

# WAREHOUSE SHOWROOM FOR SALE OR LEASE



311 EAST ALISAL STREET  
SALINAS, CA

*STRONG TRAFFIC COUNTS - 17,727 ADT*



# PROPERTY OVERVIEW

**±7,200 SF Concrete Tilt Building:** ±1,401 SF: Showroom and Office Area  
±5,799 SF: Warehouse and Storage  
1 Roll up Door (10' X 12')

**Power:** 240 V/225 Amp

**Fenced Rear Yard:** ±4,866 SF

**Parking:** 7 Parking Stalls in Front of Building

**Zoning:** CR (Commercial Retail) - [Click Here](#)

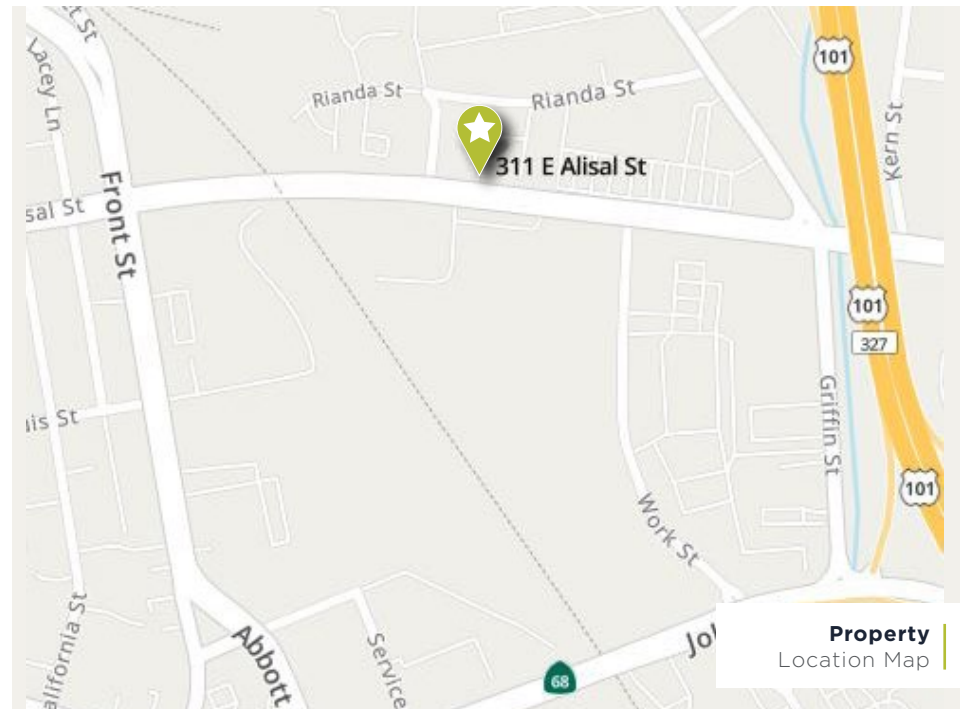
**Asking Price:** \$1,575,000

**Asking Rent:** \$1.10 PSF, NNN, Monthly

*In Addition to Rent, Tenant Responsible for Property Taxes, and Insurance, which are estimated at \$0.30 PSF, Monthly, and all other Building Expenses.*

