



OFFERING MEMORANDUM | FOR LEASE

1400 Munras Avenue

Monterey, California 93940

A distinctive freestanding building on a signalized corner on one of Monterey's premier commercial corridors.

±9,456 SF

Building

Two-Story

Configuration

±1.43 Ac

Corner Parcel

20

Parking Spaces

NNN

Lease Terms

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THE OPPORTUNITY

A signature corner presence

1400 Munras Avenue offers a rare opportunity to lease a distinctive, freestanding two-story ±9,456 SF building on one of Monterey's most visible commercial corridors. Set on a ±1.43-acre corner parcel at a signalized intersection with roughly 28,000 vehicles passing daily, the property combines standout wood-and-stone architecture and soaring vaulted-wood ceilings with a professional interior and recent capital improvements.

The building's turnkey layout — reception, private offices, conference room, break area, and restrooms — minimizes build-out for many users, while its identity, signage, and dedicated parking make it ideally suited to a professional office, medical or dental practice, wellness provider, or professional-services firm seeking a signature address in one of California's most desirable coastal markets.

Directly adjacent to Del Monte Shopping Center and minutes from downtown Monterey, Pacific Grove, Carmel-by-the-Sea, and Pebble Beach, the location pairs everyday convenience with the prestige of the Monterey Peninsula.

PROPERTY AT A GLANCE

Building Size	±9,456 SF
Configuration	Two stories
Parcel	±1.43 ac (±62,307 SF)
Parking	20 on-site
Zoning	Commercial Office (CO)
Frontage	±135' on Munras Ave
Traffic	±28,000 ADT
Availability	Immediate
Lease Type	NNN
Lease Rate	Contact Broker

PROPERTY DETAILS

Building & site

Address	1400 Munras Avenue, Monterey, CA 93940
Building Size	±9,456 SF, freestanding
Configuration	Two stories
Parcel Size	±1.43 acres (±62,307 SF), corner lot
Year Built / Renovated	1978 / major interior renovation 2005
Construction	Brick exterior, steel-framed
Ceilings	Vaulted wood, abundant natural light
Parking	20 on-site surface spaces
Frontage / Traffic	±135' on Munras Ave · ±28,000 ADT
Zoning	Commercial Office (CO), City of Monterey

Recent capital improvements

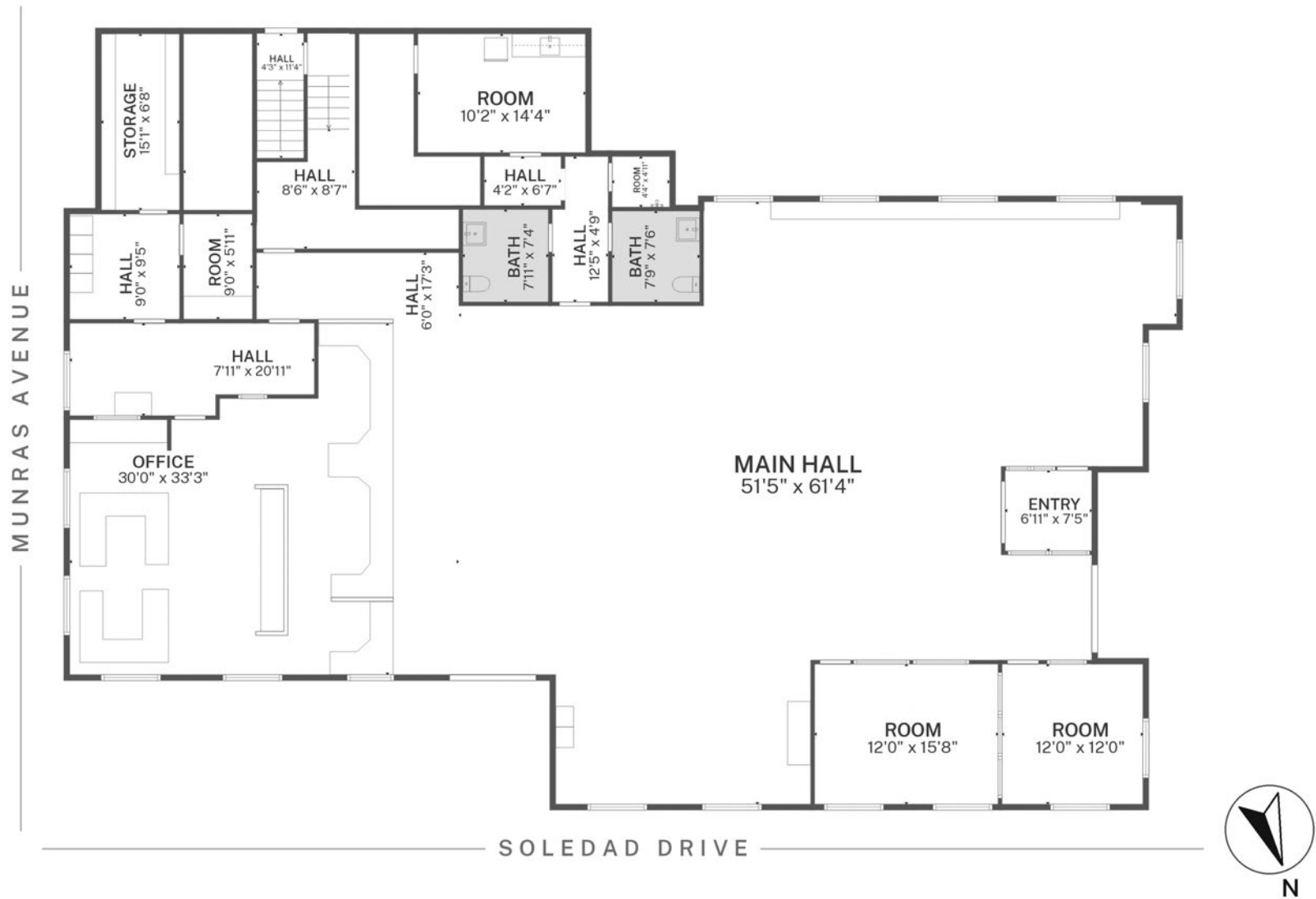
- ◆ **New concrete-tile roof (2021)** — Class A covering, low near-term capital exposure.
- ◆ **New HVAC system (2020)** — recently updated mechanical systems.
- ◆ **Comprehensive interior renovation (2005)** — professional build-out including reception, private offices, conference room, break area, and restrooms.

