

FOR LEASE

OSIO MOVIE THEATER

350 Alvarado Street
MONTEREY, CA



Osio Theater

350 Alvarado Ave.

Monterey, CA

PROPERTY INFORMATION

- Fully Equipped six screen movie theater
 - Projection and sound equipment included
 - Public parking located conveniently nearby
 - Available now - Terms negotiable
 - Contact agent for pricing

SPACE DETAILS

- 11,734 square feet
 - Including 1,713 square foot cafe with separate entrance on Calle Principle
- 522 seats total, divided among six theaters

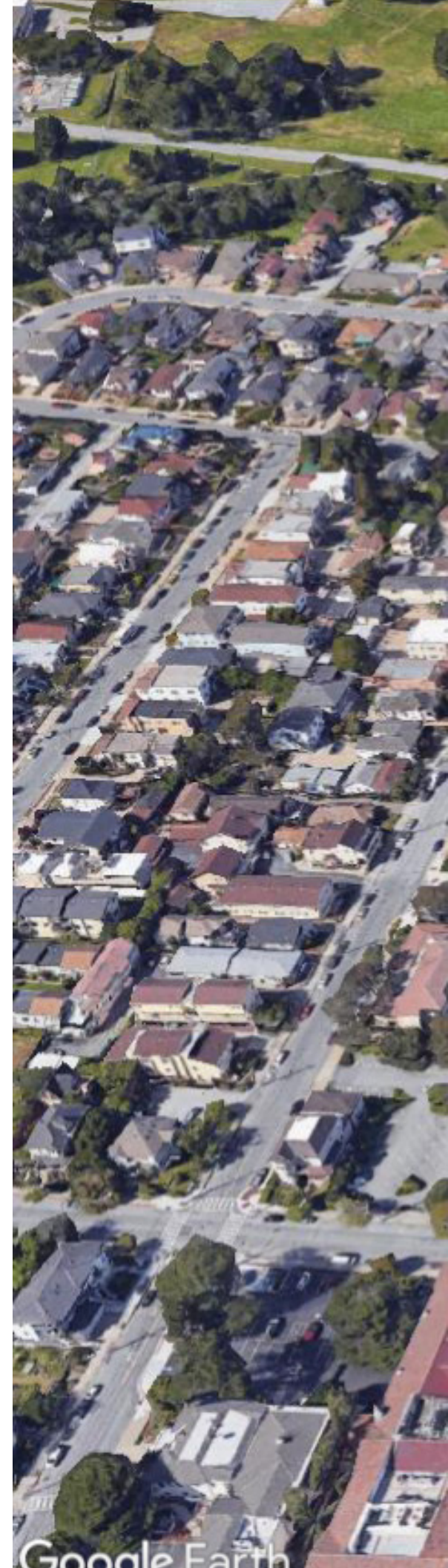
AREA HIGHLIGHTS

- Excellent downtown location with entrances on Alvarado Street and Calle Principle
- Monterey Marriott hotel located across the street
- Monterey conference center and the Partola Hotel & Spa one block North
- Walking score of 86

FOR ADDITIONAL INFORMATION:

