



101 @ Davis Road Center

1067 N. Davis Road
Salinas, CA 93907



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

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408.331.2308

Biagini Properties, Inc.

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Sunnyvale, CA 94087

www.biaginiproperties.com

Rev. September 21, 2023



1067 N. Davis Road - Former Orchard Supply Hardware



Building Entrance



Great Branding Opportunities - Monument Sign



Outdoor Display Area



Customer Pick Up Entrance - 20' W x 15' H Roll Up Door



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Property Description

Signalized intersection of three major retail/commercial streets; North Davis Road, Highway 101 and Laurel Drive. Western Gateway to Salinas Power Center on Davis Road.

Offering Summary

Lease Rate:	\$20.00 SF/yr
Estimated NNN Charges	.29 SF/ month
Available SF:	41,218 SF
Lot Size:	4.4 Acres
Building Size:	41,218 SF

Property Highlights

- Signalized Intersection of Three Major Retail/Commercial Streets
- Western Gateway to Salinas Power Center on Davis Road
- Major Nearby Tenants
- Great Branding Opportunities
- Monument Sign plus Building Signage



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	41,218 SF	Lease Rate:	\$20 SF/yr

Available Spaces

Suite	Size (SF)	Description
1067 North Davis Road	41,218 SF	<p>1067 North Davis Road: 41,218 Square Feet Total</p> <p>Building Areas: Main Building including Outdoor Nursery, Indoor Dock/Warehouse and Main Retail Sales Area.</p> <p>RECEIVING / STORAGE: 4,014 Square Feet</p> <p>NURSERY DISPLAY (no roof): 9,786 Square Feet</p> <p>SERVICE AREAS: Offices/Restrooms Ground Floor: 1,387 Square Feet Mezzanine: 1,387 Square Feet</p> <p>SHOWROOM / SALES AREA: 24,644 Square Feet</p> <p>TOTAL BUILDING AREA: 41,218 SQUARE FEET TOTAL</p> <p>Major Tenants Nearby: IHop, Carl's Jr., Dick's Sporting Goods, Costco, Walmart, Black Bear Diner, Famous Dave's, Dollar Tree, Ross Dress For Less, Office Max, Western Dental, PetSmart, Boot Barn, Outback Steakhouse, JoAnn Fabrics, In Shape Health Club</p> <p>Signage: Great Branding Opportunities. Monument Sign plus Building Signage</p> <p>Loading: 1 Double Wide Truck Ramp with Roll Up Doors</p>



