

220 San Jose Street
SALINAS, CALIFORNIA

+2,610 SF | FOR LEASE



MEDICAL OFFICE ADJACENT TO SALINAS VALLEY MEMORIAL HOSPITAL

Greg Findley
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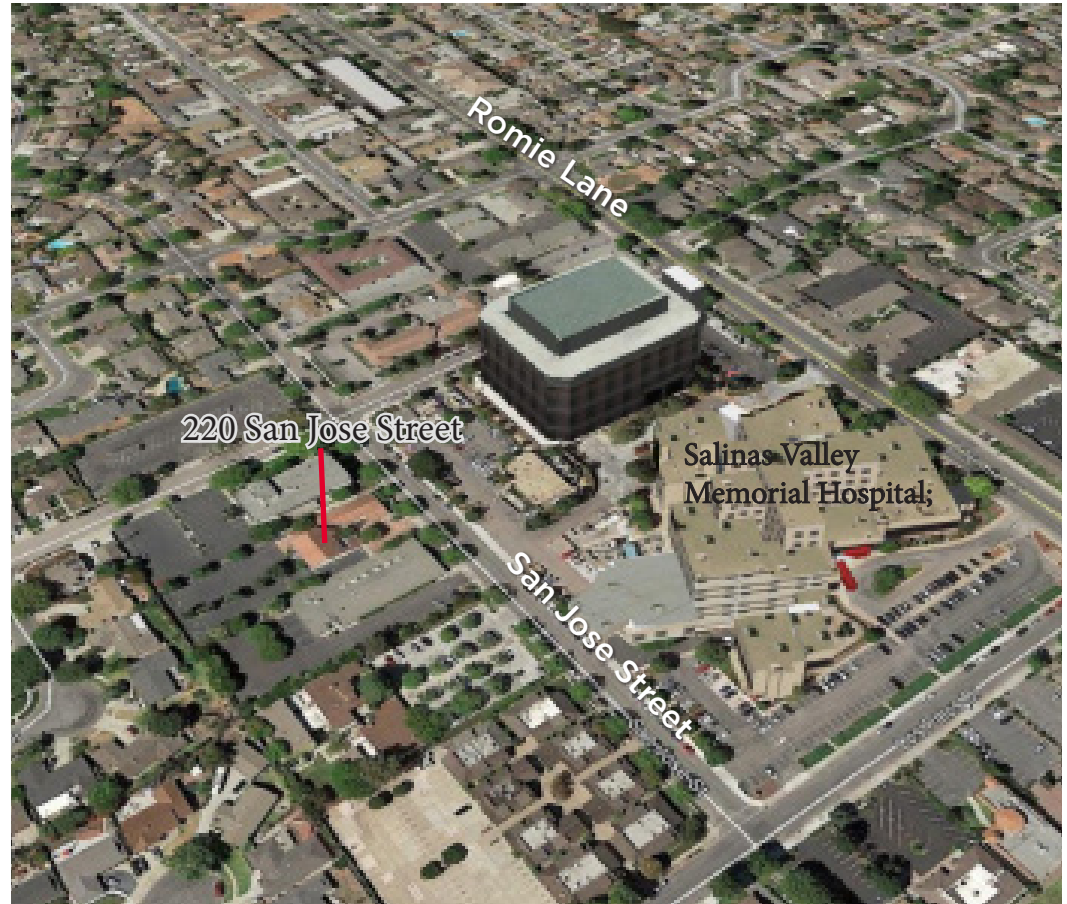
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PROPERTY HIGHLIGHTS

- Approximately 2,610 SF on 1st floor
- Unique architectural building design
- Front unit with street visibility
- Spacious lobby and reception areas
- Private patio
- 8 exam/consultation rooms
- 3 bathrooms
- 4.7 parking spaces per 1,000 SF

ASKING RENT \$2.50 PSF, NNN*

**Tenant pays their proportionate share of real estate taxes, real estate insurance and common area maintenance. These charges are estimated at \$0.56. Additionally, Tenant pay its separately metered PG&E and water.*



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DEMOGRAPHICS



Cushman & Wakefield Demographics

San Jose St & Wilgart Way, Salinas, California, 93901
Rings: 1, 3 mile radii

Prepared by Esri
Latitude: 36.65863
Longitude: -121.64788

	1 mile	3 miles
Population		
2000 Population	11,003	101,719
2010 Population	11,179	91,708
2018 Population	11,290	93,852
2023 Population	11,405	95,484
2000-2010 Annual Rate	0.16%	-1.03%
2010-2015 Annual Rate	0.12%	0.28%
2015-2020 Annual Rate	0.20%	0.35%
2018 Male Population	47.7%	51.0%
2018 Female Population	52.3%	49.0%
2018 Median Age	39.3	30.0
Households		
2000 Households	4,406	25,022
2010 Households	4,410	25,010
2018 Total Households	4,445	25,503
2023 Total Households	4,485	25,899
2000-2010 Annual Rate	0.01%	0.00%
2010-2015 Annual Rate	0.10%	0.24%
2015-2020 Annual Rate	0.18%	0.31%
2018 Average Household Size	2.46	3.60
Median Household Income		
2018 Median Household Income	\$61,146	\$50,883
2023 Median Household Income	\$71,529	\$57,503
2015-2020 Annual Rate	3.19%	2.48%
Average Household Income		
2018 Average Household Income	\$89,157	\$68,473
2023 Average Household Income	\$108,297	\$81,146
2015-2020 Annual Rate	3.97%	3.45%
Median Home Value		
2018	\$545,170	\$409,183
2023	\$615,741	\$501,822
Data for all businesses in area		
	1 mile	3 miles
Total Businesses:	1,087	3,785
Total Employees:	14,209	44,139
Total Residential Population:	11,290	93,852
Employee/Residential Population Ratio:	1.26:1	0.47:1

TRAFFIC COUNTS

Ssn Jose @ Wilgart Way	4,758 ADT
Romie Lane @ Wilgart Way	9,150 ADT



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