Dixie Divine
408.879.4001
LIC #: 01481181

Doug Ferrari
408.879.4002
LIC #: 01032363





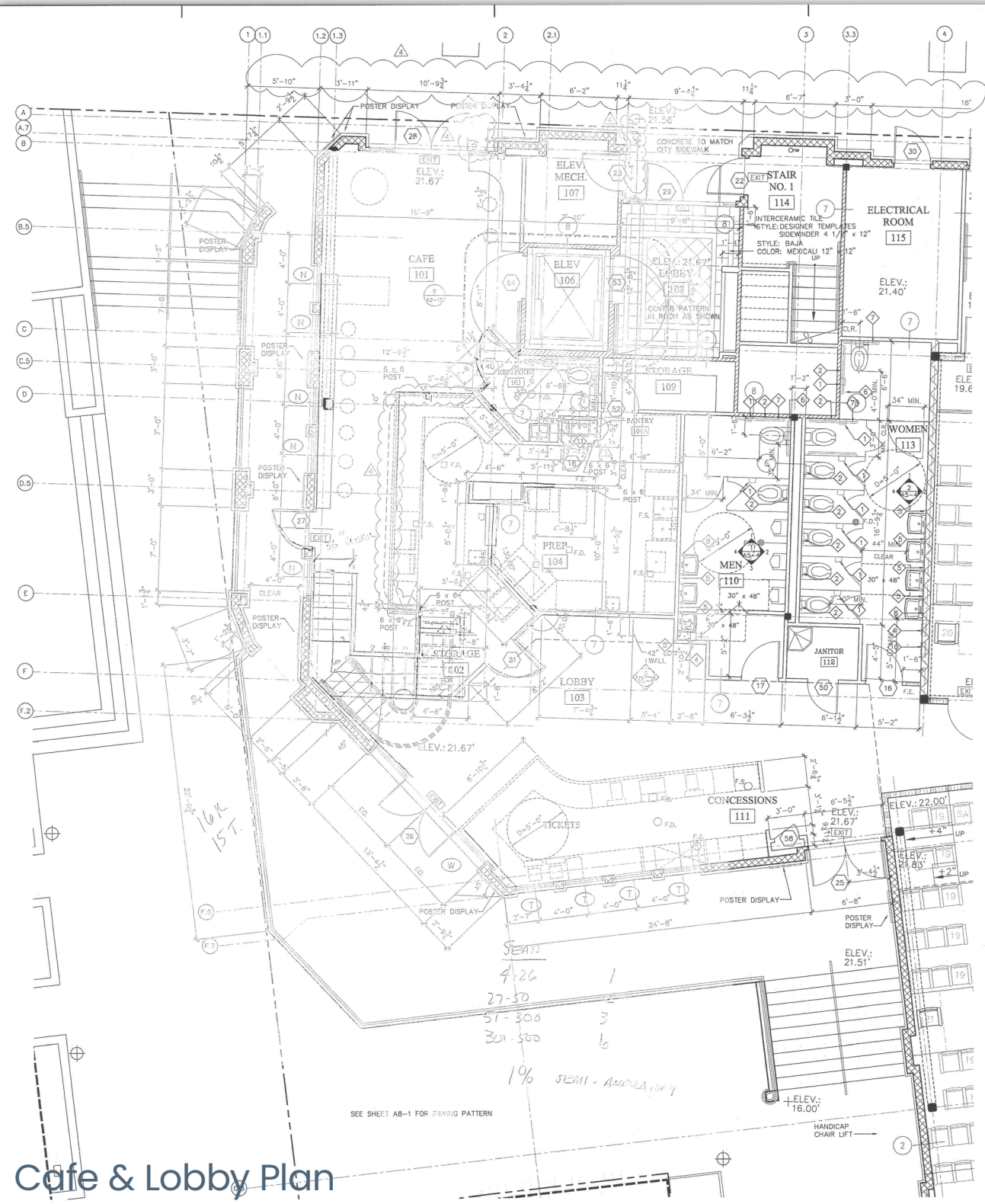
MONTEREY CONFERENCE
CENTER

PORTOLA
HOTEL & SPA

MONTEREY
MARRIOTT
HOTEL

— OSIO PLAZA THEATER

Plans



Cafe & Lobby Plan

WALL LEGEND

- 1 2x8 STUD WALL WITH 5/8" GYP. SHEATHING AND 7/8" CEMENT PLASTER ON THE EXTERIOR, 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON THE INTERIOR. 2 HOUR WALL. SEE DETAIL 7/A8-4
- 2 2x8 STUD WALL WITH 5/8" GYP. SHEATHING AND 7/8" CEMENT PLASTER ON BOTH SIDES. 2 HOUR WALL. SEE DETAIL 5/A8-4
- 3 2x8 STUD WALL AT 16" O.C. WITH PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER ON THE EXTERIOR, 5/8" TYPE 'X' GYP. BD. ON THE INTERIOR. 1 HOUR WALL. SEE DETAIL 2/A8-2
- 4 2x8 PLATE WITH 2x8 STUD @ 16" O.C. AND STAGGERED 8" O.C. WITH 1/2" RESILIENT CHANNEL BETWEEN 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. EACH SIDE. SEE DETAIL 9/A8-4
- 5 2x8 STUD WALL WITH 1/2" RESILIENT CHANNEL BETWEEN 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON THEATER SIDE AND 5/8" TYPE 'X' GYP. BD. ON CORRIDOR/RETAIL SIDE. 1 HOUR RATED. SEE DETAIL 10/A8-4
- 6 2x4 STUD WALL AT 16" O.C. AND 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE. 1 HOUR WALL.
- 7 2x4 STUD WALL @ 16" O.C. SOUND INSULATED, AND 5/8" TYPE 'X' GYPSUM BOARD ON ONE SIDE. PLUMBING WALL.
- 8 2x4 STUD WALL @ 16" O.C. WITH 1/2" PLYWOOD WHERE OCCURS AND 5/8" GYPSUM BOARD. 1 HOUR RATED.
- 9 2x4 STUD WALL AT 16" O.C. AND 5/8" TYPE 'X' GYP. BOARD EACH SIDE. 1 HOUR WALL.
- 10 2x4 STUD WALL @ 16" O.C. AND 5/8" TYPE 'X' GYP. BOARD EACH SIDE. 1 HOUR RATED SHAFT WALL.
- 11 2x8 STUD WALL AT 16" O.C. SOUND INSULATED AND 5/8" TYPE 'X' GYP. BOARD EACH SIDE. 1 HOUR WALL.
- 12 2x4 STUD WALL @ 16" O.C. WITH 1/2" PLYWOOD AND 7/8" CEMENT PLASTER ON THE EXTERIOR, 5/8" TYPE 'X' GYPSUM BOARD ON THE INTERIOR. 1 HR. WALL.

