

# FOR LEASE

PRIME 18,000 - 37,200 SF GROUND LEASE OR BTS  
1200 De La Torre St., Salinas, CA



**LOCKEHOUSE**

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ADDRESS	1200 De La Torre St., Salinas, CA
SF SIZE	±18,000 - ±37,200 SF
RENT	Contact Broker



## PRIME GROUND LEASE OR BTS OPPORTUNITY

### STRATEGIC LOCATION

High-visibility site at 1200 De La Torre, ideal for a variety of commercial uses - QSR with potential drive-thru. Ground lease or BTS.

### LOT SIZE

18,000 SF of versatile land, perfect for storage, parking, retail, or development. Potential to assemble with adjacent gas station lot for a total of 37,200 SF.

### ZONING & USE FLEXIBILITY

Suitable for commercial, industrial, or mixed-use applications (confirm with city zoning).

### EASY ACCESS

Convenient access to I-101, major roads, nearby business hubs, and Salinas Municipal Airport.

### HIGH-TRAFFIC AREA

Strong exposure for businesses with consistent vehicle and foot traffic. Outparcel to numerous hotels and other restaurants.

### LEASE TERMS

Call for pricing.



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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
	6,243	99,703	161,553



## ESTIMATED HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
	1,436	26,211	43,814



## ESTIMATED AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
	\$81,456	\$102,689	\$112,948



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

	1 MILE	3 MILES	5 MILES
	\$647,594	\$818,440	\$968,085



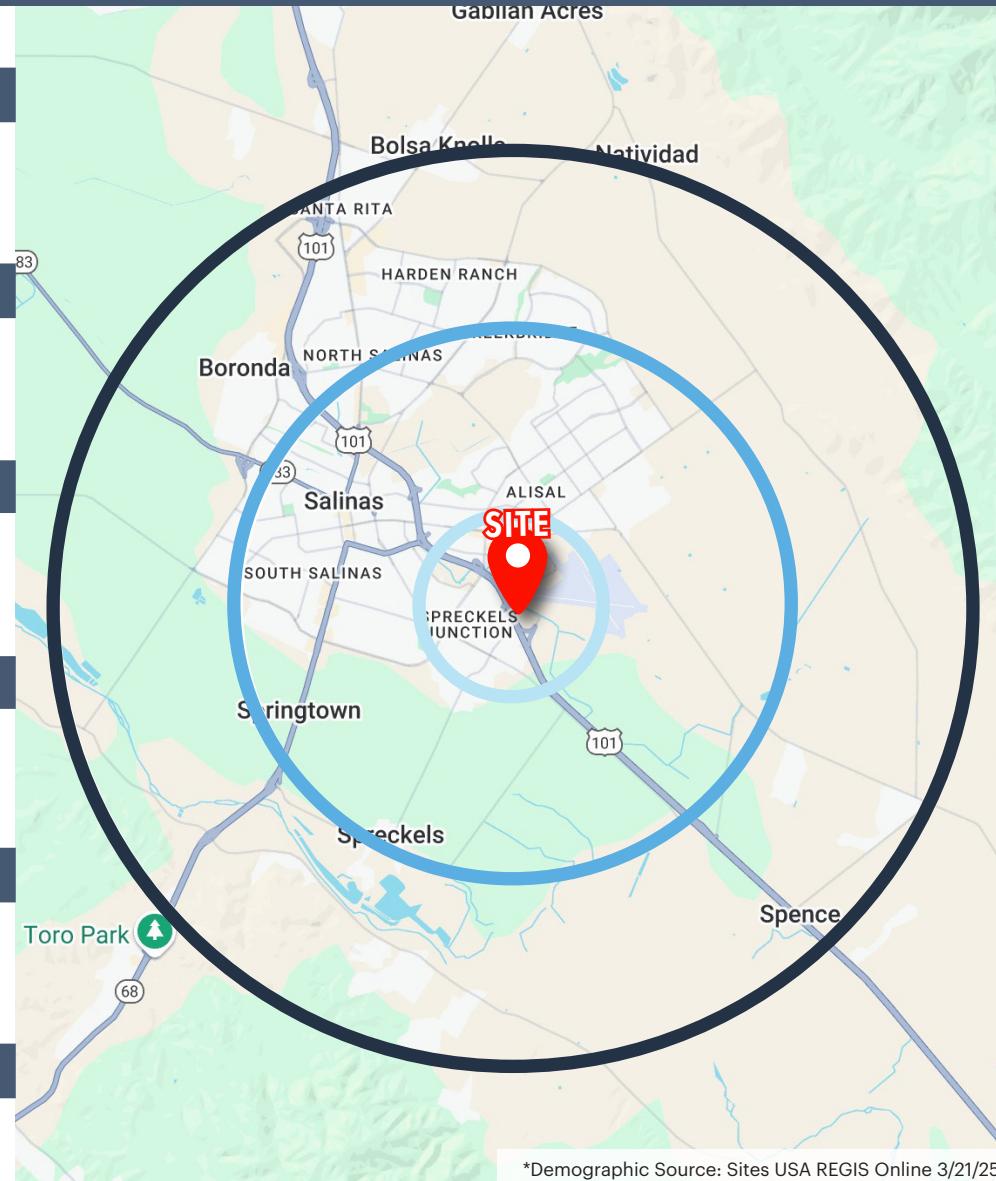
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

	1 MILE	3 MILES	5 MILES
	7.2%	14.9%	17.8%



## TOTAL RETAIL EXPENDITURES

	1 MILE	3 MILES	5 MILES
	\$72.9 M	\$1.4 B	\$2.61 B



\*Demographic Source: Sites USA REGIS Online 3/21/25



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