

# FOR LEASE

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



## LOCKEHOUSE

**KURT GRUNDMAN**

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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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# 1 MILE AERIAL



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## 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



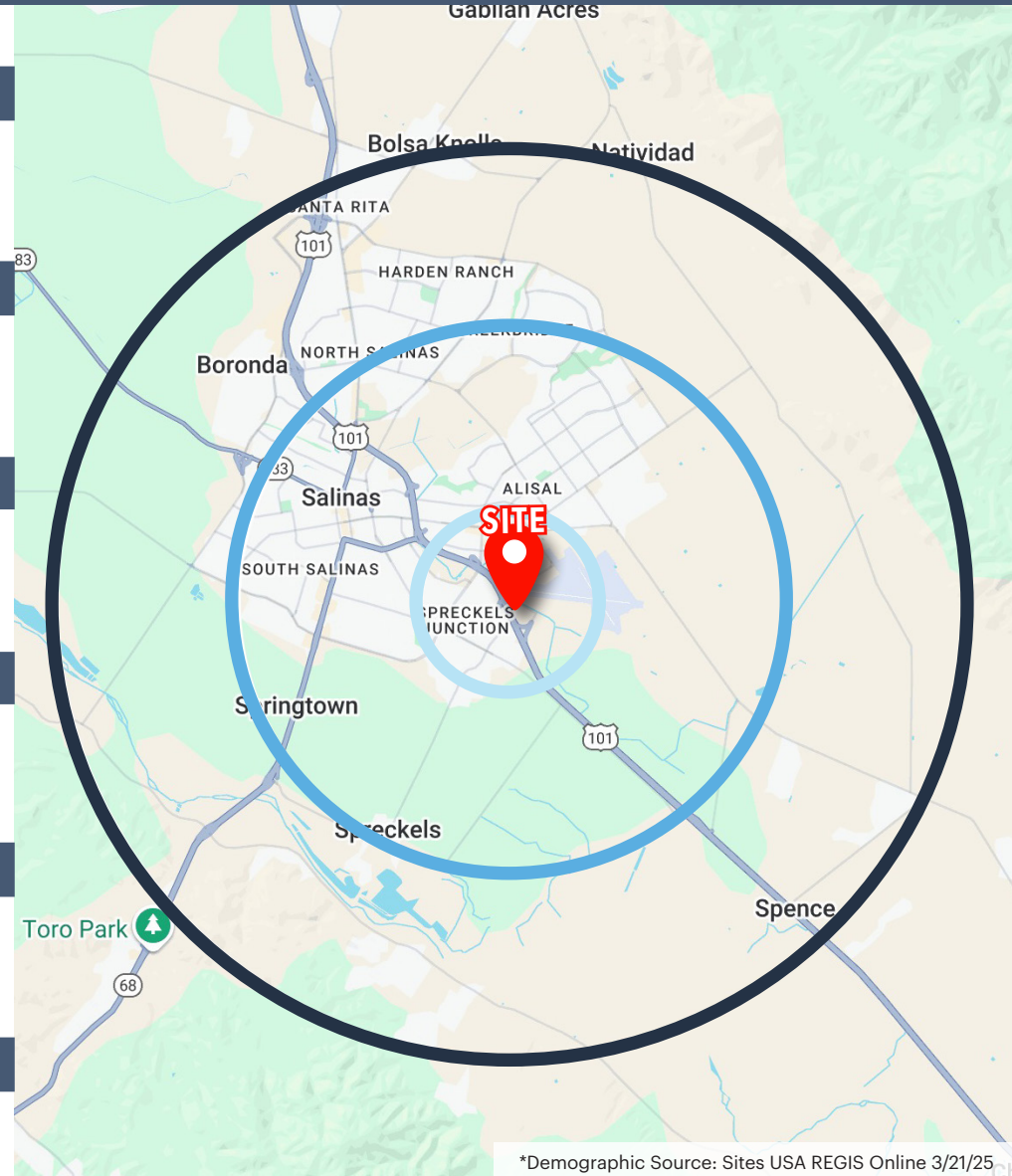
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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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