Notable features

- ◆ Turnkey professional interior — minimal build-out for many office and medical users.
- ◆ Monument and building signage with excellent corridor visibility.
- ◆ Distinctive architectural character rarely available in the submarket.

FLOOR PLANS

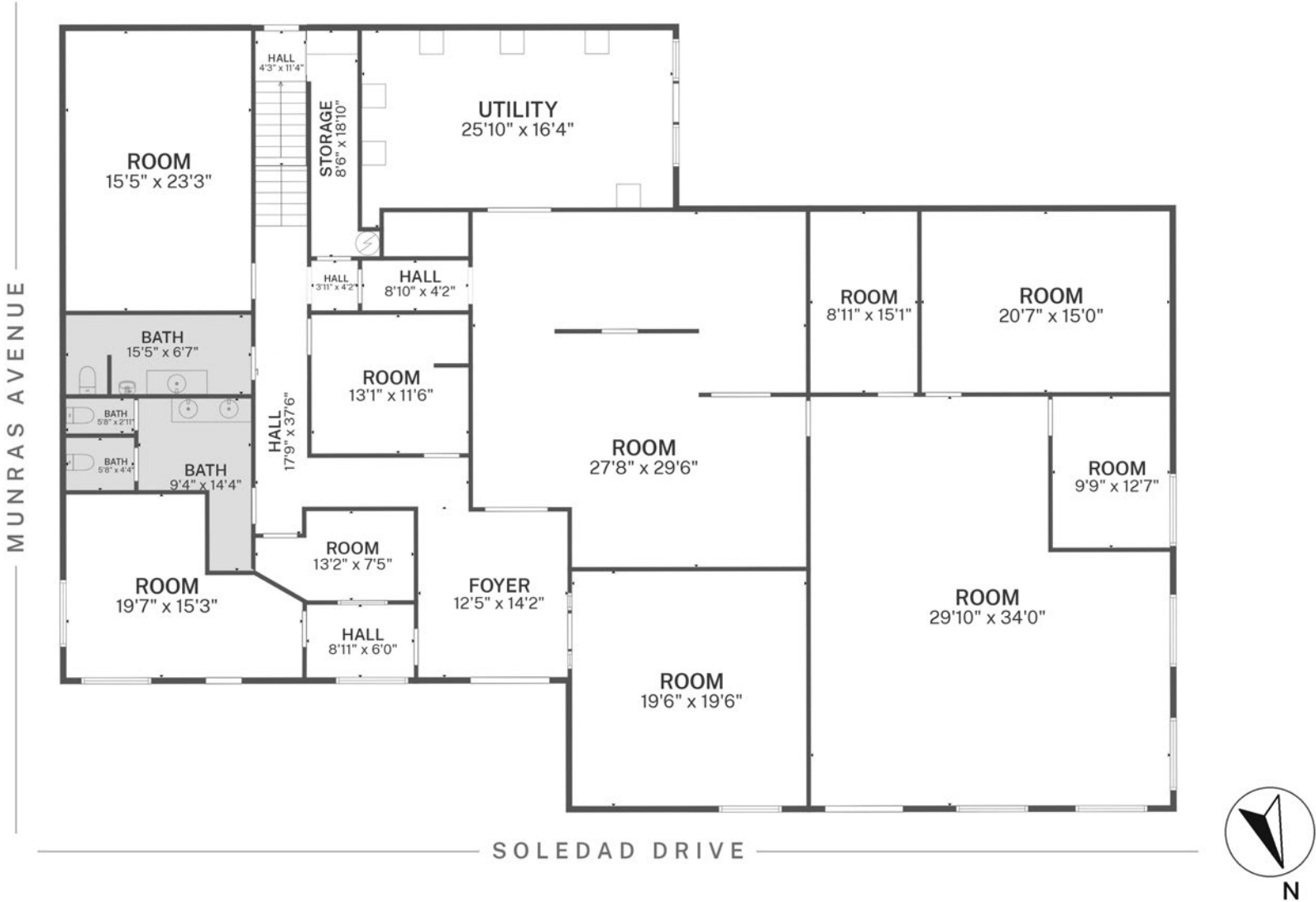
Main level



Not to scale. For illustrative purposes only; dimensions and square footage approximate.

FLOOR PLANS

Lower level



Not to scale. For illustrative purposes only; dimensions and square footage approximate.

PHOTOS

Exterior & grounds



PHOTOS

Interior & covered veranda



ZONING & PERMITTED USES

Commercial Office (CO) District

The property is located in the City of Monterey's CO (Office and Professional) District, which supports a broad mix of office, medical, and service uses. A range of additional uses may be available with a City of Monterey Use Permit — an attractive feature for users seeking flexibility.

Permitted by right

Business & professional offices · Medical offices · Personal services · Laboratories · Research & development · Communication facilities · Government offices · Pharmacies & medical supplies · Travel services

Available with a Use Permit

Emergency / urgent medical care · Convalescent & residential care · Day care · Public or private schools · Personal-improvement & wellness studios · Cultural institutions · Religious assembly · Retail with walk-up service · Mixed-use & multifamily residential

Zoning summary is provided for general information and is based on the City of Monterey City Code (§38-31). Permitted uses, use-permit requirements, and any conditions are subject to City review and approval. Prospective tenants should confirm intended use with the City of Monterey Community Development Department.

