### PRIME SOUTH MAIN FREESTANDING BUILDING FOR SUBLEASE

# **1097 S MAIN STREET** Salinas, CA



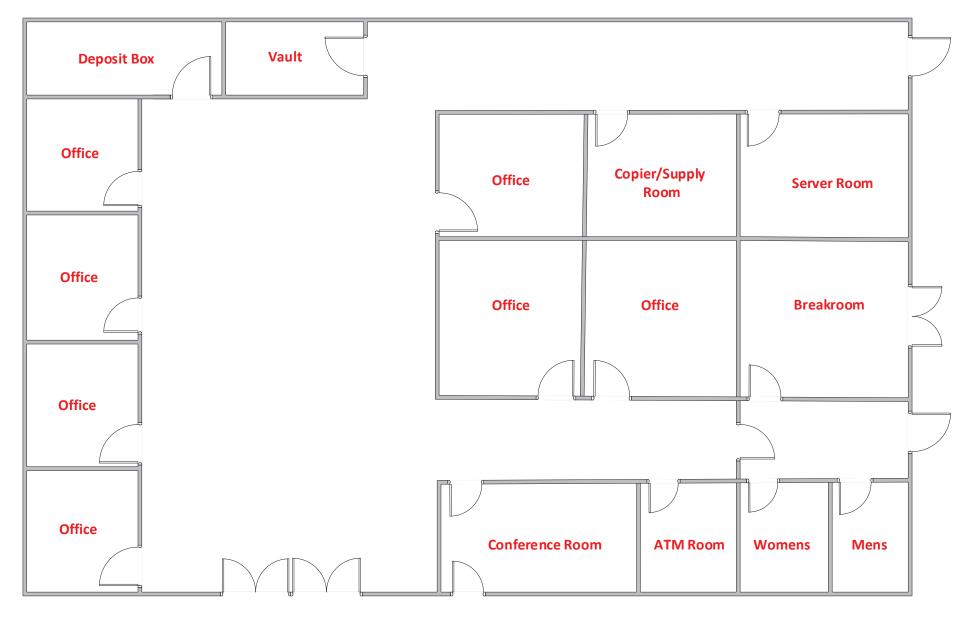


**Cushman & Wakefield** is pleased to present to the market 1097 S. Main St. in South Salinas. The property is approximately 3,777 SF freestanding retail building located on the hard corner of South Main and San Miguel, which was previously occupied by First Capital Bank. The property benefits from excellent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

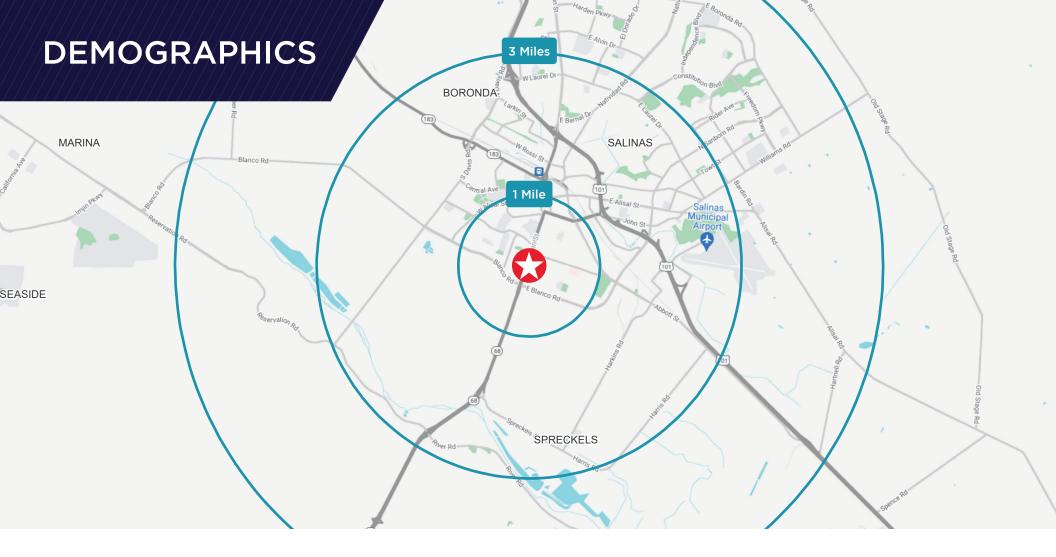
### CURRENT AVAILABILITIES

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



Entry



51,027

33.9

Median Age

**Daytime Population** 

#### **1 MILE RADIUS**

**15,825** Total Population

**\$117,045** Average HH Income **15,666** Daytime Population

**39.9** Median Age

#### **3 MILE RADIUS**

**83,392** Total Population

**\$98,780** Average HH Income **5 MILE RADIUS** 

**174,845** Total Population

**\$113,662** Average HH Income **68,086** Daytime Population

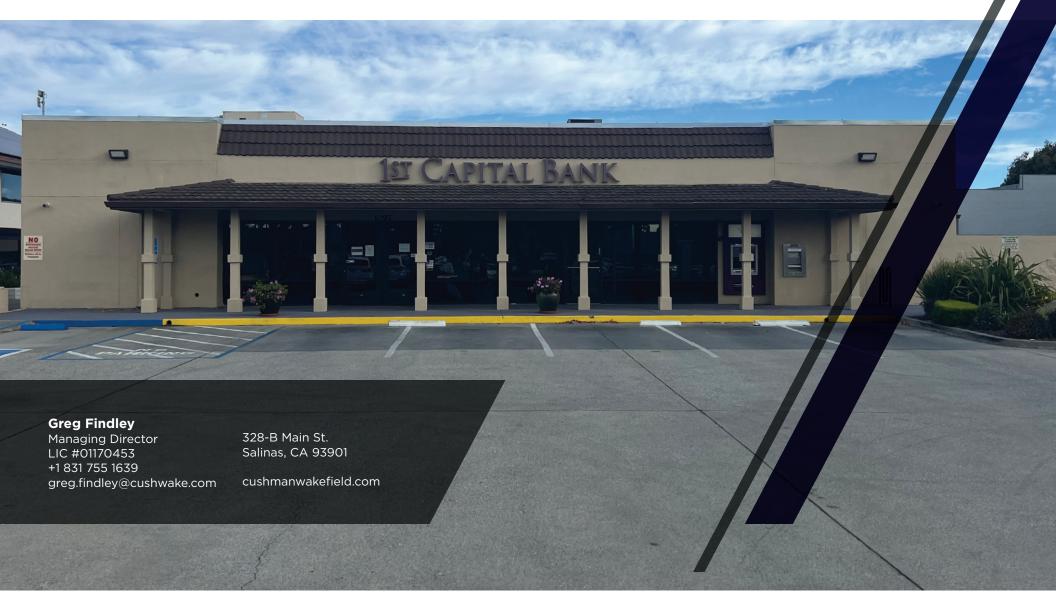
**33.5** Median Age



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