park Ave

Fifth St

Rucka, O'Boyle,
Lombardo & McKenna

Fifth St

Fifth St

Park Ave

MAHONEY
& ASSOCIATES

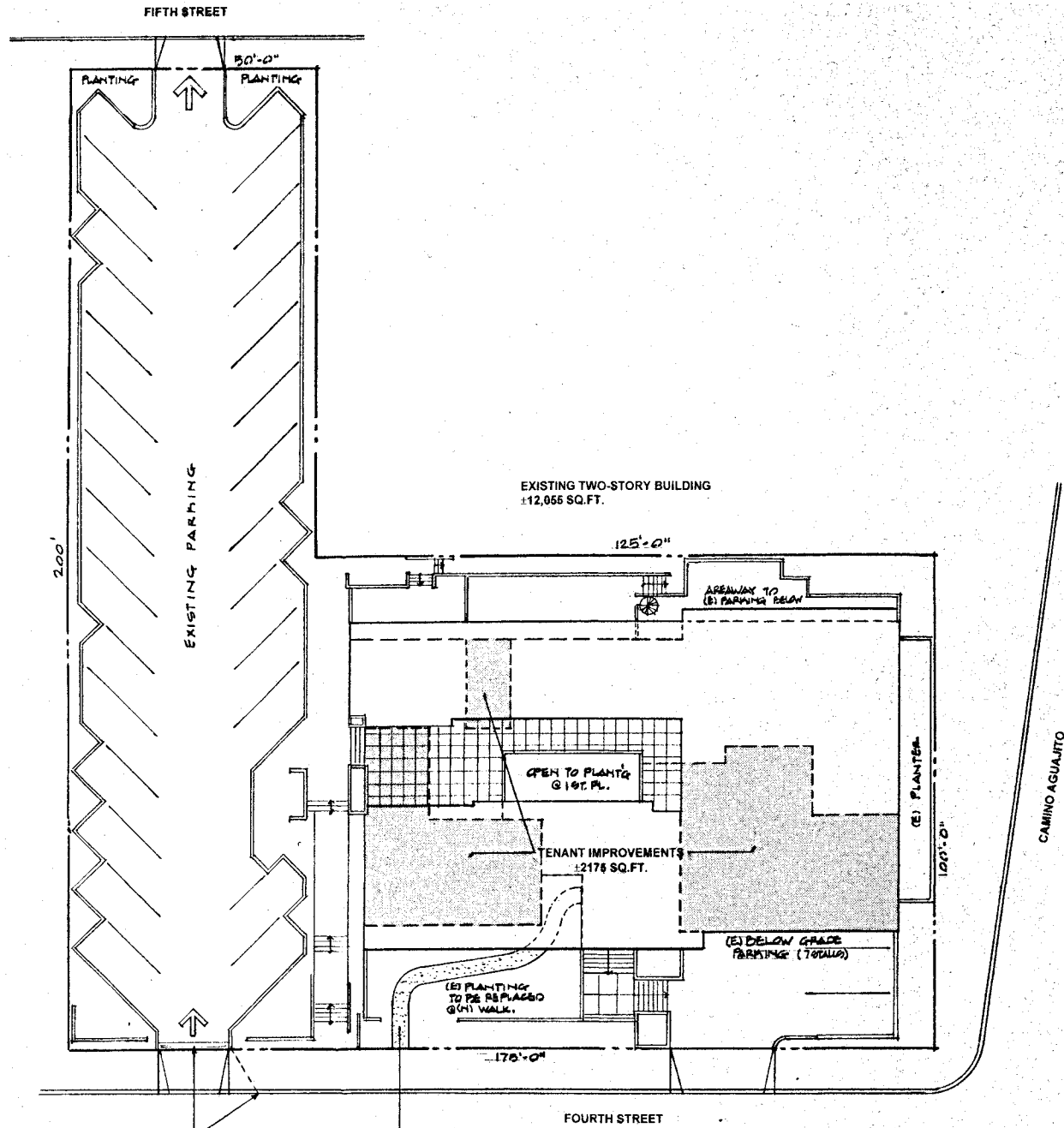
400 Camino Aguajito | 7

Lake Royal Apartments

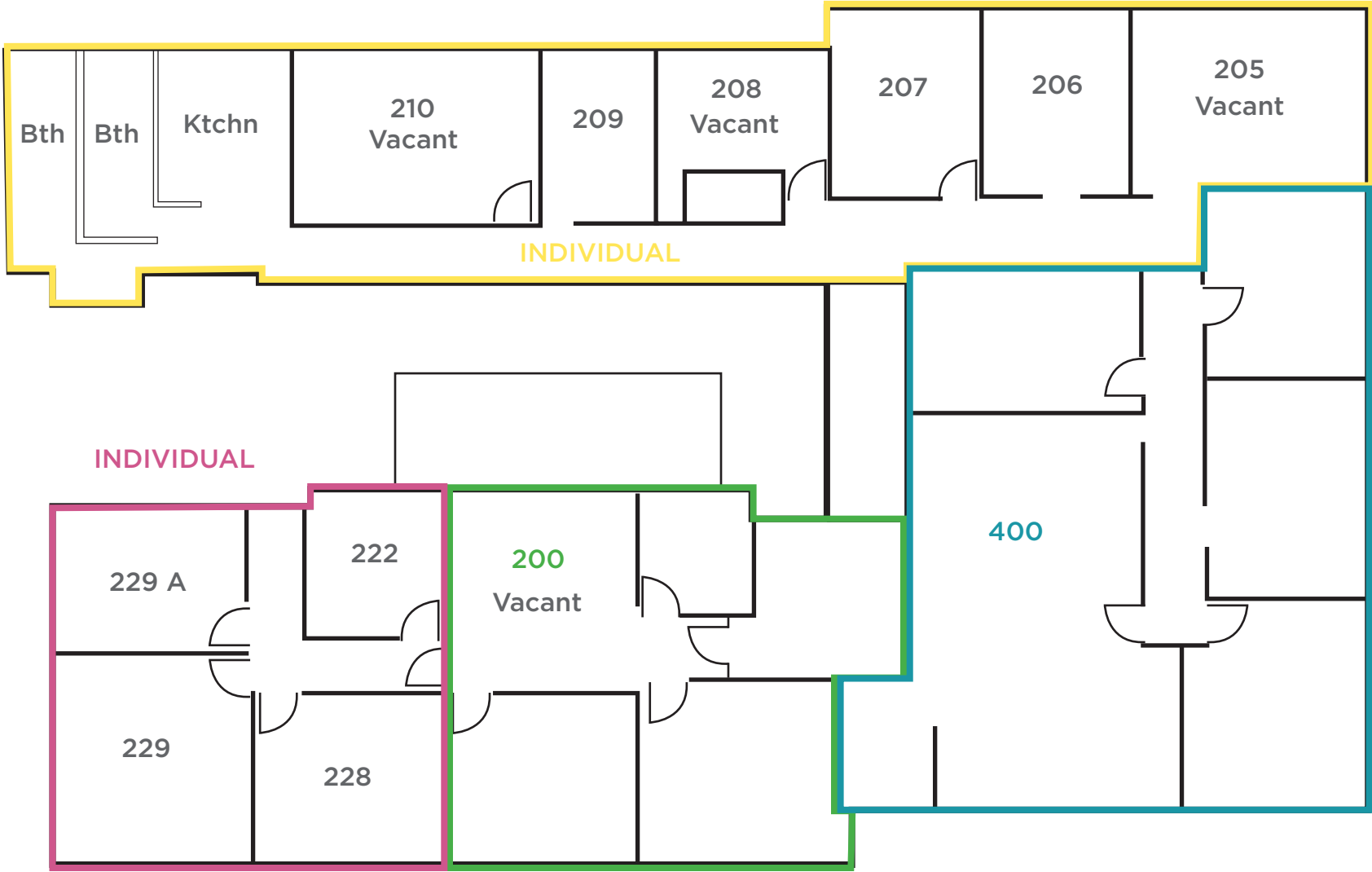
RENT ROLL

Unit #	Approx SF	Lease Type	Rent PSF	Current Monthly Rent	Current Annual Rent	Lease Expiration
100	2,468 SF	NNN (20.5%)	\$1.50	\$3,702	\$44,424	10/31/28
101/102/103	841 SF	NNN (6.45%)	\$2.20	\$1,850	\$22,200	MTM
104	187 SF	Gross	\$2.25	\$421	\$5,049	MTM
105/106	1,143 SF	Gross	\$1.62	\$1,850	\$22,200	3/31/28
200	1,250 SF		\$1.50	\$1,875	\$22,500	Vacant
205	384 SF		\$1.50	\$576	\$6,912	Vacant
206	208 SF	Modified Gross	\$2.35	\$489	\$5,868	6/30/27
207	178 SF	Modified Gross	\$2.35	\$418	\$5,016	4/30/27
208	241 SF		\$1.50	\$362	\$4,338	Vacant
209	293 SF	Gross	\$2.26	\$662	\$7,945	MTM
210	336 SF		\$1.50	\$504	\$6,048	Vacant
222	163 SF	Gross	\$2.35	\$383	\$4,597	2/28/27
228	260 SF	Gross	\$1.58	\$410	\$4,925	2/28/27
229	339 SF	Gross	\$1.33	\$450	\$5,400	MTM
229	221 SF	Gross	\$2.35	\$520	\$6,240	1/31/27
400	2,322 SF	Gross	\$1.46	\$3,384	\$40,608	MTM
Total	10,834 SF			\$17,856	\$214,270	