LEGEND

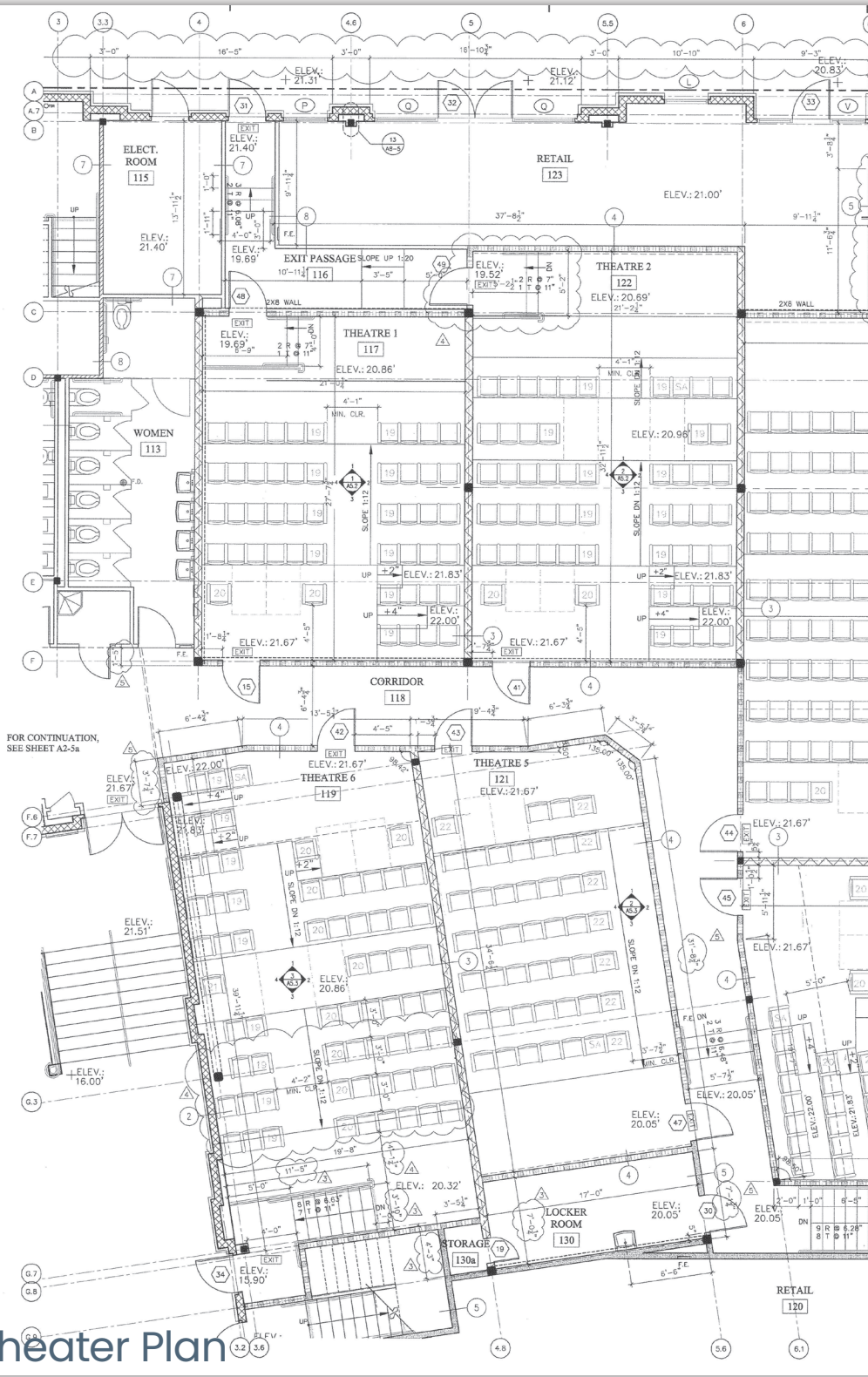
- 24" x 36" ROOF ACCESS HATCH AND LADDER. SEE DETAIL 22/A8-2
- ONE HOUR RATED ATTIC ACCESS PANEL. MINIMUM SIZE 22" X 30" SEE DETAIL 2/A8-4
- EXIT SIGN - GRAPHICS, ILLUMINATION AND POWER TO COMPLY WITH T-24 2-1013.2, 1013.3 AND 1013.4
- F.E. FIRE EXTINGUISHER LOCATED IN SEMI-RECESSED CABINET, MAX. 4" PROJECTION FROM WALL. PROVIDE ONE HOUR CABINET OR WRAP STUD BAY WITH 5/8" TYPE 'X' GYP. BOARD.
- S.C. STANDPIPE CABINET
- F.O.S. FACE OF STUD
- C CENTER LINE
- FINISHES (FLOOR/BASE, WALL, CEILING) SEE SHEET A6.1
- H.R. HANDRAIL. SEE DETAIL 6/A8-6
- H HEAT DETECTOR, HARDWIRED

FLOOR PLAN NOTES

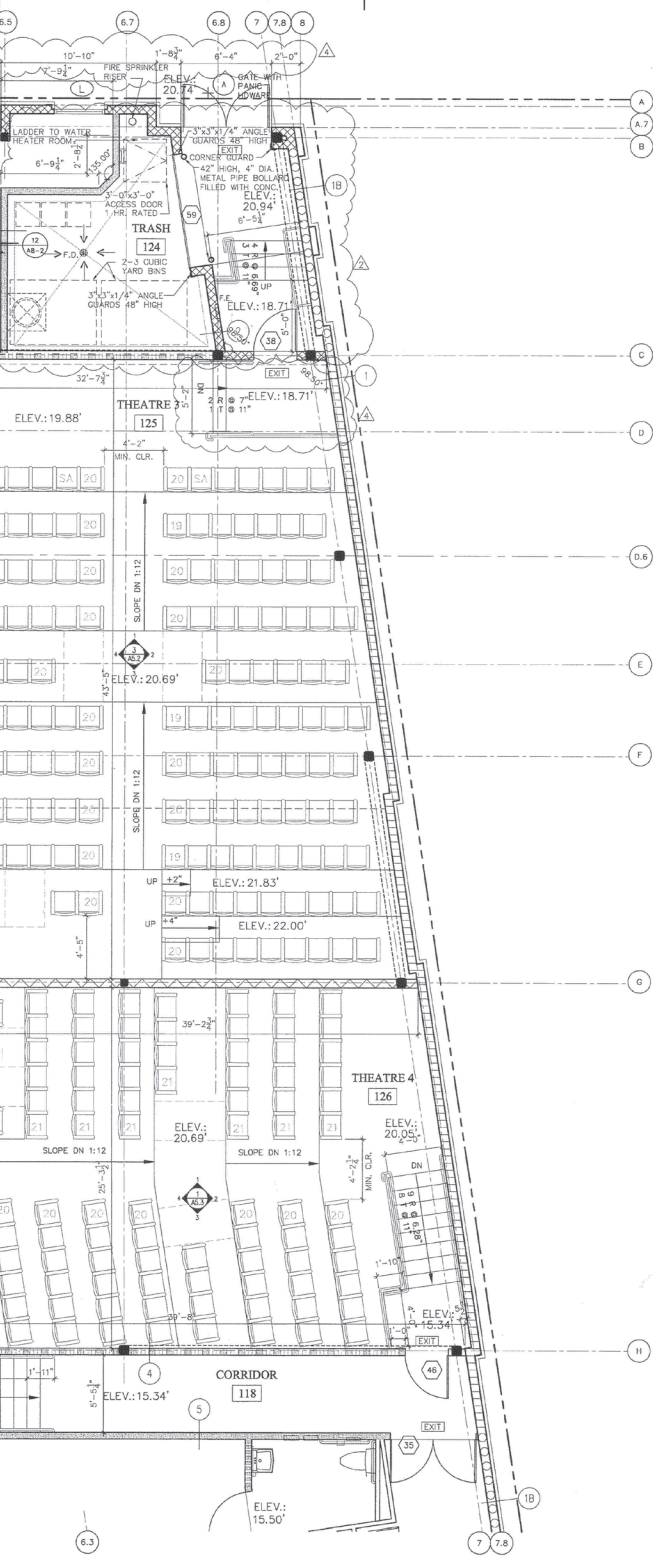
- ALL AREAS OF THE BUILDING SHALL BE WITHIN 75 FT. OF TRAVEL TO AN EXTINGUISHER. THE MINIMUM SIZE EXTINGUISHER SHALL BE A 2A:10-B-C RATED.
- ALL WALLS AND CORRIDORS SHALL BE 1 HOUR RATED.

