595 MUNRAS AVE

MONTEREY, CA 93940

±1,800 SF

RETAIL/RESTAURANT FOR LEASE

PRIME COMMERCIAL INCORPORATED

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595 MUNRAS AVE

FOR LEASE

El Cuarto Nuevo

Located at the corner of Munras Avenue and Webster Street, **El Cuartel Nuevo** offers a brand new, ±1,800 SF retail space perfect for businesses seeking to set up in the heart of historic downtown Monterey. This modern, first-floor commercial space is situated beneath a boutique community of residential lofts, blending historic architecture with contemporary upgrades.

ADDRESS: 595 Munras Avenue
Monterey, CA 93940

TYPE: Retail / Restaurant

SIZE: ±1,800 SF

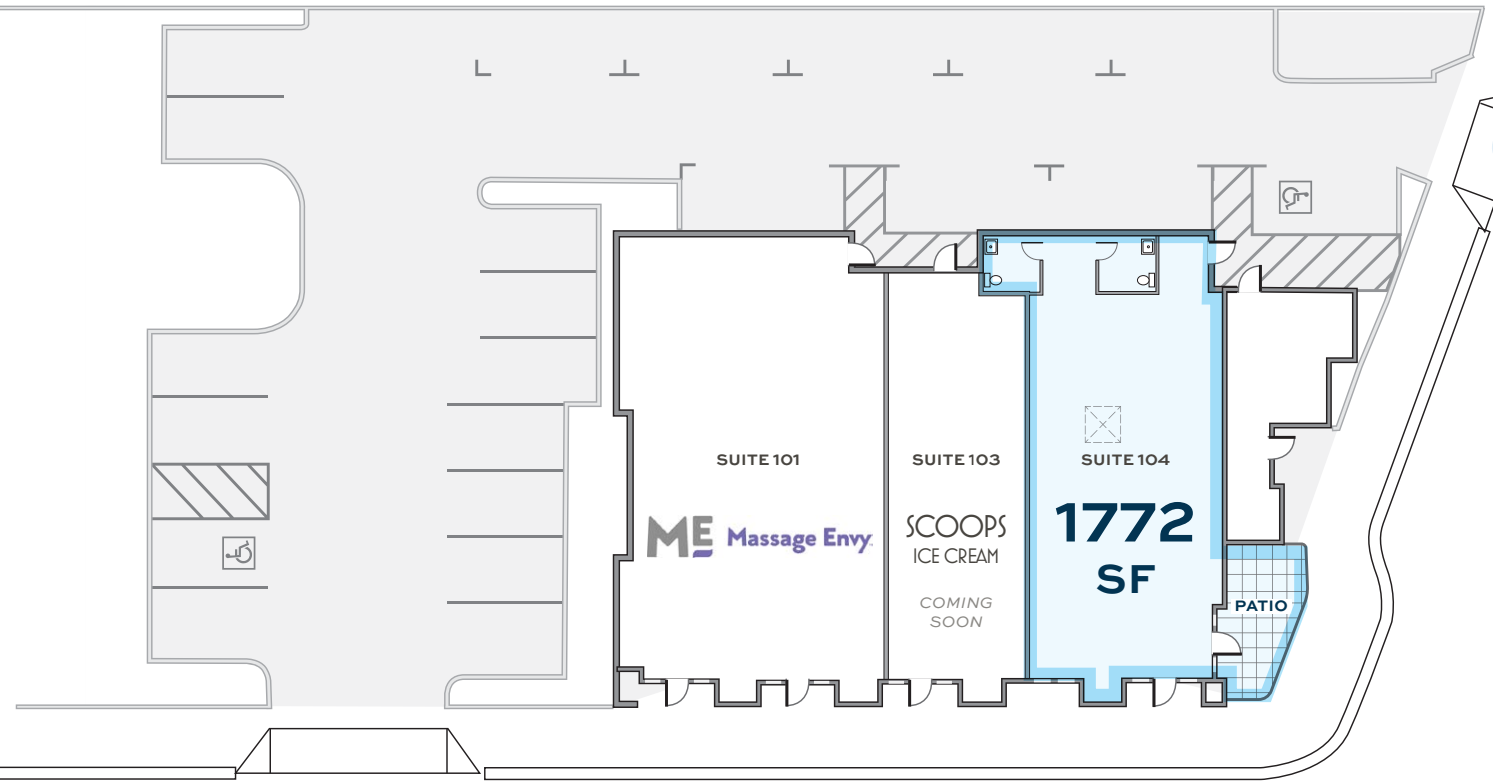
PRICE: $4.00 / SF *Stabilized* + NNN
Tenant Improvement Allowances Available

