

FOR SALE

539 RAMONA AVENUE

Monterey, California



263 Lincoln Ave., Salinas, CA 93901  
piinirealty.com - DRE: 01519647



Joe Piini (DRE: 01889295)  
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**Location:** Located on Ramona Avenue in the city of Monterey, this property is within the North Fremont Corridor--a bustling commercial thoroughfare near the west side of town that is conveniently located near Highway 1, Highway 68, and Highway 218 (Canyon del Rey Boulevard).

There are also long-term visions for a mixed-use redevelopment of this corridor, which began in 2014 with the adoption of the North Fremont Specific Plan.

**Land Use Policies:** General Plan: Commercial  
Zoning: Planned Community (PC)

**APN:** 013-134-045

**\*Land Area:** 0.68+/- acres

**Access:** The lot has a rectangular shape with dual road frontage and access from Ramona Avenue, which runs along the west side of the property, and Sequoia Avenue, which dead-ends at the east side of the property.

**\*Building Area:** 16,917+/- square feet

**Building:** The property is improved with a commercial/light-industrial building that was originally constructed in 1969 for up to 7 or 8 separate units. The building has been meticulously maintained and is currently divided into 5 separate units.

**FAR:** 57.1%



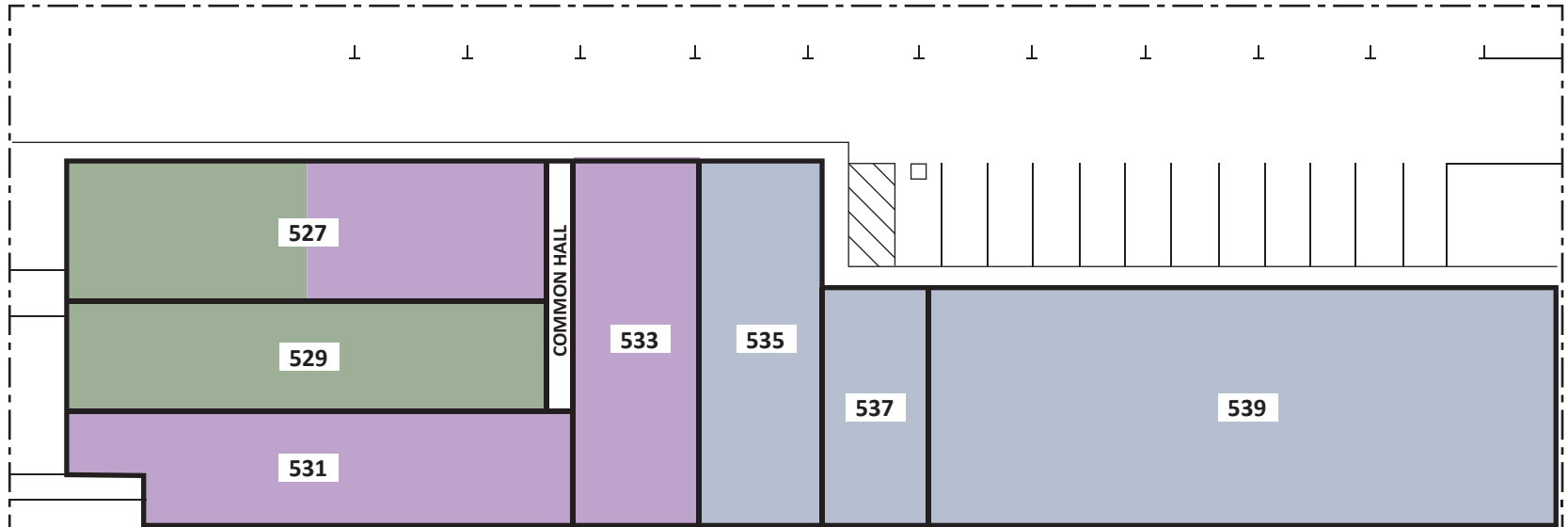
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Rent Roll:	Unit No.	Tenant	Lease Expiration	Square Feet	Base Rent	Rent/SF	Lease Type
	535, 537 & 539	Dawg Gone It	7/31/2025	8,299	\$6,985	\$0.84	NNN
	527A & 529	Siren Trading Co	12/31/2024	3,176	\$3,087	\$0.97	NNN
	527B, 531 & 533	Owner occupied	n/a	5,330	n/a	n/a	n/a

Floorplan:



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**Owner-User Opportunity:** The multi-tenant configuration provides an opportunity for either a real estate investor or an owner user, as the units currently occupied by the seller can be delivered vacant at a date to be negotiated.

**Construction:** The building features a concrete slab floor, wood and concrete block walls, glulam beam roof structure, and a new PVC roof that was installed in 2023. The Dawg Gone It space has several roof-top mounted HVAC units while the other units have gas blowers.

**Utilities:** The property is separately metered for gas and electricity. Sewer and water are commonly metered.

**Parking:** There are 25+/- on-site parking spaces.

**Price:** \$4,500,000 (\$266+/- per square foot)

The information contained in this brochure, including but not limited to the floor plan, land area, building area, and lease information, was obtained for sources considered reliable but are not guaranteed. Buyer is advised to conduct their own research into the property, leases, condition, finishes, and land and building areas.



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