



± 1,500 - 2,733 SF OF RETAIL/RESTAURANT/OFFICE IN NORTH SALINAS
FOR LEASE | RENT: \$2.50 PSF + NNN (EST. \$.45)

2033 N. MAIN ST. | SALINAS, CA 93906
James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

2033 N. MAIN ST. | SALINAS, CA 93906

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present for lease approx. 2,733 SF of office space with the possibility of converting to retail or restaurant space at the Northridge Plaza Shopping Center. Anchored by longtime tenant Denny’s Restaurant, the location benefits from some of the highest retail traffic counts in Monterey County. Situated at the signalized intersection of N. Main St. and Boronda Rd., both major thoroughfares in North Salinas, the site has abundant off-street parking and a diverse tenant mix of service-related businesses that each draw traffic to the Shopping Center. Available immediately. Please call for touring instructions.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	20,212	84,991	165,178
AVG. HOUSEHOLD INCOME	\$71,166	\$77,970	\$74,375

TRAFFIC COUNTS	
N. Main St.	21,764 ADT
US HWY 101	63,706 ADT
Boronda Rd.	39,959 ADT



PROPERTY OVERVIEW

PROPERTY OVERVIEW

Address	2033 N Main St. Salinas, CA 93906
Rentable SF	±1,500 - 2,733 SF
Zoning	Commercial Retail
On-Site Parking	± 70 Spaces
Sprinklered	Yes
APN	253-061-025
Asking Rent	\$2.50 PSF + NNN (est. \$.45)

PROPERTY HIGHLIGHTS

- ±2,733 SF of office space that could be converted to retail/restaurant space
- Divisible into 2 spaces from ±1,500 to ±2,733
- Northridge Plaza Shopping Center at the corner of Boronda and N Main St.
- Immediately adjacent to on/off ramps to US Hwy 101 with 63,706 Traffic Count
- Denny's anchored shopping center
- Pylon Signage
- Signalized intersection
- Strongest retail trade area in Salinas









NORTH SALINAS RETAILER MAP

2 MILES



ABOUT SALINAS

Salinas is the capital of the Salinas Valley, which has long been known as “The Salad Bowl of the World” for its fresh produce, and which is also renowned for its flowers and vineyards. More recently, the region is emerging as a world hub of agricultural technology, or agtech.

Although agriculture is the foundation of the local economy, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Taylor Farms, and Salinas Valley Memorial Hospital.

History

In the mid-1800s, Salinas’ agricultural industry began to grow. In 1867, several local businessmen laid out a town plan and enticed the Southern Pacific Railroad to build its tracks through Salinas.

Agriculture continued as the area’s major industry and by the end of World War I, the “green gold” growing in the fields helped make Salinas one of the wealthiest cities (per capita) in the United States. Today, the agriculture industry in Monterey County generates \$8.1 billion annually to the local economy.



In 1924 Salinas had the highest per capita income of any city in the United States. During the growing seasons of the Great Depression, the volume of telephone and telegraph transmissions originating in Salinas was greater than that of San Francisco. This activity was reflected in a burst of building construction, many employing the streamlined shapes and organic patterns of Art Deco or Art Moderne. Many examples remain, including the National Register-listed Monterey County Courthouse and the Salinas Californian newspaper building.

2022 Demographics

Population	161,020
Median Household Income	\$75,747
Median Home Value	\$477,200
Per Capita Income	\$25,061
Median Age	31.3

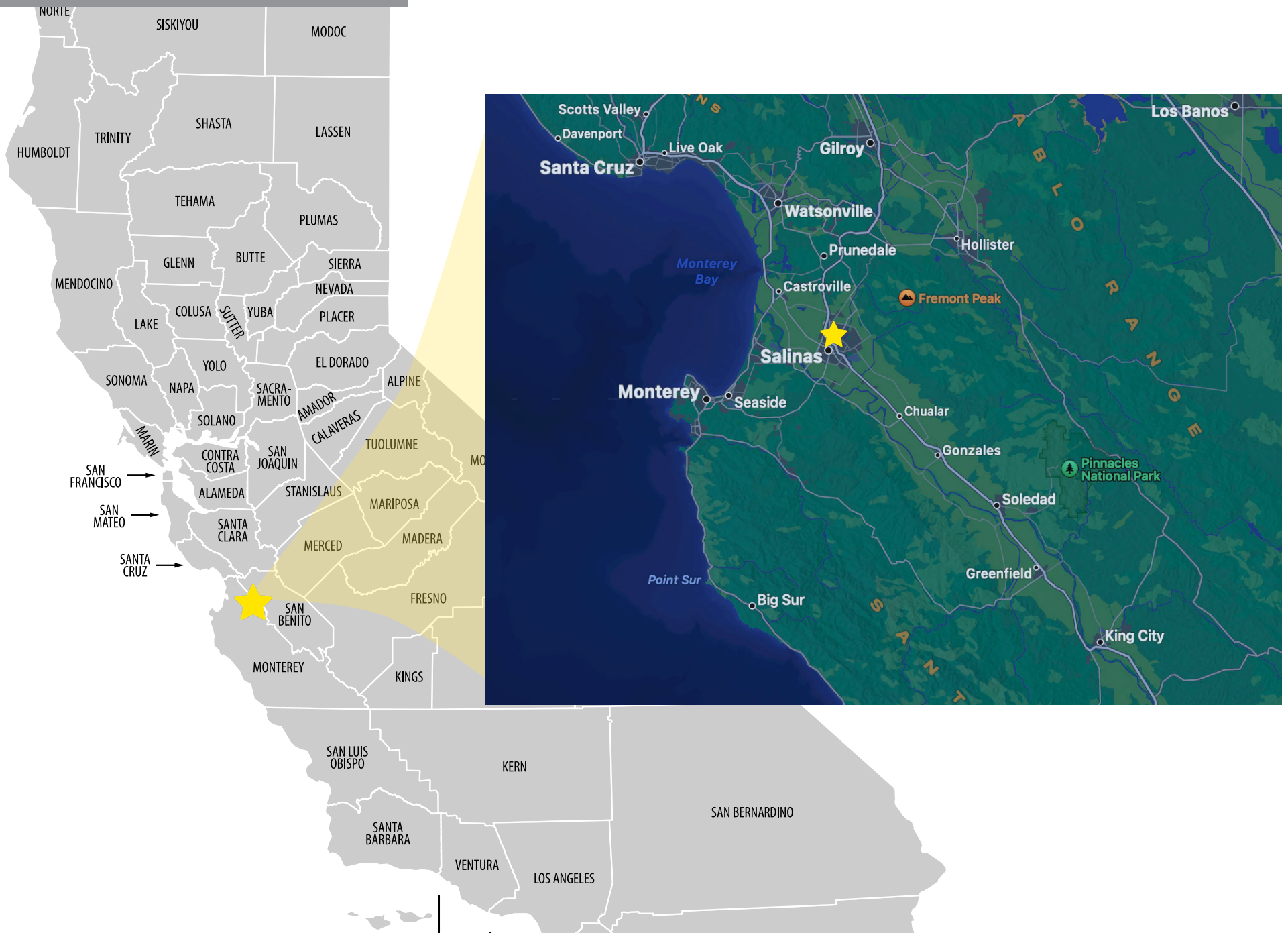
Housing

Salinas is a community of neighborhoods with a wide variety of housing options. With Victorians and the historic Spanish influence, Salinas provides renters and homebuyers a housing assortment, from modest cottages and modern townhouses to spacious “rancheros” nestled in the oak-dotted countryside.

Newer developments provide attractive and imaginative tract homes and condominiums alongside the many modern homes in well-established neighborhoods. Newcomers and longtime residents will find a neighborhood to their liking, regardless of whether they are looking for something larger to accommodate a growing family, or simply want to find smaller quarters for their retirement years.

Salinas offers approximately 39,175 housing units of which 20,881 are detached single family residences, 2,863 are attached single family residences, 3,341 two to four unit multifamily complexes, 10,833 apartment units, and 1,257 mobile homes. The residential vacancy rate is approximately 3 % at any time during the year.

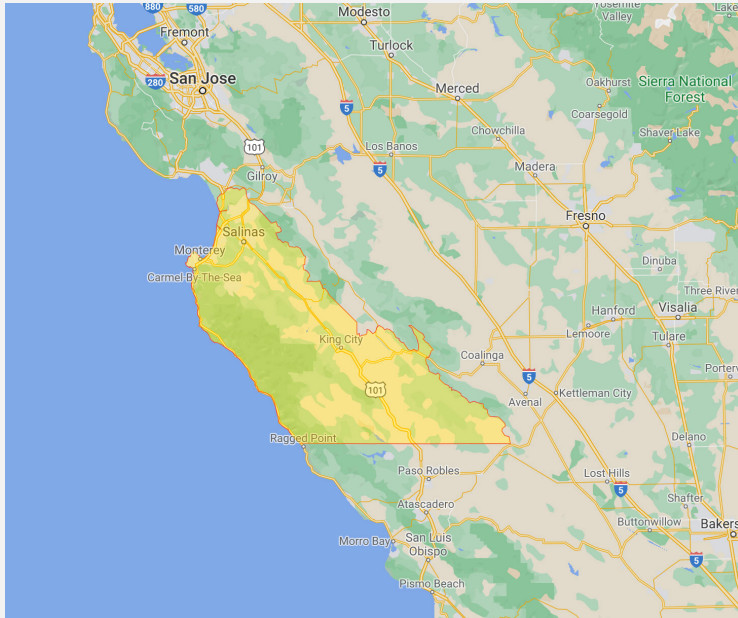
LOCATION OVERVIEW



AERIAL MAP



MONTEREY COUNTY



Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

Median Household
Income

DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating leasing a property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.