ENLARGED PLAN NOTES

- 1 TOILET PAPER HOLDER
- 2 TOILET SEAT COVER
- 3 24"x36" MIRROR
- 4 PAPER TOWEL DISPENSER
- 5 SOAP DISPENSER
- 6 36" GRAB BAR
- 7 42" GRAB BAR
- 8 8'-0" MIRROR
- 9 6'-6" MIRROR
- 10 TAMPON DISPENSER
- 11 WALL MOUNTED JANITOR'S SINK



Theater Plan



WALL LEGEND

- 1 2x8 STUD WALL WITH 5/8" GYP. SHEATHING AND 7/8" CEMENT PLASTER ON THE EXTERIOR, 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON THE INTERIOR. 2 HOUR WALL. SEE DETAIL 2/AB-2
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- 5 2x6 STUD WALL AT 16" O.C. BOARD EACH SIDE. 1 HOUR
- 6 2x4 STUD WALL @ 16" O.C. AND 5/8" TYPE 'X' GYPSUM PLUMBING WALL
- 7 2x4 STUD WALL @ 16" O.C. WHERE OCCURS AND 5/8" GYPSUM BOARD. 1 HOUR RATED.
- 8 2x4 STUD WALL AT 16" O.C. BOARD EACH SIDE. 1 HOUR
- 9 SAME AS WALL TYPE (8) BUT 1 HR RATED SHAFT WALL
- 10 2x6 STUD WALL AT 16" O.C. TYPE 'X' GYP. BOARD EACH SIDE
- 11 2x4 STUD WALL @ 16" O.C. 7/8" CEMENT PLASTER ON THE EXTERIOR, 5/8" TYPE 'X' GYPSUM BOARD ON THE INTERIOR. 1 HR. WALL

LEGEND

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- H HEAT DETECTOR, HARDWIRED

FLOOR PLAN NOTES

- 1. ALL AREAS OF THE BUILDING SHALL BE WITHIN 75 FT. OF TRAVEL TO AN EXTINGUISHER. THE MINIMUM SIZE EXTINGUISHER SHALL BE A 2A:10-B:C RATED.
- 2. ALL WALLS AND CORRIDORS SHALL BE 1 HOUR RATED.

NUMBER OF OCCUPANTS:

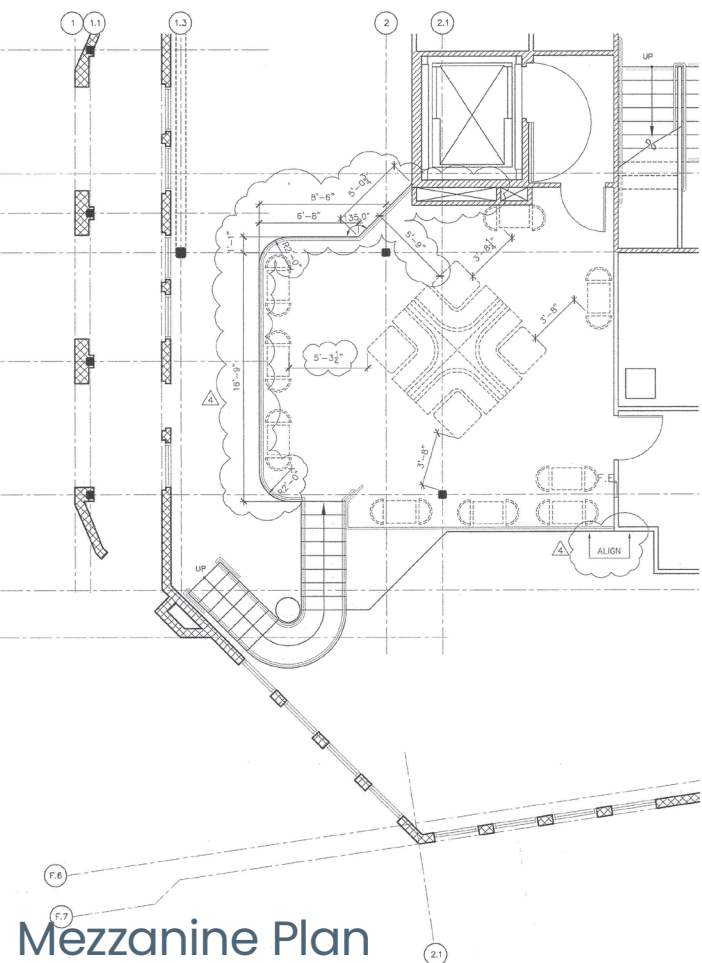
| | FIXED SEATS | HANDICAP ACCESS | TOTAL |
|-----------|-------------|-----------------|-------|
| THEATRE 1 | 50 | 2 | 52 |
| THEATRE 2 | 56 | 4 | 60 |
| THEATRE 3 | 181 | 4 | 185 |
| THEATRE 4 | 102 | 4 | 106 |
| THEATRE 5 | 46 | 2 | 48 |
| THEATRE 6 | 67 | 4 | 71 |
| TOTAL | 502 | 20 | 522 |