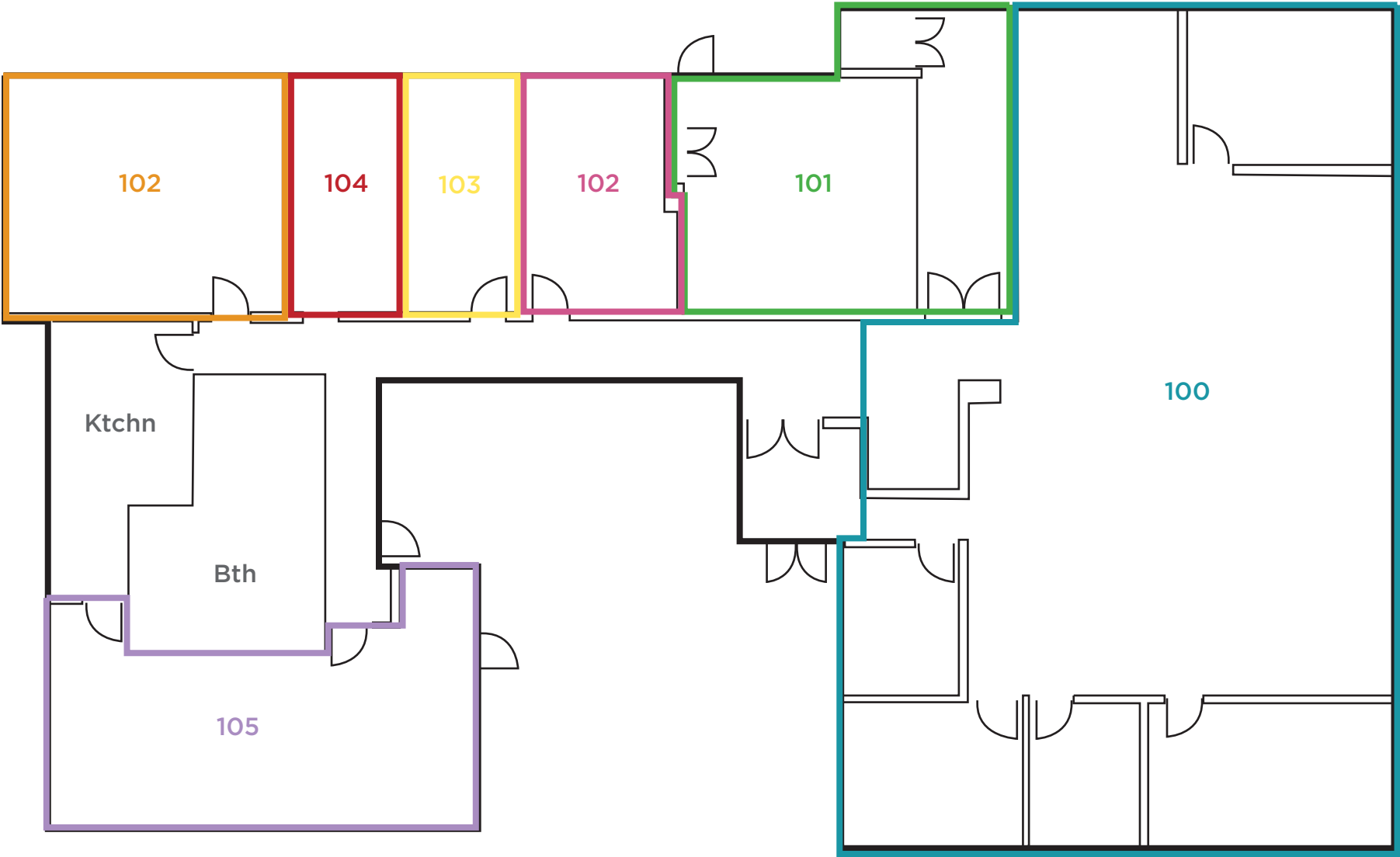
SITE PLAN



UPPER LEVEL PLAN



LOWER LEVEL PLAN



AERIAL MAP



DEL MONTE BLVD

FIRST ST

SECOND ST

THIRD ST

FOURTH ST

FIFTH ST

SIXTH ST

SEVENTH ST

OCEAN AVE

400 CAMINO AGUAJITO

CAMINO AGUAJITO

PARK AVE

Educational Services

Teddy Bear Preschool

EL Estero lake

El Estero Park

MAHONEY ASSOCIATES

400 Camino Agujito | 13

SATELLITE MAP

SUBJECT PROPERTY

ABOUT MONTEREY

AREA OVERVIEW