LOCATION & MARKET

The heart of the Monterey Peninsula

Positioned on the Munras Avenue corridor, the property sits within a walkable, amenity-rich environment directly adjacent to Del Monte Shopping Center — anchored by Whole Foods, Macy's, Apple, Sephora, Williams Sonoma, and Century Theaters — and surrounded by hotels, dining, and professional services. Immediate access to Highway 1 and Highway 68 connects the site to downtown Monterey, Pacific Grove, Carmel-by-the-Sea, Pebble Beach, and Monterey Regional Airport.

- Shopping & dining:** Del Monte Shopping Center (Whole Foods, Macy's, Apple, Sephora, Williams Sonoma) and numerous corridor restaurants and cafés.
- Hospitality:** Multiple hotels along Munras Avenue, including the Munras Inn, Best Western, Mariposa Inn, and Days Inn.
- Access:** ±28,000 vehicles per day on Munras Avenue; minutes to Highways 1 & 68.

Named one of America's most beautiful cities, Monterey draws over eight million visitors annually to Monterey Bay. Its year-round population of roughly 29,000 swells past 70,000 during peak season, and it is home to the Monterey Bay Aquarium, Cannery Row, Fisherman's Wharf, and marquee events including Monterey Car Week and the Monterey Jazz Festival.

Neighborhood demographics

	1 mile	3 miles	5 miles
Population	6,673	52,734	85,807
Avg. HH income	\$174,905	\$155,564	\$143,741
Daytime pop.	13,804	75,814	113,745

Traffic counts

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

REGIONAL MAP

Centered on the Monterey Peninsula



Minutes from Pacific Grove, Carmel-by-the-Sea, Seaside, and Salinas via Highways 1 and 68.

NEIGHBORHOOD AERIAL

Steps from Del Monte Shopping Center



Looking north toward downtown Monterey and Monterey Bay, with Del Monte Shopping Center and Highway 1 to the east.