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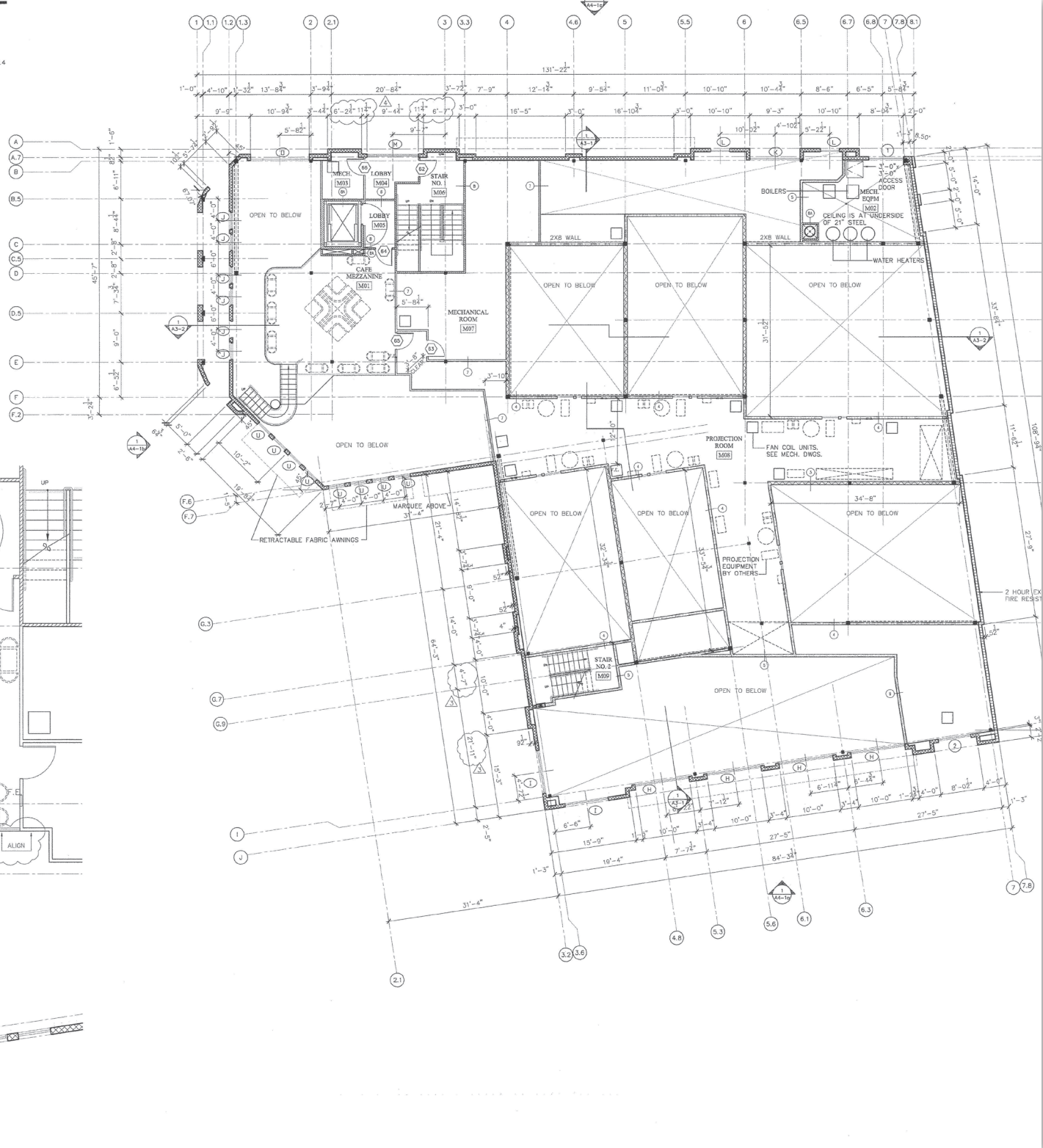