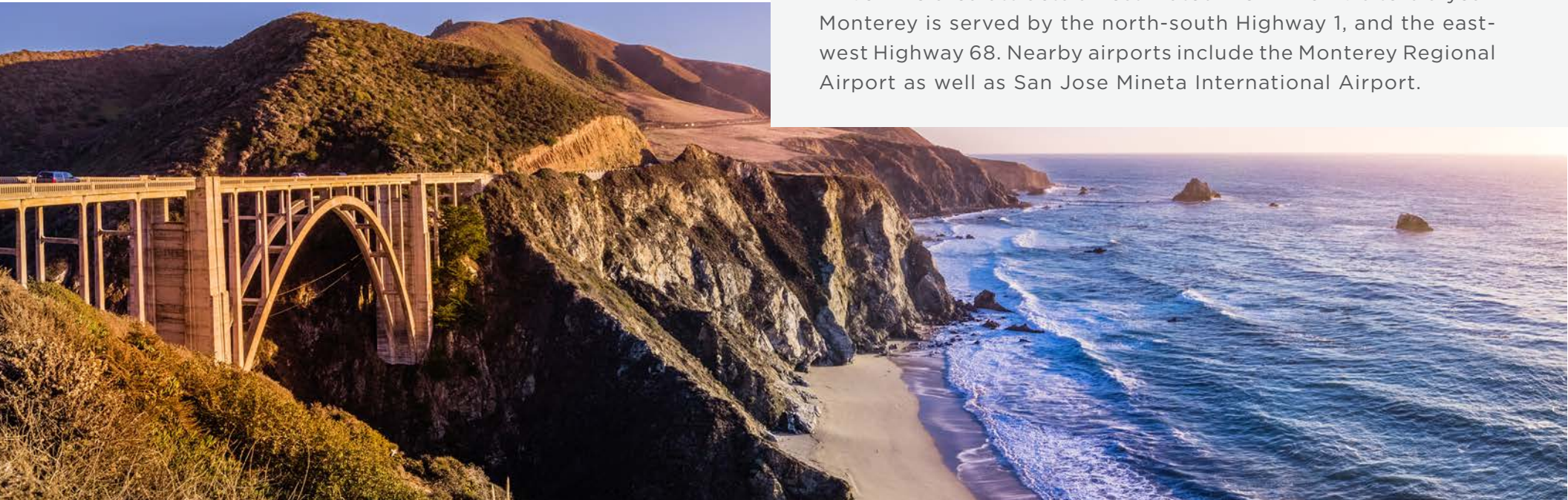
Named “one of America’s most beautiful cities” by Forbes Magazine, Monterey is home to scenic views and incredible attractions such as the Monterey Bay Aquarium, Cannery Row, and Fisherman’s Wharf. It is just an hour south of the San Francisco Bay Area. The year-round population of Monterey averages approx. 29,000, but during peak tourist season that number reaches more than 70,000.

