

**PRIME SOUTH MAIN
FREESTANDING BUILDING
FOR SUBLEASE**



1097 S MAIN STREET

Salinas, CA



PROPERTY OVERVIEW

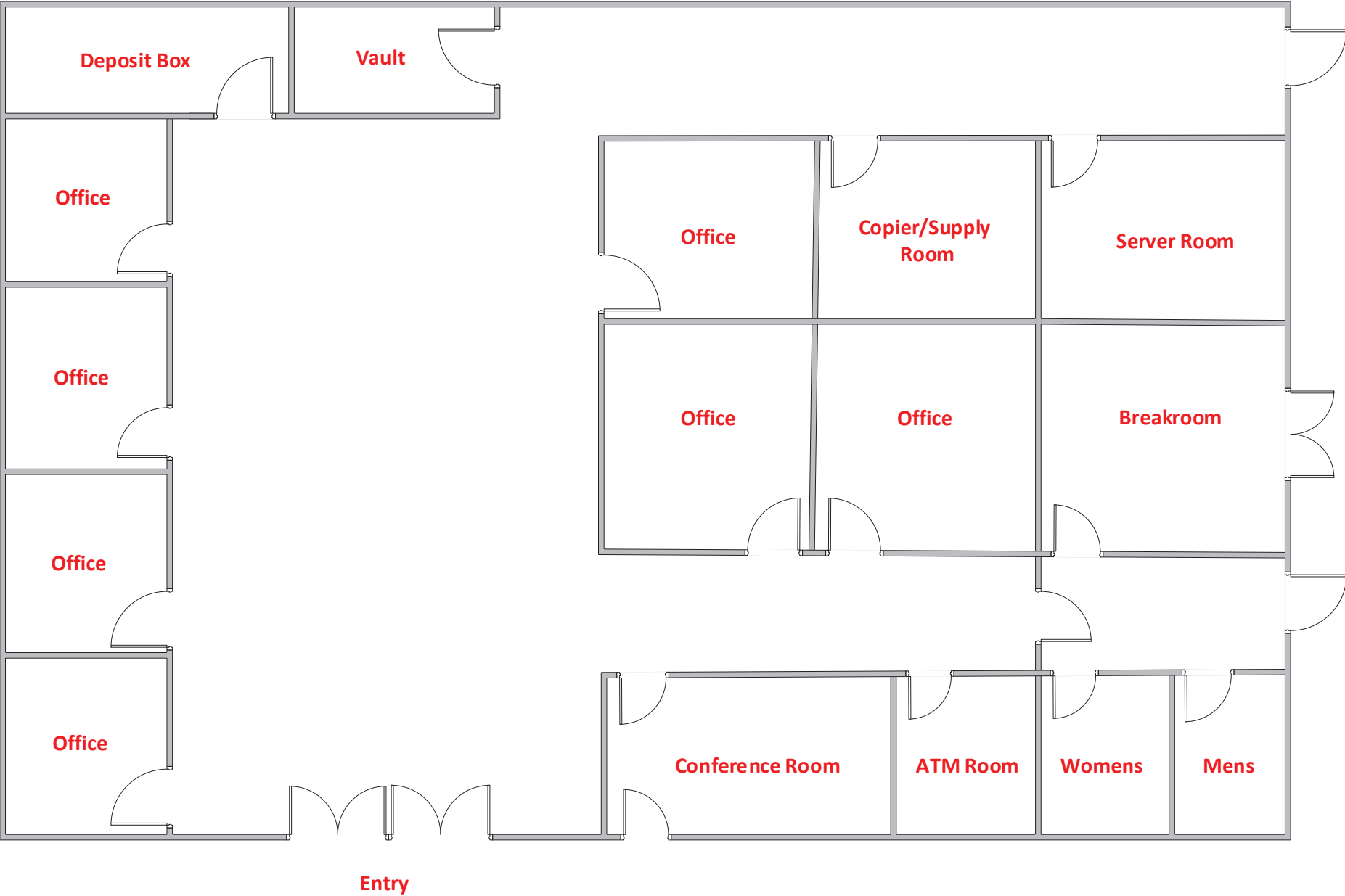


Cushman & Wakefield is pleased to present to the market 1097 S. Main St. in South Salinas. The property is approximately 3,777 SF freestanding retail building located on the hard corner of South Main and San Miguel, which was previously occupied by First Capital Bank. The property benefits from excellent parking and visibility.

CURRENT AVAILABILITIES

APN:	002-651-051
Total Building SF:	±3,777 rentable square feet
Lot Size:	±17,996 SF
Zoning:	Mixed Use ("MX") FG3-Focused Growth Overlay
Year Built:	1987
Parking:	Sixteen (16) Spaces
Traffic Counts:	33,456 CBD
Asking Rent:	\$2.95 PSF, NNN
Estimated OpEx:	\$0.62 p.s.f
Lease Expiration	9/30/2030

PROPERTY FLOOR PLAN



DEMOGRAPHICS



1 MILE RADIUS

15,825
Total Population

15,666
Daytime Population

\$117,045
Average HH Income

39.9
Median Age

3 MILE RADIUS

83,392
Total Population

51,027
Daytime Population

\$98,780
Average HH Income

33.9
Median Age

5 MILE RADIUS

174,845
Total Population

68,086
Daytime Population

\$113,662
Average HH Income

33.5
Median Age

PROPERTY RETAIL MAP





Greg Findley

Managing Director

LIC #01170453

+1 831 755 1639

greg.findley@cushwake.com

328-B Main St.

Salinas, CA 93901

cushmanwakefield.com