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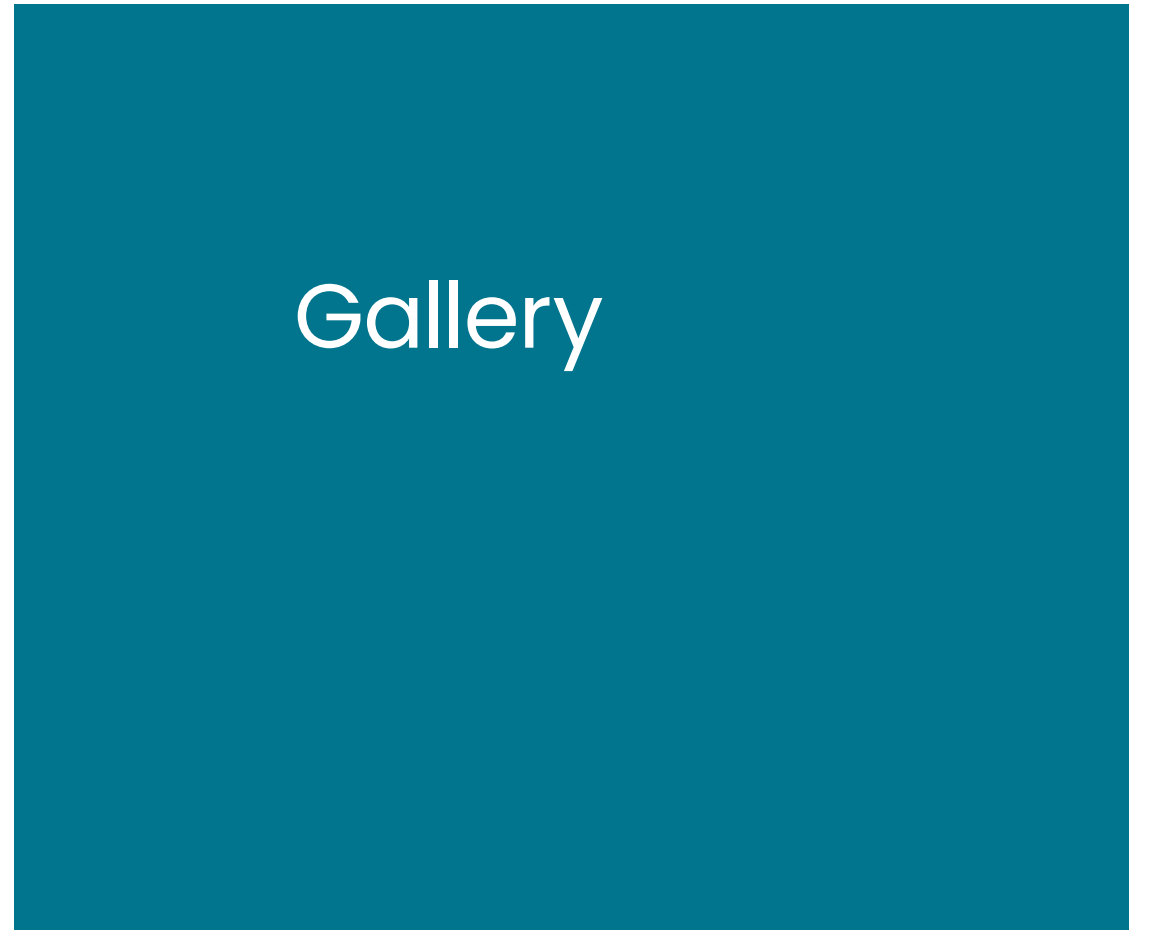
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