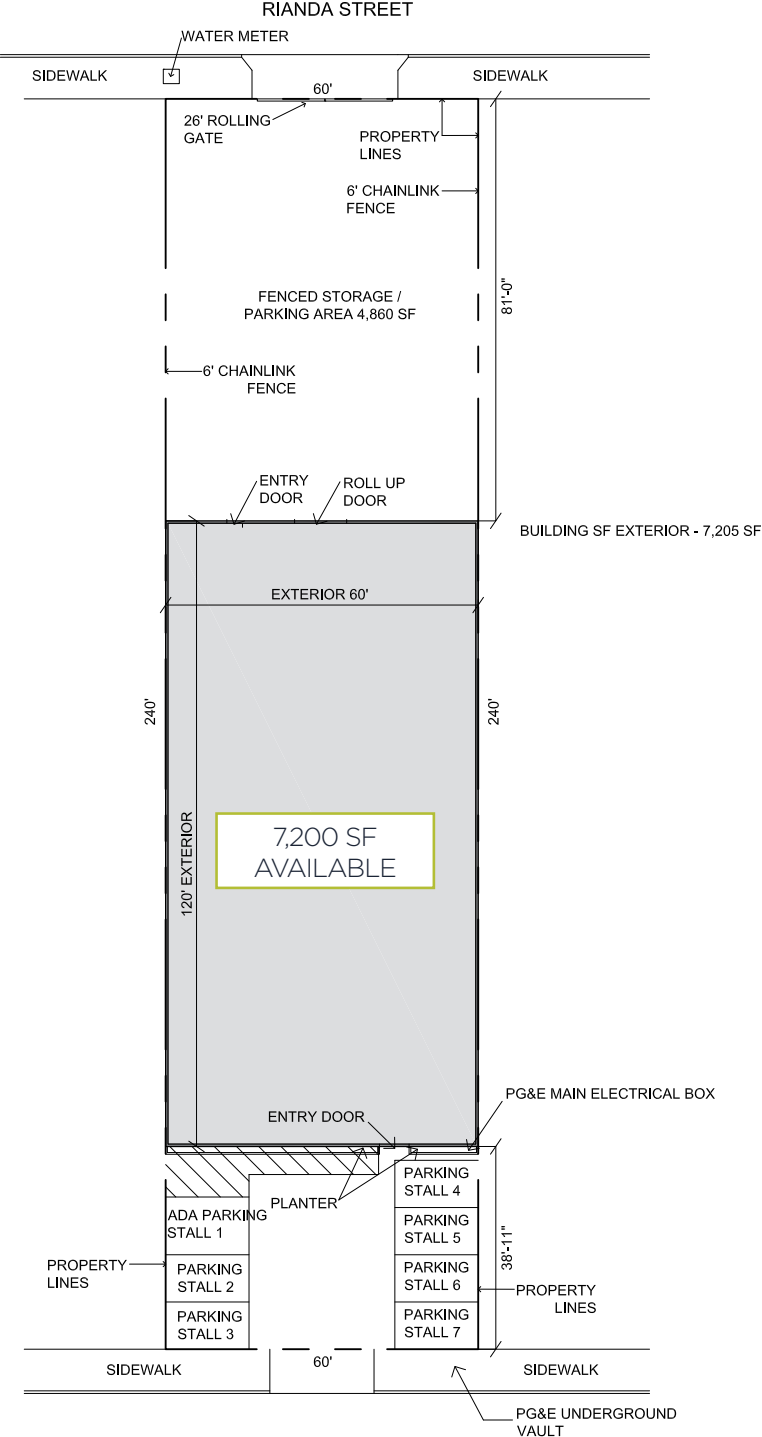


**Property**  
Aerial View

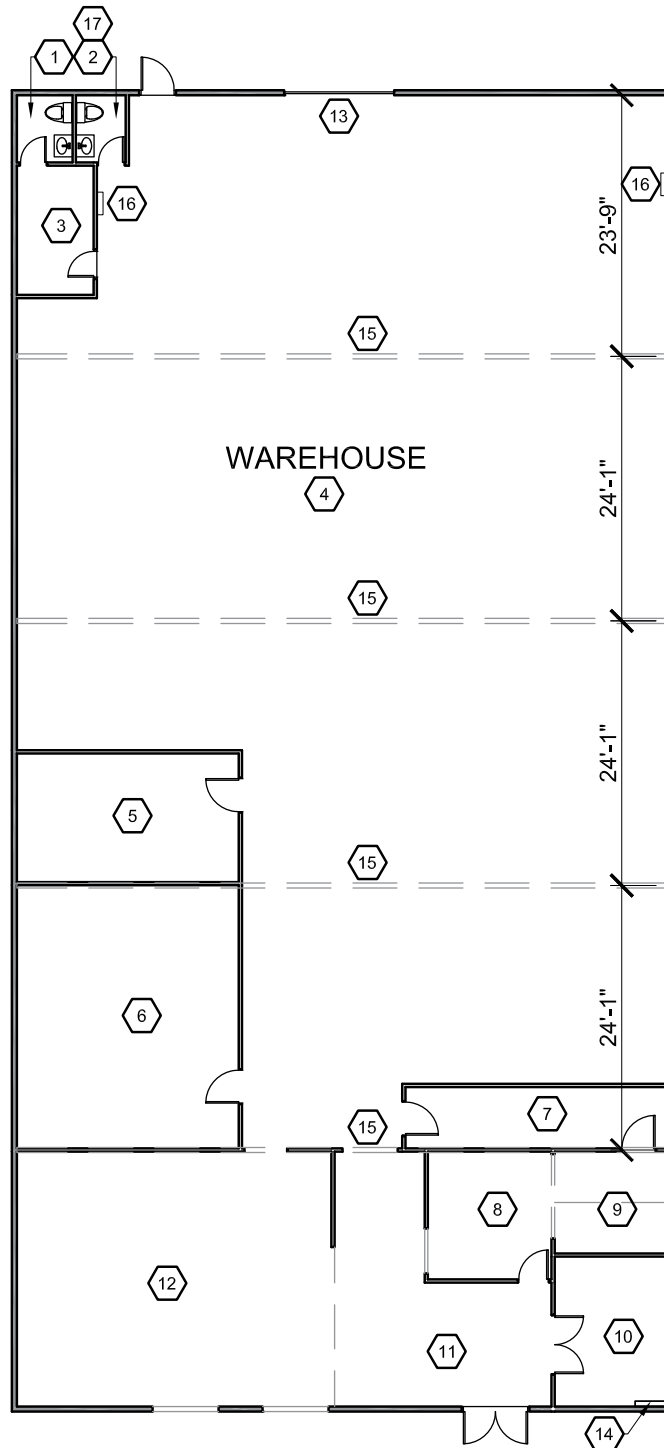


**Property**  
Location Map





# SITE PLAN



## SHEET NOTES

1. BATH 1 - 5'-1" x 6'-1" (DROPPED CEILING 8'-0")
2. BATH 2 - 4'-6" x 6'-1" (DROPPED CEILING 8'-0")
3. STORAGE 1 - 7'-0" x 11'-9" (OPEN CEILING)
4. WAREHOUSE - 4,620 SF (OPEN CEILING SEE NOTE 15)
5. STORAGE 2 - 20'-2" x 11'-8" (OPEN CEILING)
6. OFFICE 1 / STORAGE - 20'-2" x 23'-11" (OPEN CEILING)
7. STORAGE 3 - 23'-9" x 5'-7" (DROPPED CEILING 8'-0")
8. OFFICE 1 - 11'-3" x 11'-7" (T-BAR CEILING WITH 8'-11" CLEAR HEIGHT)
9. OFFICE 2 - 10'-2" x 9'-3" (VAULTED CEILING WITH RIDGE HEIGHT AT 10'-11")
10. OFFICE 3 - 10'-2" x 13'-7" (T-BAR CEILING WITH 8'-11" CLEAR HEIGHT)
11. ENTRY - 11'-3" x 11'-3" (T-BAR CEILING WITH 8'-11" CLEAR HEIGHT)
12. OFFICE / RETAIL / RECEPTION AREA - 37'-1" x 23'-2" (T-BAR CEILING WITH 7'-11" CLEAR HEIGHT)
13. ROLL UP DOOR - 10'-0" WIDE x 11'-10" HEIGHT
14. MAIN ELECTRICAL SERVICE: 240 V , 225 AMP
15. STRUCTURAL TRUSS WITH CLEAR HEIGHT OF 12' TO BOTTOM CHORD, 18'-6" CEILING HEIGHT BETWEEN TRUSSES
16. ELECTRICAL SUB-PANEL
17. LOCATION OF ANTI-SIPHON

# FLOOR PLAN

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	20,171	140,239	159,789
2023 Population	22,083	151,368	174,141
2028 Population	22,345	150,655	173,531
2010-2017 Annual Rate			
2017-2022 Annual Rate	0.24%	-0.09%	-0.07%
