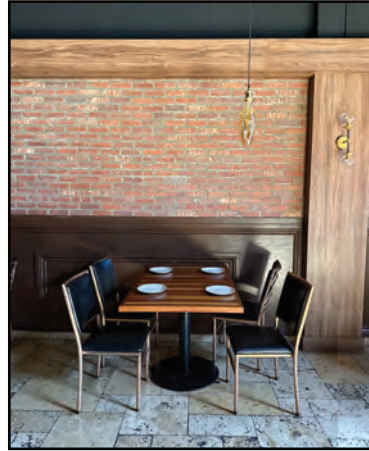


FOR LEASE

RESTAURANT/BAR/EVENT CENTER

66 W. ALISAL STREET

SALINAS, CA 93901



Located on West Alisal Street, this turn-key restaurant is within Salinas' City Center where there are numerous businesses, government offices, theaters, restaurants, bars and coffee shops within walking distance.

The property features a full commercial kitchen that is set up and ready for a new operator, indoor seating area that can be cleared out to host events, and an outdoor dining area that is unique for the Salinas market.

263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
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DRE: 01294279

APN: 002-243-003

Zoning: Mixed Use (MX)

***Lot Size:** 3,750 square feet (+/-)

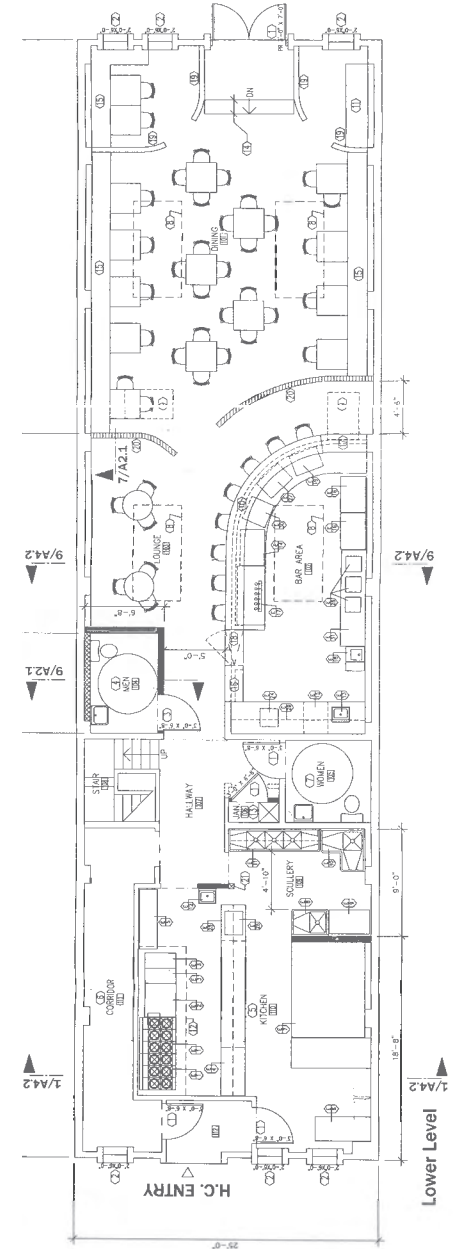
***Building Size:** 2,670 square feet (+/-)

Building: The building features a brick facade with extensive architectural features, tall 16-foot ceilings, ADA restrooms, a full bar and a commercial kitchen on the ground floor; a small office and storage area on the second floor; and an outdoor dining patio that provides a unique dining experience in Salinas.

Equipment & Fixtures: The kitchen equipment, fixtures, and personal property from the prior tenant remain on site and are available for purchase as part of this lease offering.

Use Permit: The property has a CUP for alcohol related use with live entertainment with Type 41 and 58 licenses.

Occupancy Load: (per the CUP)	<i>Location</i>	<i>Unconcentrated</i>	<i>Concentrated</i>
	Indoor:	56	120
	Patio:	24	51
	Site Total:	80	171



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Salinas: Salinas' downtown district is the financial and governmental center for the city of Salinas and the county of Monterey, with numerous bank branches, governmental offices, professional offices, retail establishments, coffee shops, bars and restaurants that are all within a few blocks of this property.

In recent years, there have been several mixed-use developments nearby; and several other projects are in the planning stages that, if advanced, with further the redevelopment of Oldtown Salinas.

Asking Rent: \$1.75 per square foot, NNN

NNN Charges:

Property taxes & insurance:	\$0.19 per square foot
Sewer (based on current use):	\$0.31 per square foot
<hr/>	
Total:	\$0.50 per square foot

Lease Term: Negotiable

Showings: Please call for more information and showings.



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**The land and building areas are estimates derived from sources that are deemed reliable but are not guaranteed.*