Monterey’s economic mainstays now are tourism and the military. Other significant sectors of the economy include agriculture, trade, transportation, and utilities.

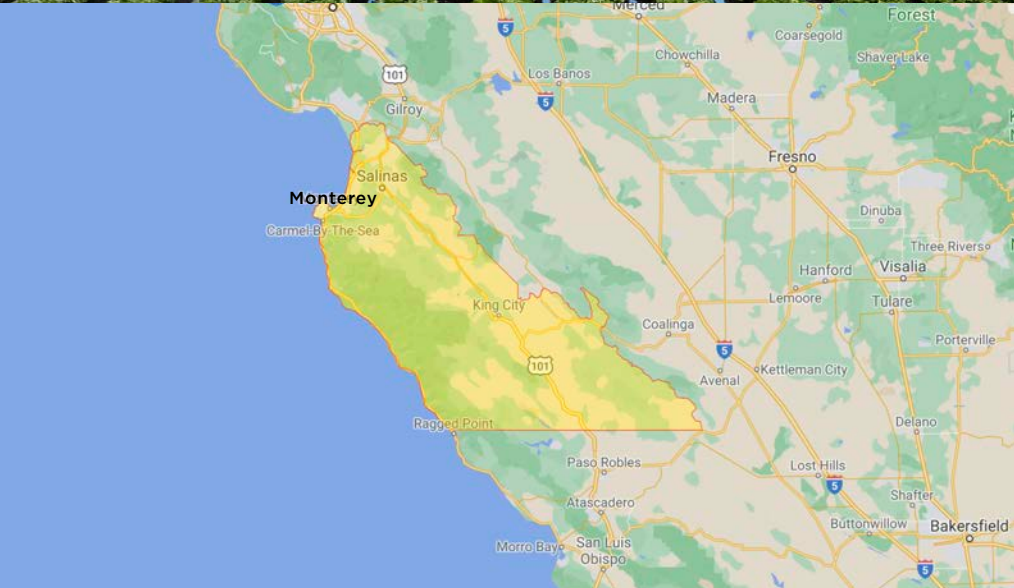


LOCATION

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. Monterey is served by the north-south Highway 1, and the east-west Highway 68. Nearby airports include the Monterey Regional Airport as well as 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.

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 properties. 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 enrich their lives and the community in which their property sits.

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.

EXCLUSIVELY LISTED BY: MAHONEY & ASSOCIATES

JOSH JONES

Partner | DRE #01352818
jjones@mahoneycommercial.com
831.655.9206

PATRICK STAFFORD

Partner | DRE #01857243
pstafford@mahoneycommercial.com
831.238.3592

RYAN EDWARDS

Partner | DRE #01403313
redwards@mahoneycommercial.com
831.655.9211

CO-LISTING AGENT: KELLER WILLIAMS COASTAL ESTATES

ANTHONY DAVI JR

Agent | DRE #01036716
anthony.davi@mphtr.com
831.601.3284

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE