



FOR LEASE | SHERWOOD GARDENS SHOPPING CENTER RETAIL SPACES

901-A & 1043 N Main St | Salinas, CA 93906  
James Kendall | DRE #02010395

**MAHONEY**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

901-A & 1043 N MAIN ST | SALINAS, CA 93906

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EXCLUSIVELY LISTED BY:

**MAHONEY & ASSOCIATES**  
 501 Abrego St. | Monterey, CA  
 831.646.1919  
[www.mahoneycommercial.com](http://www.mahoneycommercial.com)

**JAMES KENDALL** | Sales Associate  
[jkendall@mahoneycommercial.com](mailto:jkendall@mahoneycommercial.com)  
 831.275.0129 | DRE #02010395

## EXECUTIVE SUMMARY

**Mahoney & Associates** is pleased to present to the market the opportunity to lease Suite 901-A and 1043 N Main St at the Sherwood Gardens Shopping Center in Salinas, CA. Suite 901-A is a ±1,980 SF corner retail space, while 1043 is a ±7,038 SF inline retail space with a small showroom in front and warehouse space with roll up door at the rear. Major tenants include Dollar General, Santa Fe Market, Harbor Freight Tools, O'Reilly's Auto Parts, Jack in the Box, Starbucks, and more.

### PROPERTY HIGHLIGHTS

- Located on the signalized corner of N Main St and W Bernal Dr
- Prime Location directly across from the Salinas Sports Complex/ Sherwood Hall
- Suite 1043 is located between Harbor Freight Tools and Dollar General
- Close to Hwy 101
- Tenant Improvements Negotiable
- Highly visible location in a highly trafficked shopping center (approx 40,000 ADT/cars)

### TRAFFIC COUNTS

N. Main St.	26,312 ADT
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US HWY 101	69,885 ADT
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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	24,203	151,886	164,801
AVG. HOUSEHOLD INCOME	\$83,476	\$94,485	\$96,785

SUITE 901-A: ±1,980 SF



PROPERTY PHOTOS: SUITE 901-A



SUITE 1043: ±7,038 SF

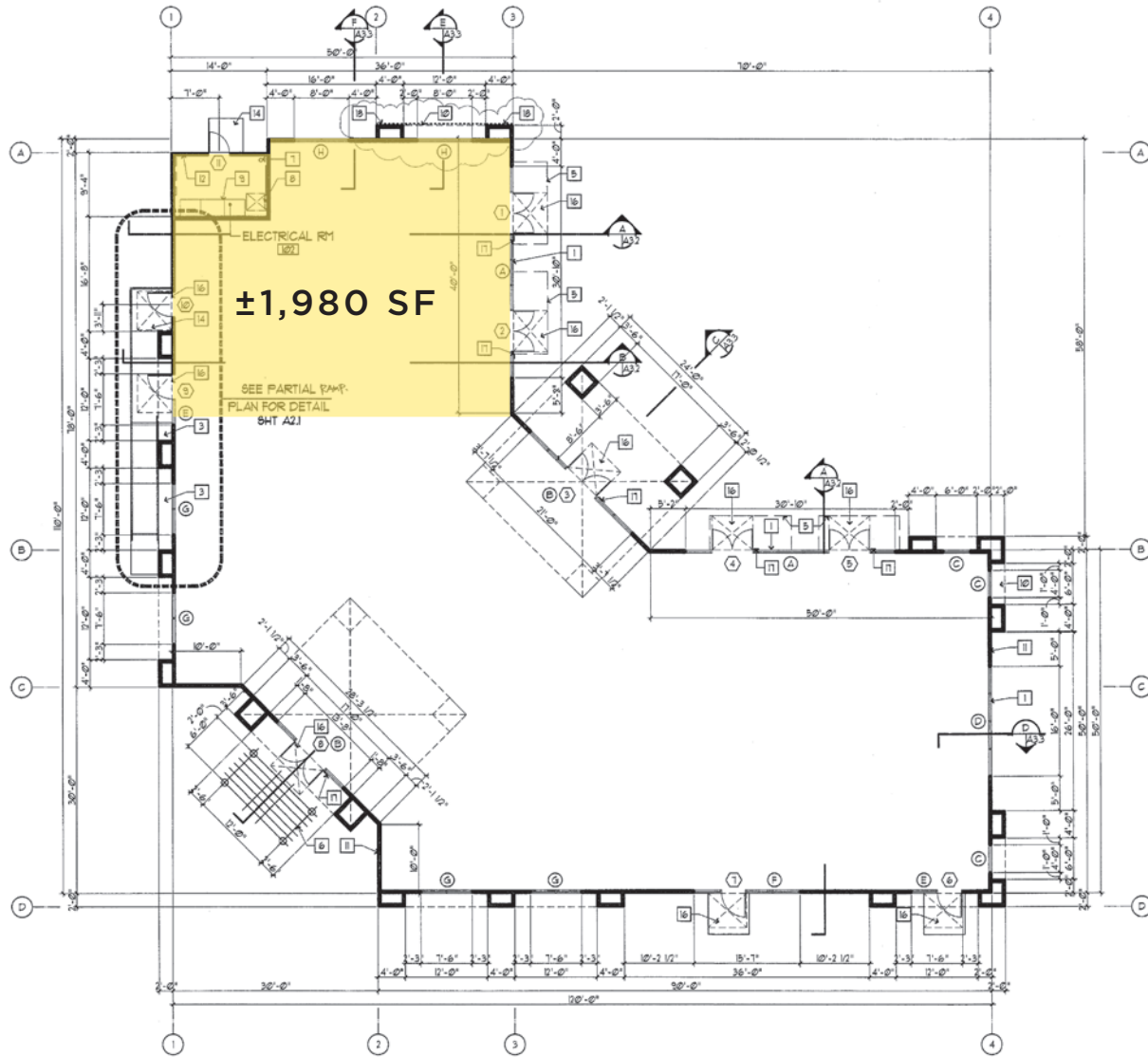


# PROPERTY PHOTOS: SUITE 1043

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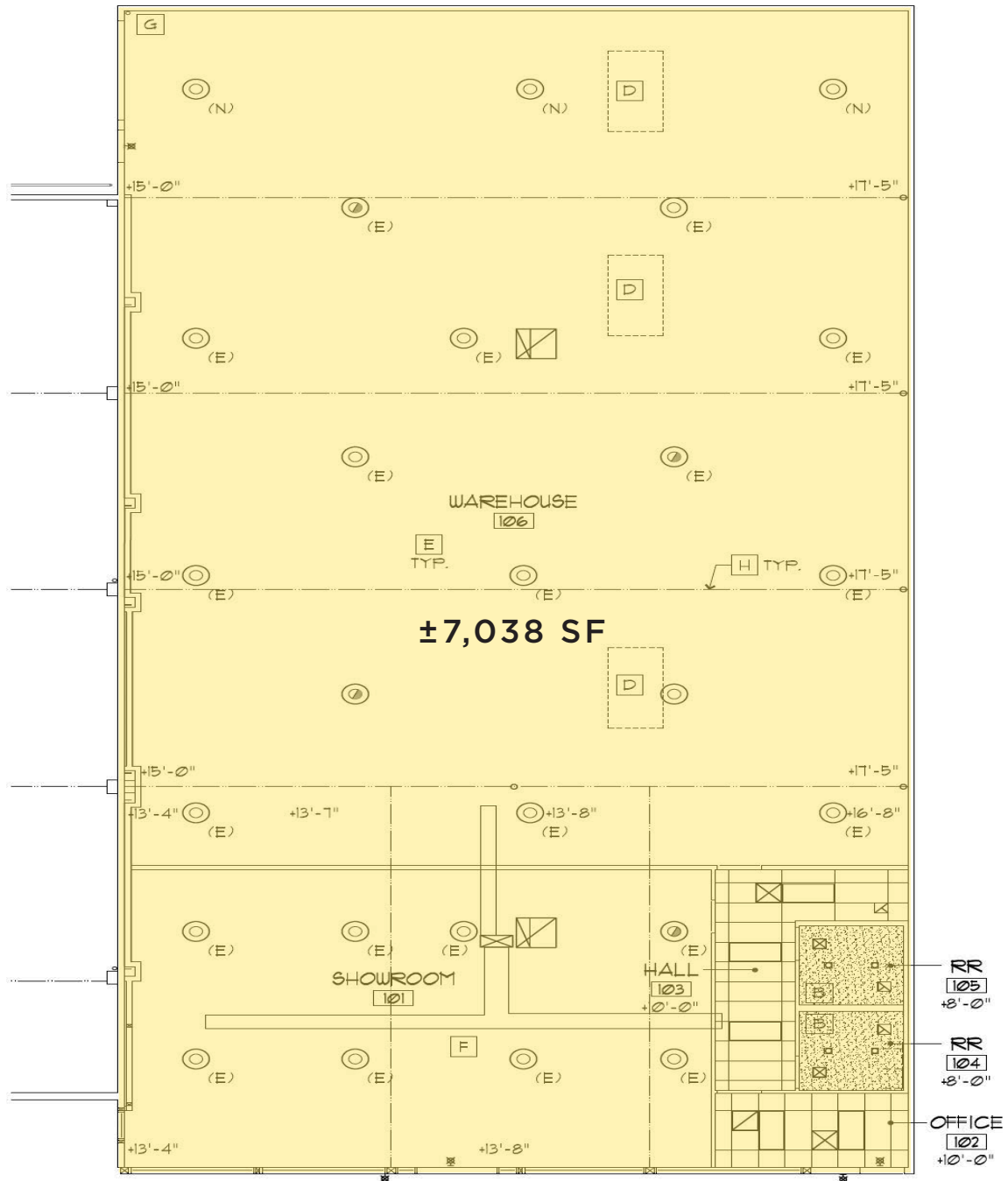


# FLOOR PLAN: SUITE 901-A





# FLOOR PLAN: SUITE 1043



LOCATION OVERVIEW

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## 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