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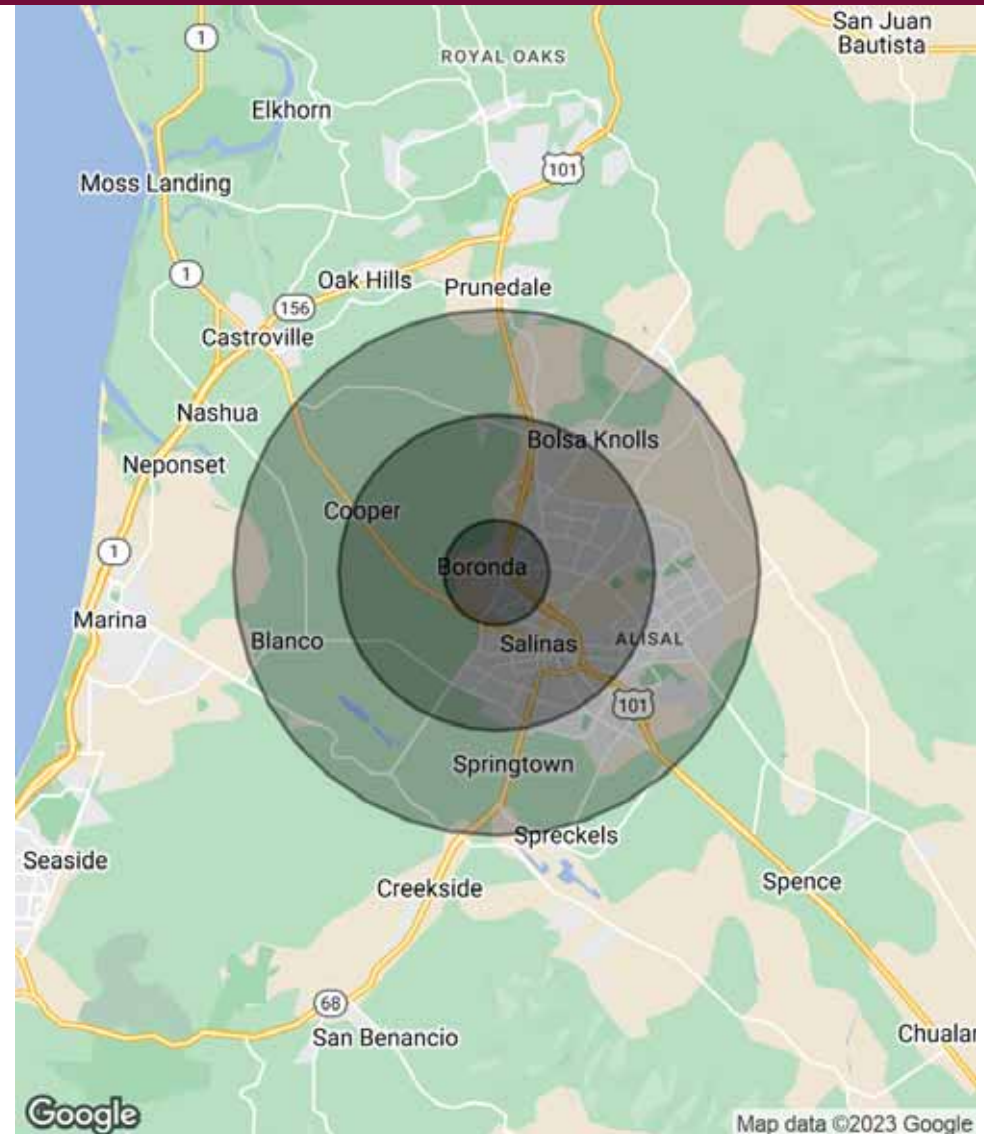
Population	1 Mile	3 Miles	5 Miles
Total Population	16,168	106,127	165,328
Average Age	32.7	32.0	31.6
Average Age (Male)	32.3	31.5	30.9
Average Age (Female)	33.7	33.0	32.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,744	30,992	45,572
# of Persons per HH	3.4	3.4	3.6
Average HH Income	\$73,715	\$82,401	\$84,813
Average House Value	\$319,680	\$390,959	\$411,233

Traffic Counts - 24 Hour ADT 2018

N. Davis Road at W. Laurel Drive	23,052
W. Laurel Drive at N. David Road	22,663
N. Davis Road at Post Drive	21,957
Larkin Drive at Mason Way	32,593
Highway 101	68,100