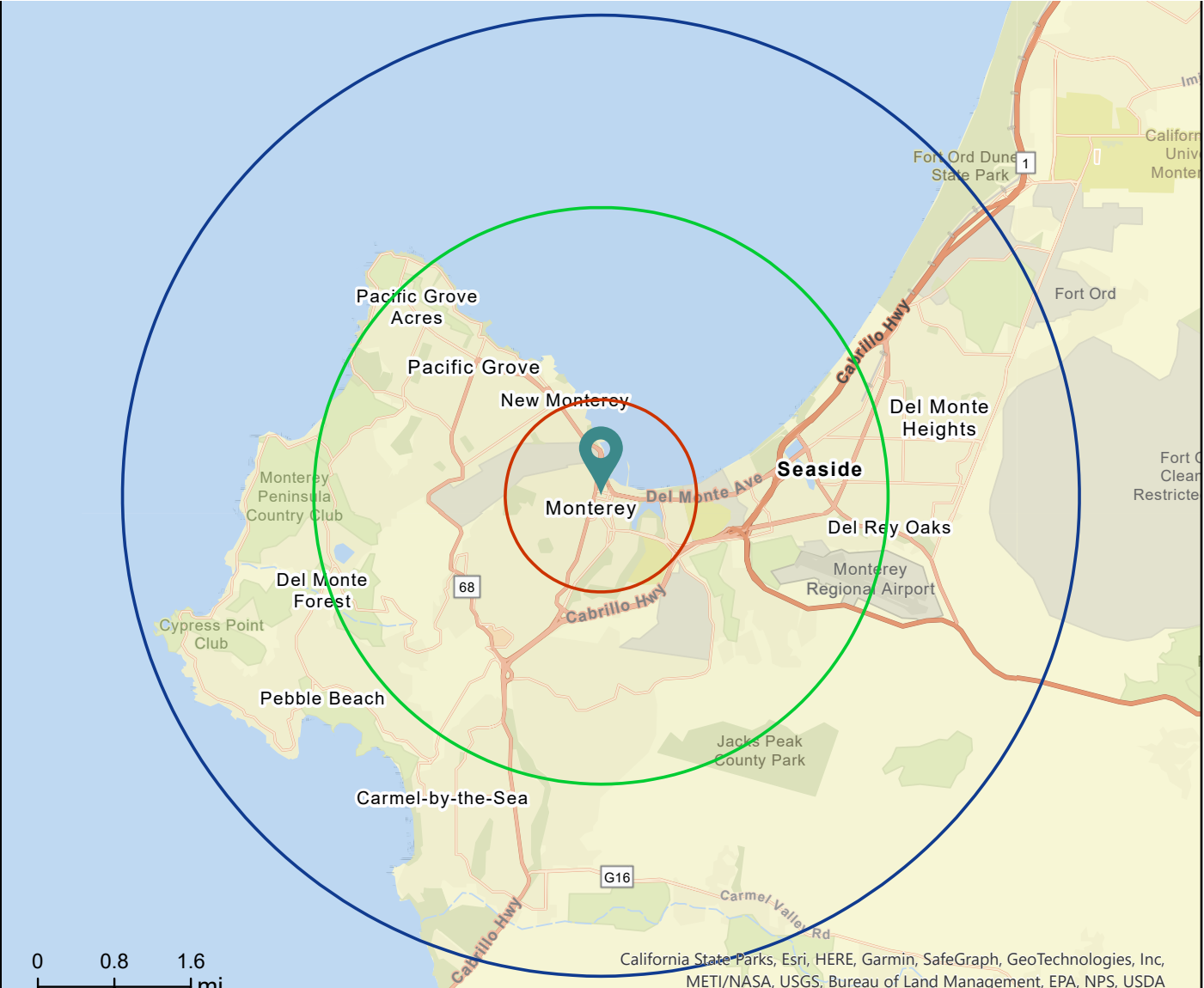
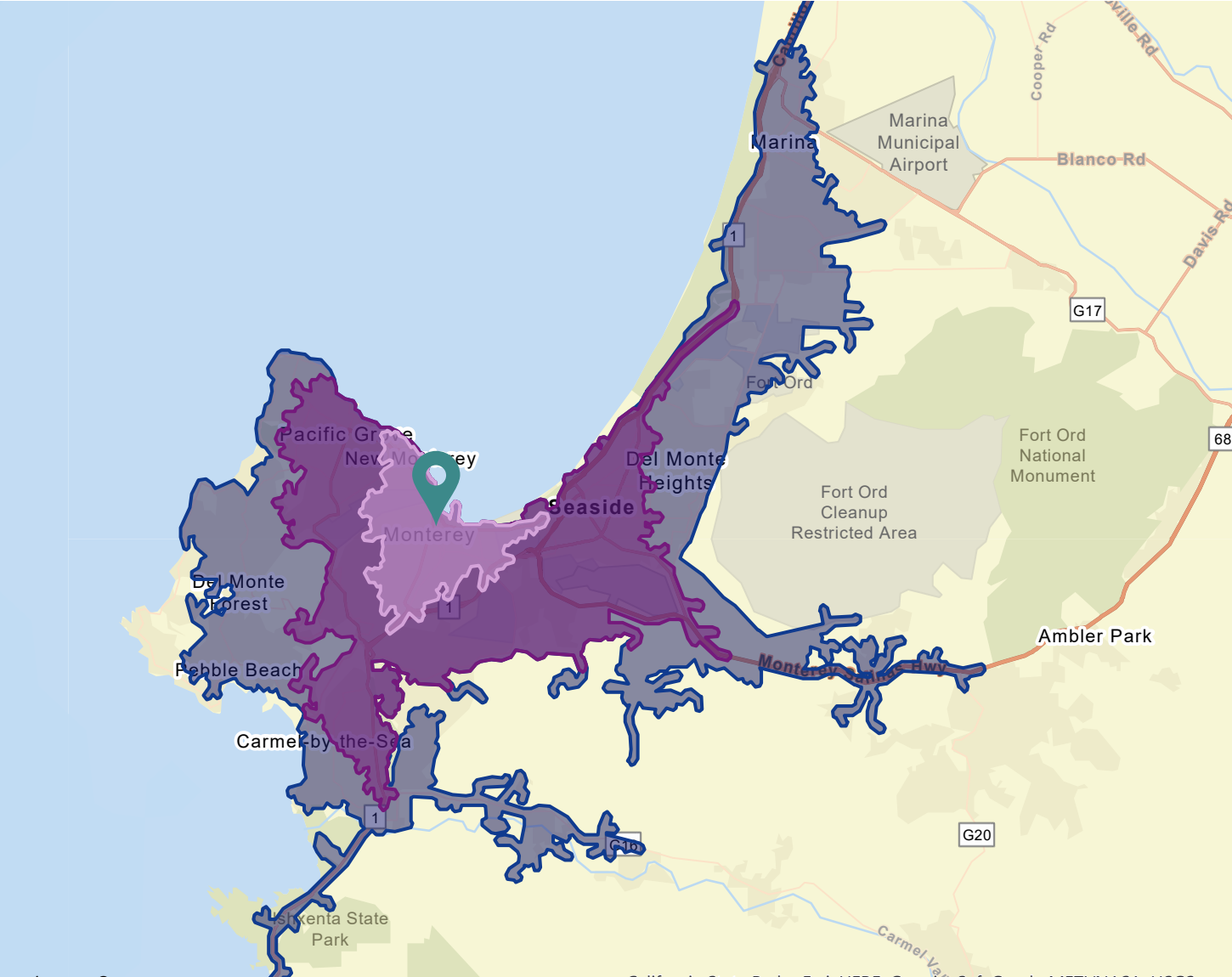
Mezzanine Plan