2023 Male Population	51.3%	50.8%	50.7%
2023 Female Population	48.7%	49.2%	49.3%
2023 Median Age	30.9	31.1	31.2
<b>Households</b>			
2010 Households	5,766	37,391	43,260
2023 Total Households	6,417	40,112	46,624
2028 Total Households	6,547	40,122	46,689
2010-2017 Annual Rate			
2017-2022 Annual Rate	0.40%	0.00%	0.03%
2023 Average Household Size	3.32	3.70	3.67
<b>Median Household Income</b>			
2023 Median Household Income	\$61,302	\$77,701	\$79,042
2028 Median Household Income	\$71,118	\$85,373	\$87,203
2017-2022 Annual Rate	3.02%	1.90%	1.98%
<b>Average Household Income and Median Home Value</b>			
2023 Average Household Income	\$82,112	\$100,219	\$104,324
2028 Average Household Income	\$93,957	\$114,533	\$119,095
2017-2022 Annual Rate	2.73%	2.71%	2.68%
2023 Home Value (Esri)	1 mile	3 miles	5 miles
2023 Median Home Value (Esri)	\$589,286	\$602,530	\$613,017
2023 Average Home Value (Esri)	\$633,891	\$669,482	\$688,137
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	1,629	4,474	4,884
Total Employees:	15,691	52,183	57,312
Total Residential Population:	22,083	151,368	174,141
Employee/Residential Population Ratio:	0.71:1	0.34:1	0.33:1
<b>Population Summary</b>			
2023 Total Daytime Population	29,209	142,191	161,150
Workers	16,569	59,609	66,513
Residents	12,640	82,582	94,637

# CONTACT INFORMATION

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