* Demographic data derived from 2020 ACS - US Census



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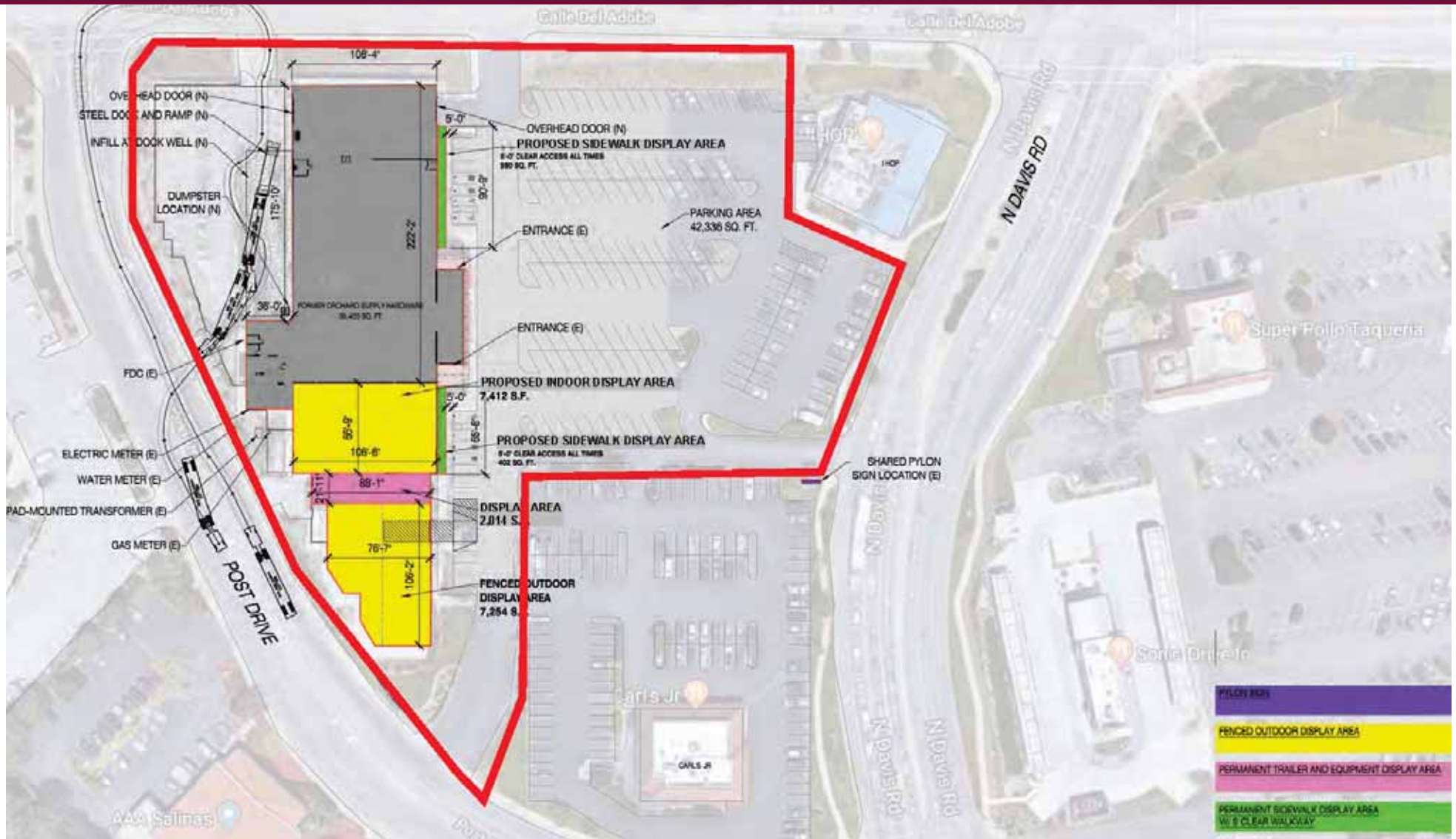
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