Demographics



TRAFFIC COUNTS

Cars Per Day
E. Cliff Drive: 15,784
17th Ave: 7,800



AVERAGE HHI*

1 Mile: \$130,493
3 Miles: \$131,087
5 Miles: \$140,022



POPULATION

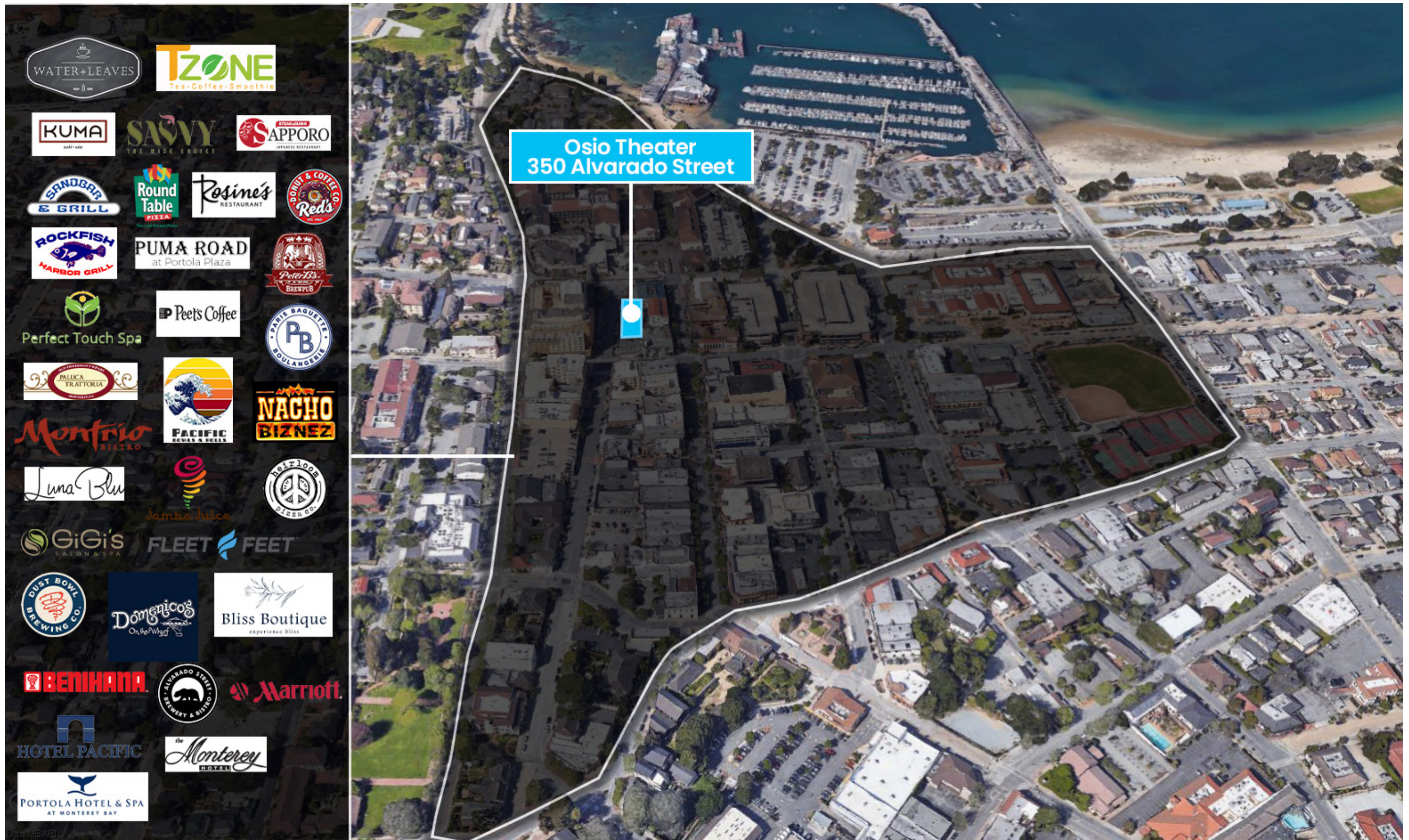
1 Mile: 14,111
3 Miles: 83,933
5 Miles: 123,680

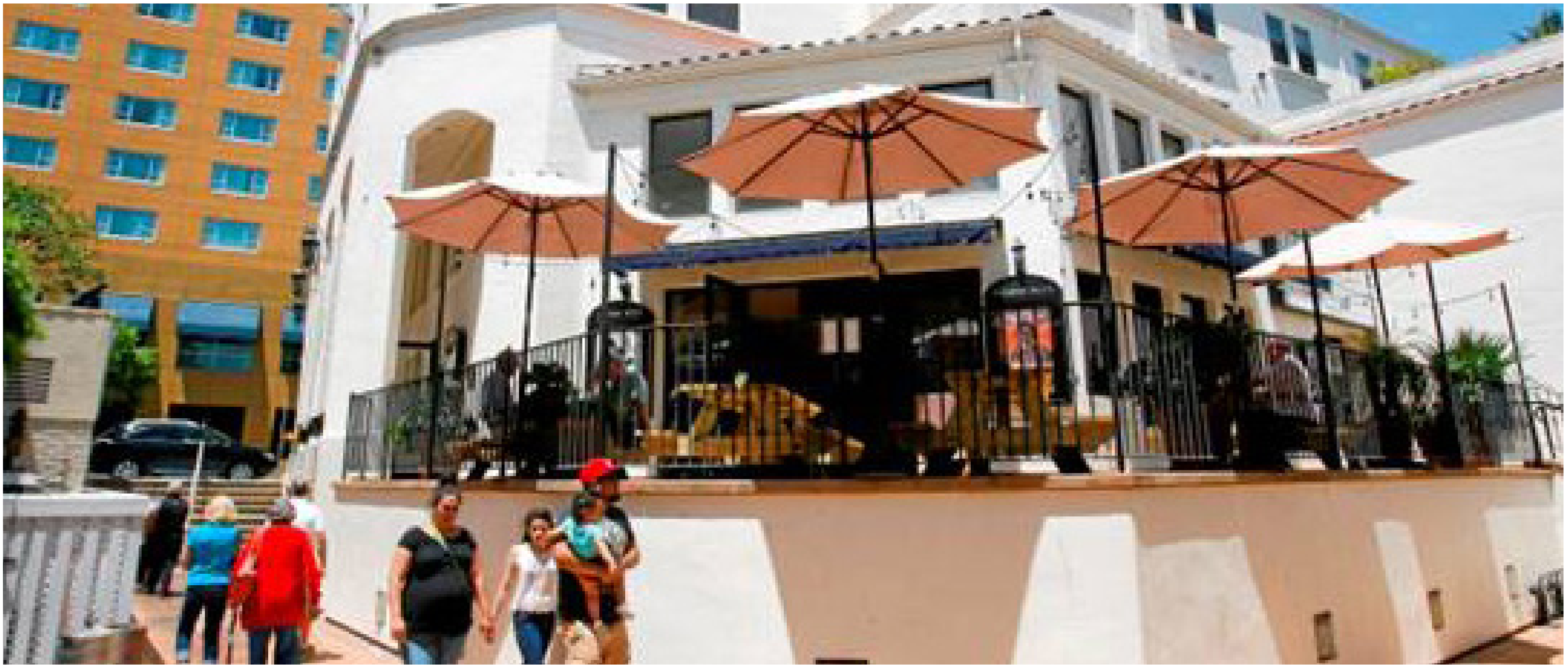


DAYTIME POPULATION

1 Mile: 14,111
3 Miles: 83,933
5 Miles: 123,680

Area Retailers





DIXIE DIVINE

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DOUG FERRARI

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