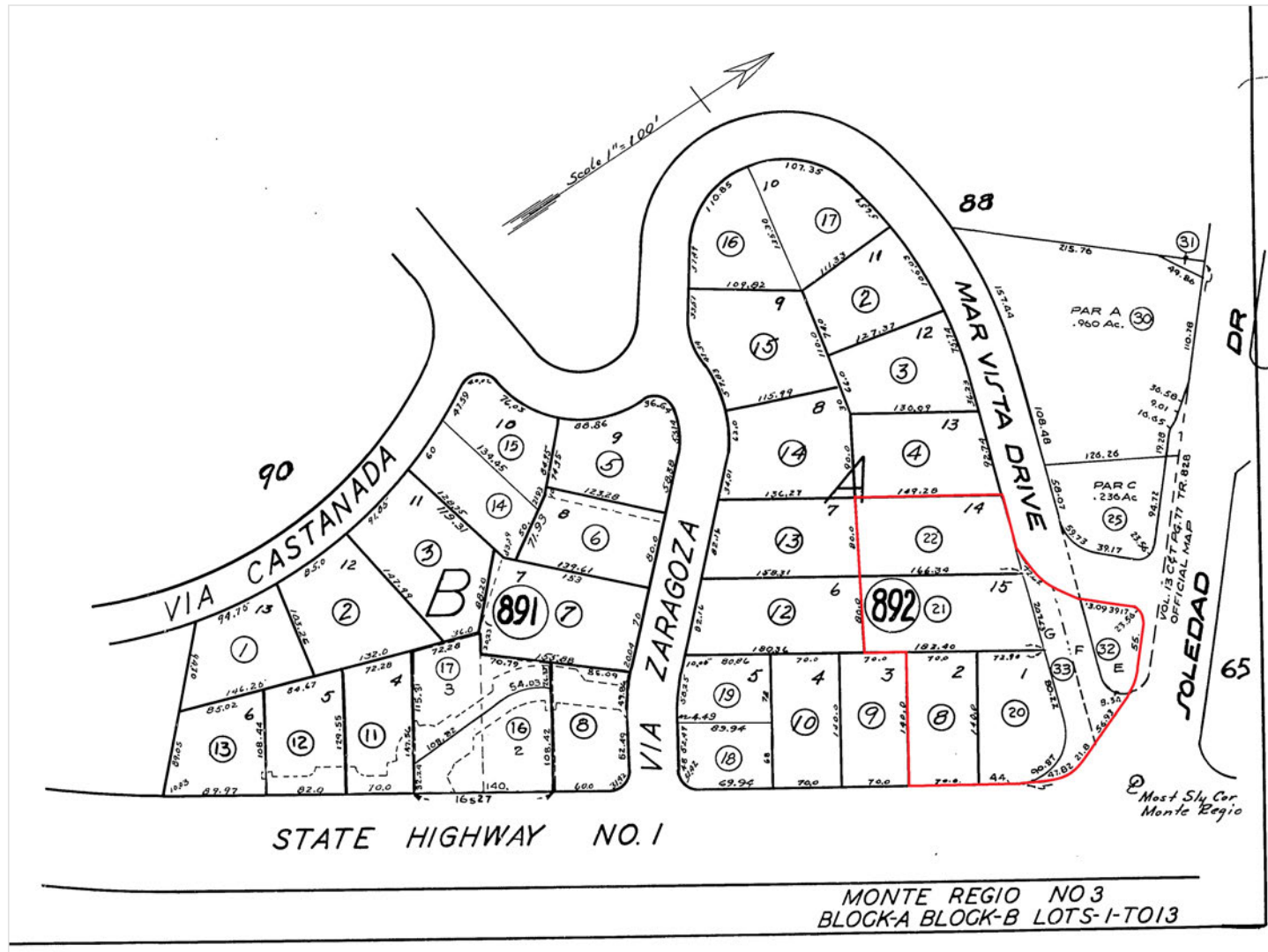
SITE AERIAL

A ±1.43-acre signaled corner



Approximate property boundary outlined in gold, with frontage on Munras Avenue at the Soledad Drive intersection. For illustration only.

Six contiguous legal parcels



Monterey County Assessor's Map 001-892. Subject parcels outlined in red: APNs 001-892-008, -020, -021, -022, -032 and -033. For reference only, not a survey.

LEASE TERMS & CONTACT

Offered for lease

balog

LEASE RATE

Contact broker for current rate

LEASE TYPE

Triple Net (NNN)

TERM

Negotiable — 5 to 10 years

TENANT IMPROVEMENTS

Allowance / build-to-suit negotiable

AVAILABILITY

Immediate

CONFIGURATION

Single-tenant; divisibility on inquiry

Cooperating brokers welcome

We are glad to work with tenant representatives. A leasing commission is offered to the licensed broker who procures a qualified tenant, subject to a written commission agreement — contact us for commission details.

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COMPASS

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is submitted subject to errors, omissions, change of terms, prior lease, or withdrawal without notice. All square footage, dimensions, parcel data, zoning, and permitted uses are approximate and to be independently verified. This is a marketing summary and not a legal document. Any projections, opinions, or estimates are subject to uncertainty. Prospective tenants should conduct their own investigation and consult appropriate professionals.