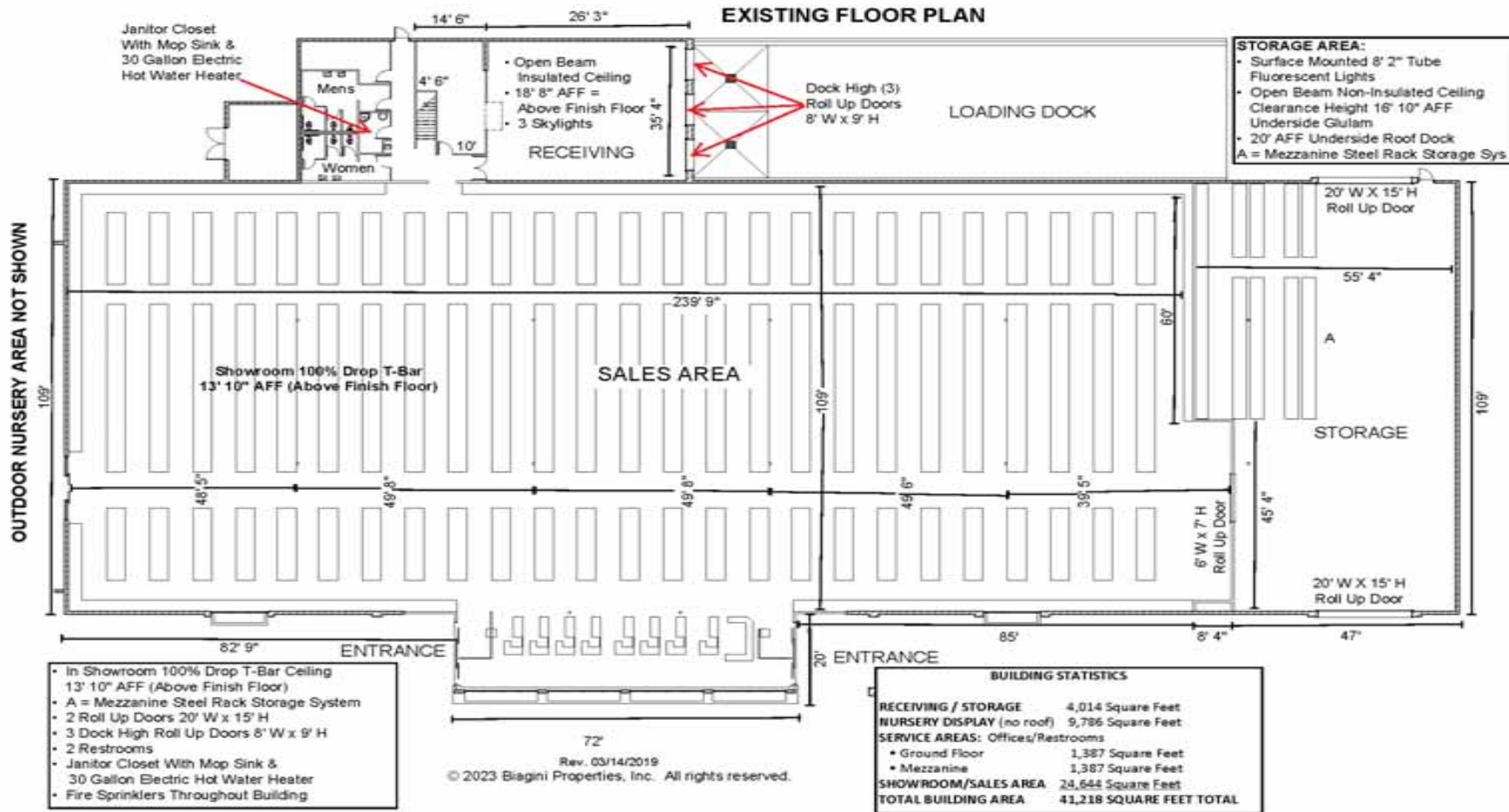
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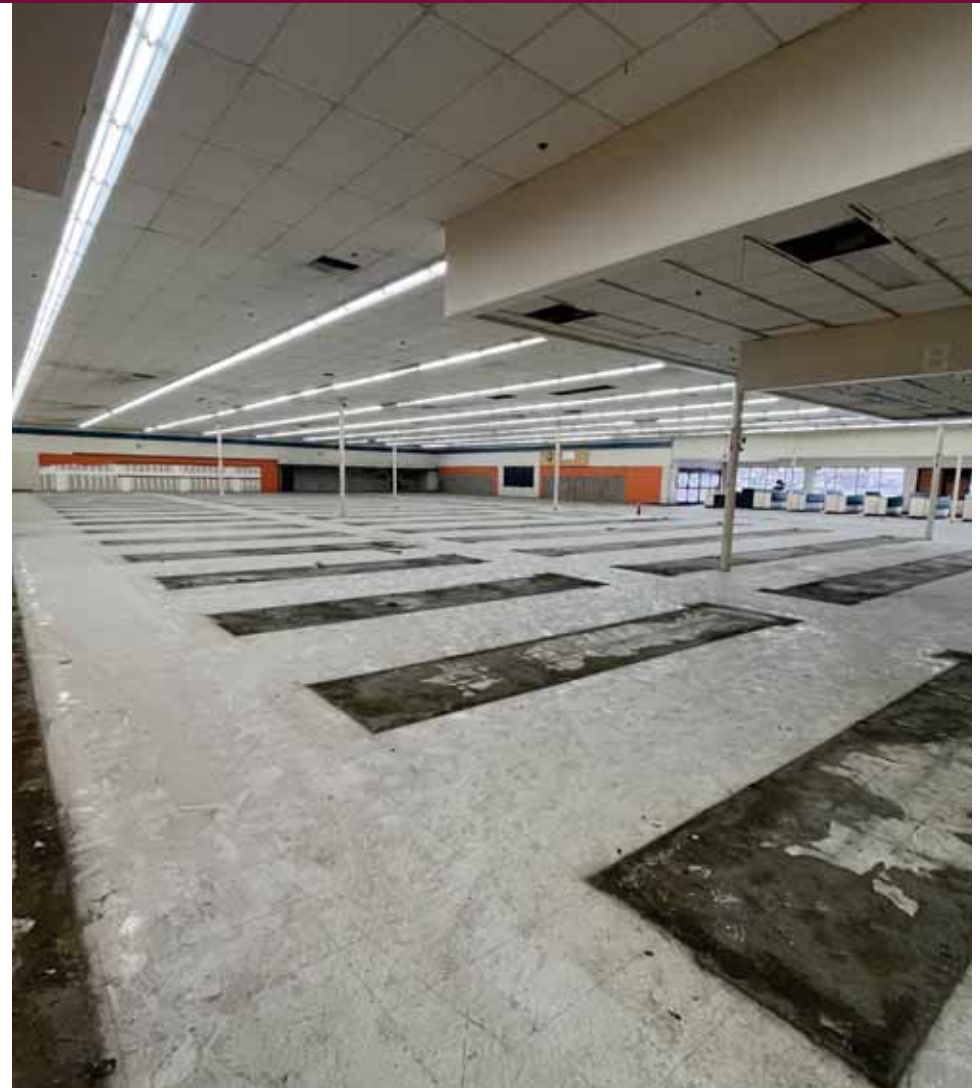
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Showroom | Sales Area