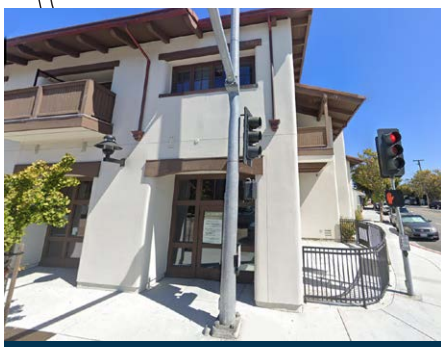
PROPERTY HIGHLIGHTS

- **Rare Dedicated Parking Lot** - (17) Retail Parking Spaces
- **High Visibility Corner Unit** at Signalized Intersection
- **Located in historic downtown Monterey** across from Uptown Monterey Shopping Center anchored by Trader Joe's and surrounded by local shops and restaurants
- **Boutique Mixed-Use Community** - Ground-floor to modern residential lofts and retail co-tenants to *Massage Envy* and *Scoops Ice Cream*
- **Proprietary Outdoor Patio** - ±200 SF
- **Warm Vanilla Shell Condition**
  - Water Credits for Group II F&B uses; mechanical chase to the roof for F&B uses; ground grease waste interceptor, and grease waste line to the space.

EL CUARTO NUEVO

SITE PLAN





Not to Scale

595
MUNRAS AVE

OPEN YOUR BUSINESS IN

MONTEREY CALIFORNIA

DEMOGRAPHICS

Source: esri 2025 & SeeMonterey.com

Total Population	Daytime Population	Avg. Household Income
29,116	78,383	$138,845
	Within 10 min. drive	

Visitors Per Year	Visitor Spending
4.6 MILLION	$3.2 BILLION
Tourism Count 2019	*Tourism Count 2019*

595 MUNRAS AVE

MARKET ANALYSIS

NEARBY RETAILERS

Information from: Old Monterey Business Association

Downtown Overview

Entertainment
- Amusements · (2)
- Galleries · (2)
- Gaming · (3
- Museums and Exhibits · (5)
- Nightlife · (5)
- Outdoor Adventure · (2)
- Performance Venues · (5)

Grocery & Markets
- Trader Joe's · (1)
- Specialty Markets · (3)
- Farmer's Market *(Every Tuesday 4pm-7pm)*

Food & Beverage
- Bakeries & Donuts · (8)
- Bars and Pubs · (21)
- Breakfast/Brunch · (2)
- Coffee and Tea · (9)
- Desserts · (12)
- Dining · (53)
- Juice Bars · (4)

Hotels · (7)

Retail
- Apparel · (16)
- Antiques/Collectibles · (5)
- Art · (10)
- Bicycles · (1)
- Books · (6)
- Florists · (1)
- Gifts · (15)
- Gourmet · (3)
- Home/Furniture · (8)
- Jewelry · (8)
- Music · (2)
- Pet · (2)
- Pharmacy · (1)
- Toys and Novelties · (4)
- Shipping · (2)
- Sewing · (1)
- Wine · (5)
- Other · (14)

Personal Services
- Beauty · (42)
- Massage · (14)

Fitness
- Martial Arts · (1)
- Outdoor Adventure · (2)
- Gym/Wellness · (13)

Professional Services
- Banks · (10)
- Business · (15)
- Financial · (19)
- Insurance · (2)
- Legal · (30)
- Other · (33+)

Medical
- Chiropractic · (1)
- Counseling · (10)
- General · (17)
- Vision · (1)

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