

# Star Center

1223 S. MAIN STREET, SALINAS, CA



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# Project highlights

- Approx. 2,700 SF
- Asking Rent: \$2.00 PSF plus NNN
- Tenant pays a proportionate share of operating expenses
- Conveniently located in South Salinas with high visibility on the corner of S. Main St. and Blanco Road
- Strong average tenancy over 25 years
- Anchored by Star Market
- Ample parking
- Monument sign opportunity
- Tenant Improvement Allowance negotiable
- Call broker for additional information

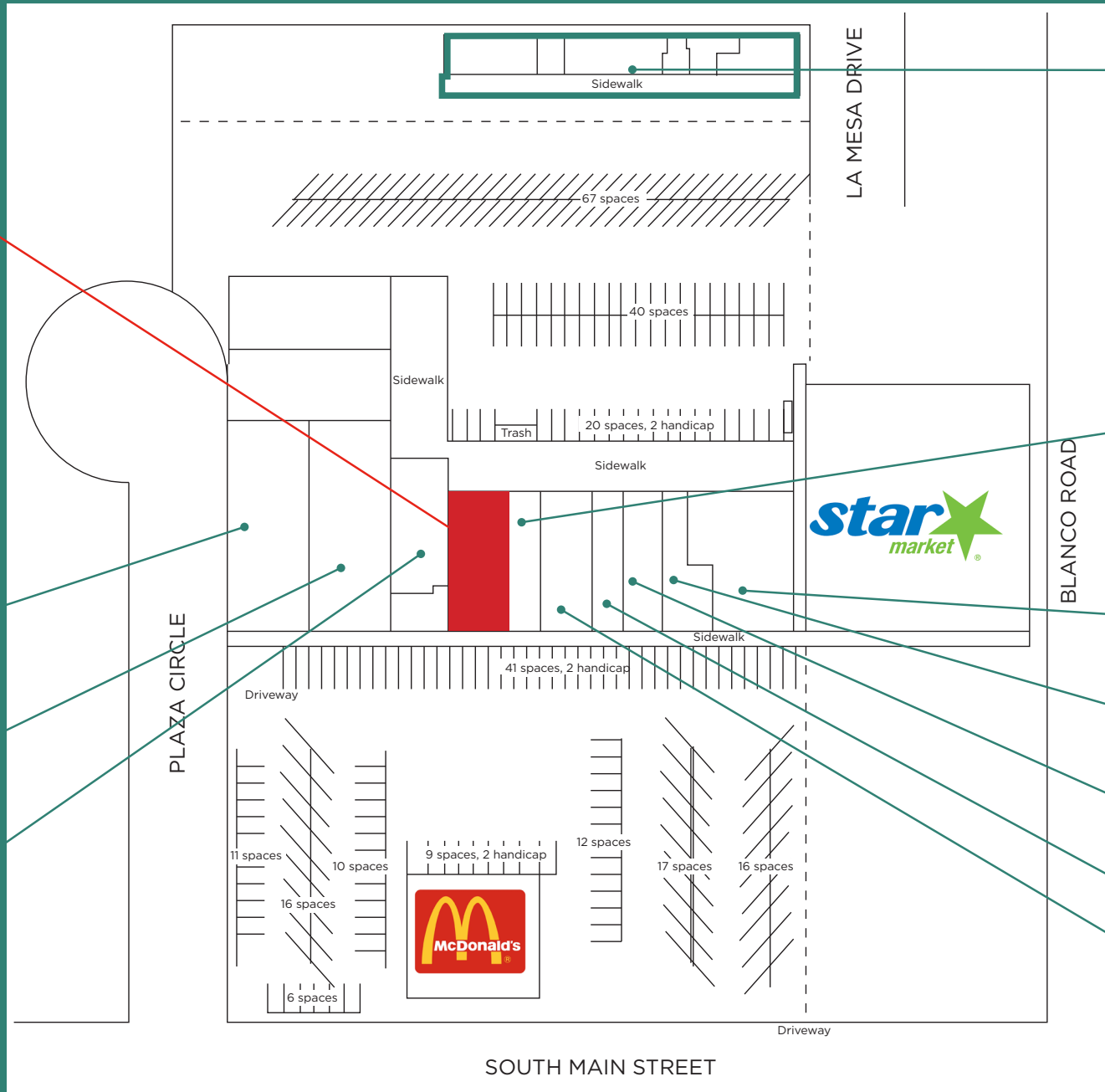
# Space Availability

**AVAILABLE**  
±2,700 SF

**ACE**  
Hardware

**O'Reilly**  
AUTO PARTS

**H&R BLOCK**



## OFFICES:

Animal Health Center  
Counseling Services  
Speech, Language  
& Tutoring Services

**StateFarm**

**Papa Murphy's**  
TAKE 'N' BAKE PIZZA

**STARx**  
Pharmacy & Gifts

**Site for Sore Eyes**

**TAQUERIA**  
Super Pollo

**HAIR, UNLIMITED**

**LOU'S WASH & DRY**



# Demographics

	one mile	three miles	five miles
Population	12,180	67,689	162,083
Average HHI	\$98,196	\$77,726	\$84,249
Daytime Population	15,436	73,997	150,528

# Traffic Counts

E. Blanco Road	30,900 ADT
S. Main Street	30,700 ADT





# Area Amenities





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