Showroom | Sales Area



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Outdoor Nursery



Display Area | Outdoor Nursery



Mezzanine Steel Rack Storage System



Receiving Area Dock High Roll Up Doors 8' W x 9' H



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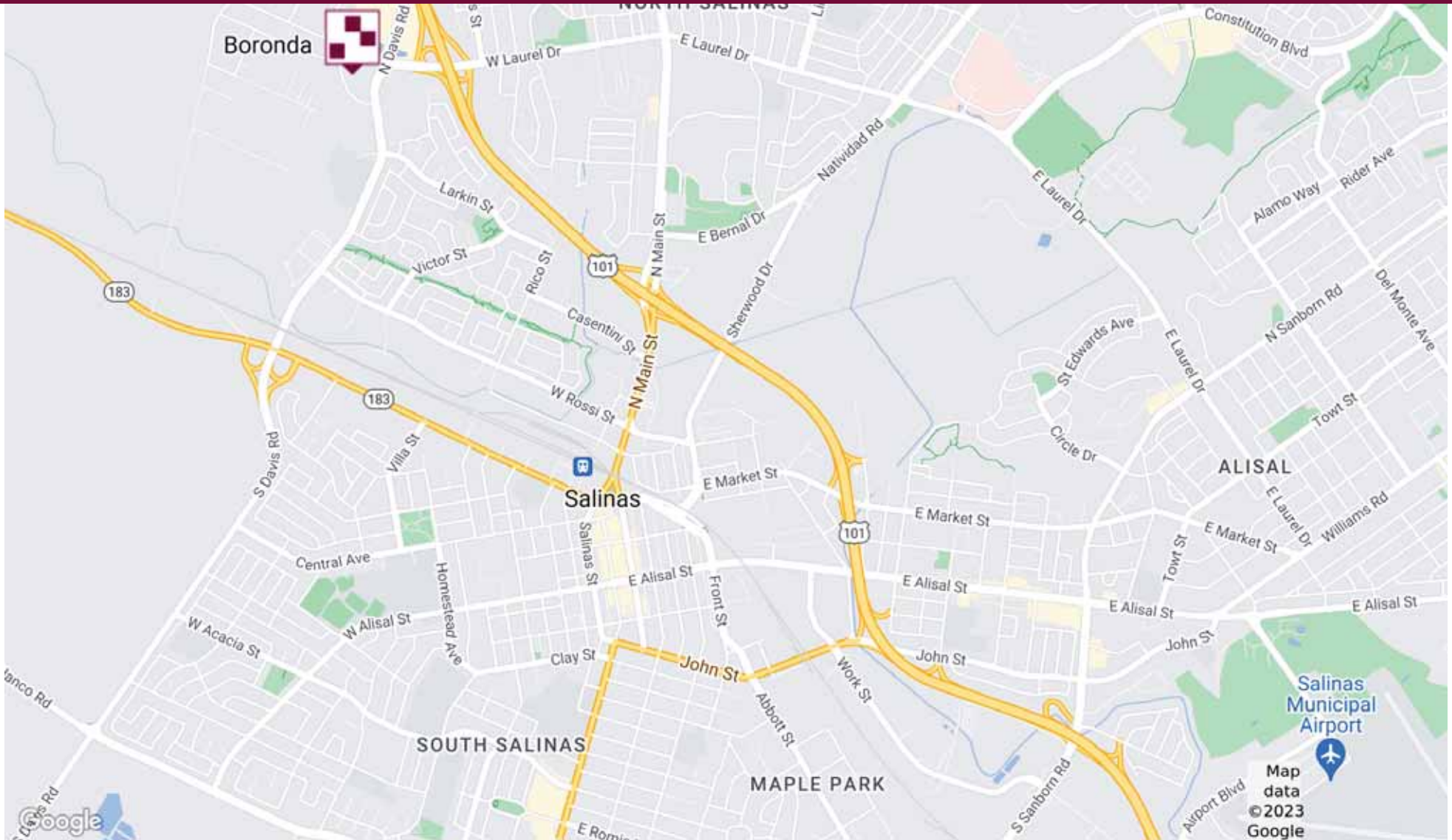
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