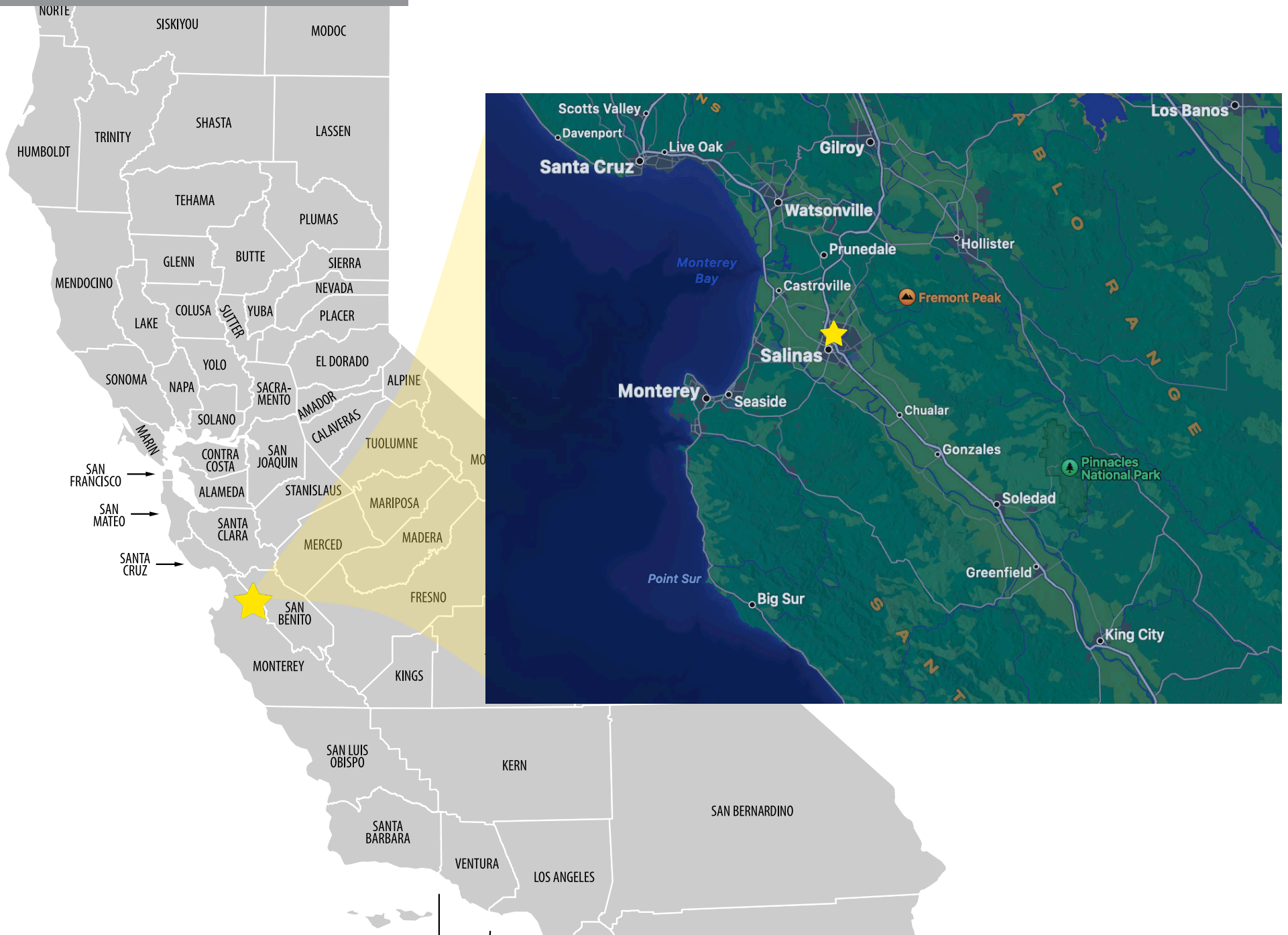
### Housing

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.

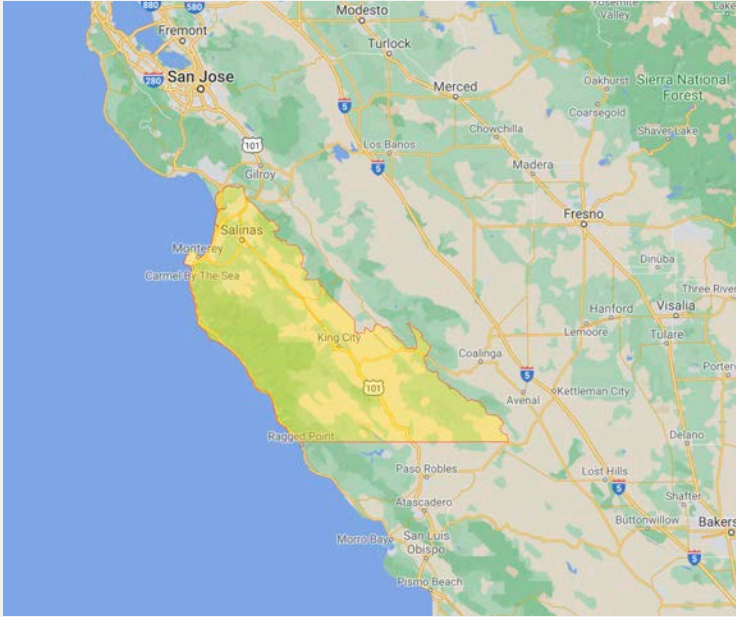
Newer developments provide attractive and imaginative tract homes and condominiums alongside the many modern homes in well-established neighborhoods. Newcomers and longtime residents will find a neighborhood to their liking, regardless of whether they are looking for something larger to accommodate a 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 3½% at any time during the year.

# LOCATION OVERVIEW



# 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

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