

# THE ALAMEDA

## 500 & 520 ABBOTT STREET

SALINAS, CA



OFFICE & RETAIL SPACES FOR LEASE

**+996 SF - +9,581 SF AVAILABLE**

# PROJECT HIGHLIGHTS

- Creative office/retail space available at the base of a luxury 60 unit apartment complex, featuring high ceilings and great glass lines
- Flexible floor plans
- Spaces are in shell condition with negotiable tenant improvements

## Space Available

- 500 Abbott Street - +996 SF - +9,581 SF
- 520 Abbott Street - LEASED

## Desired Lease Terms

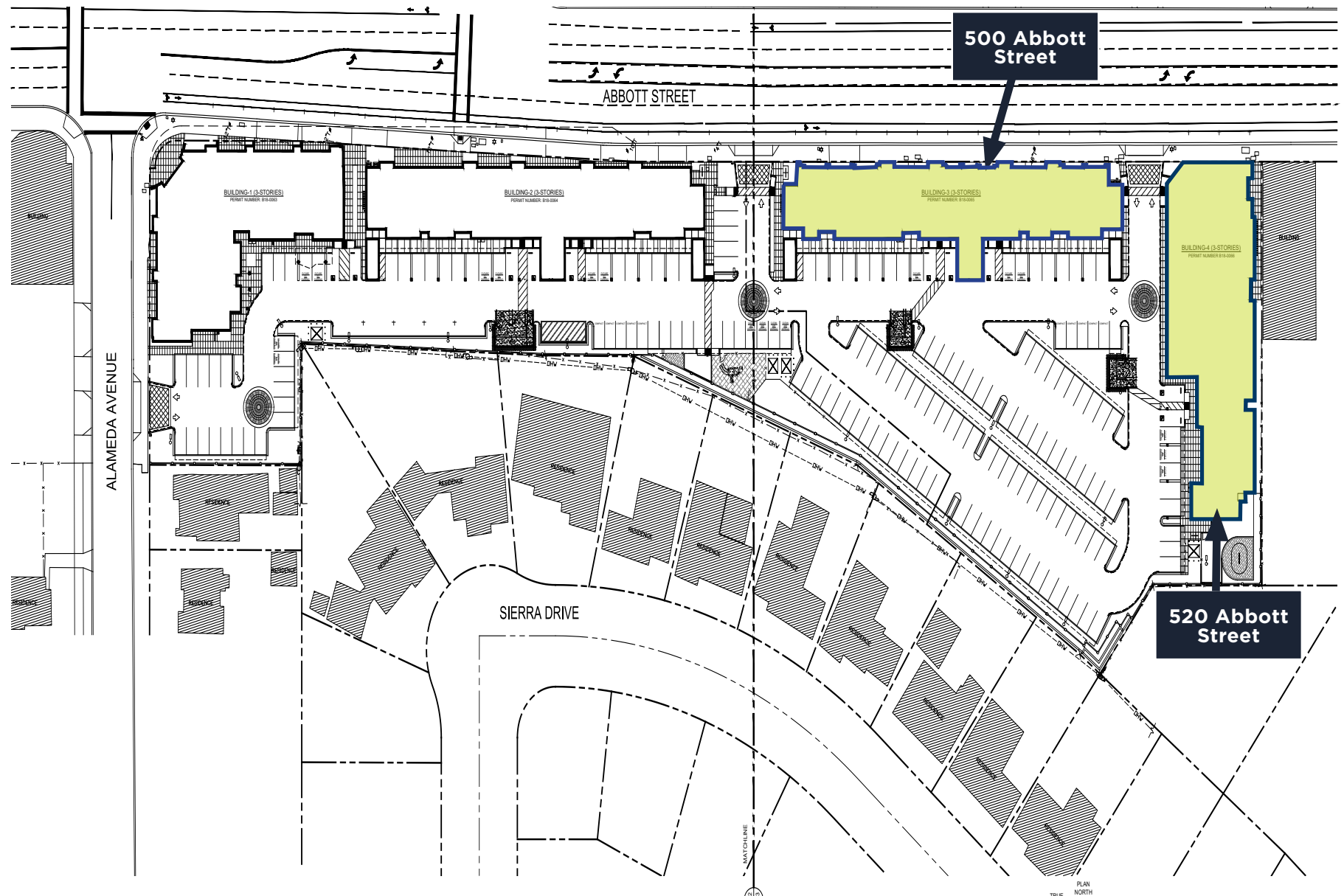
- 5-10 years

## Asking Rents

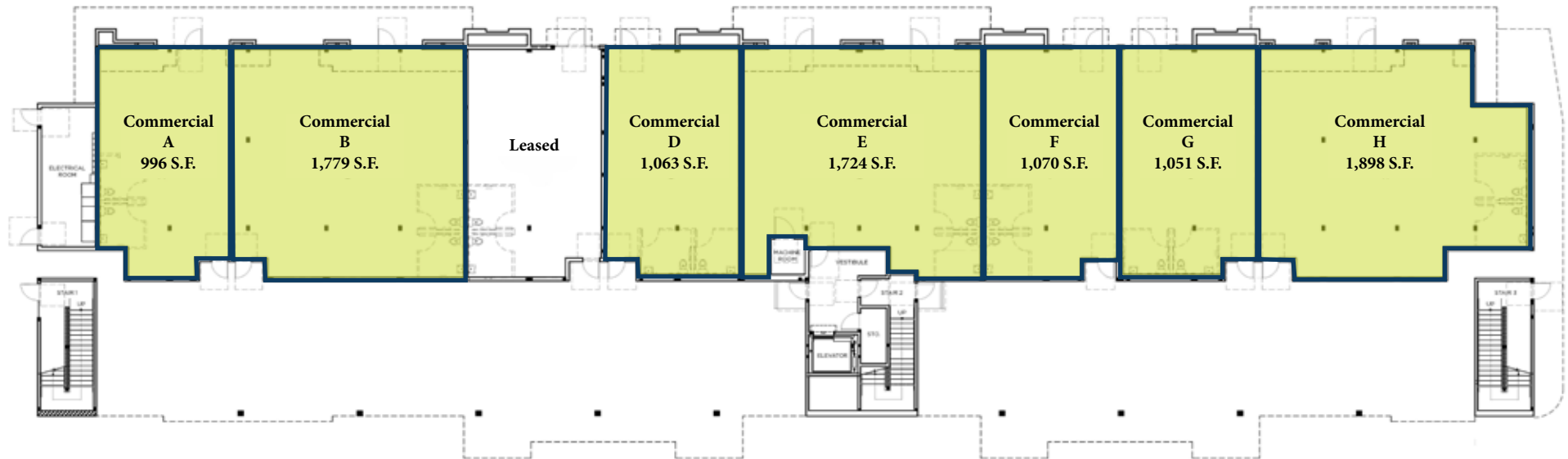
- Call Agent for details







# SITE PLAN



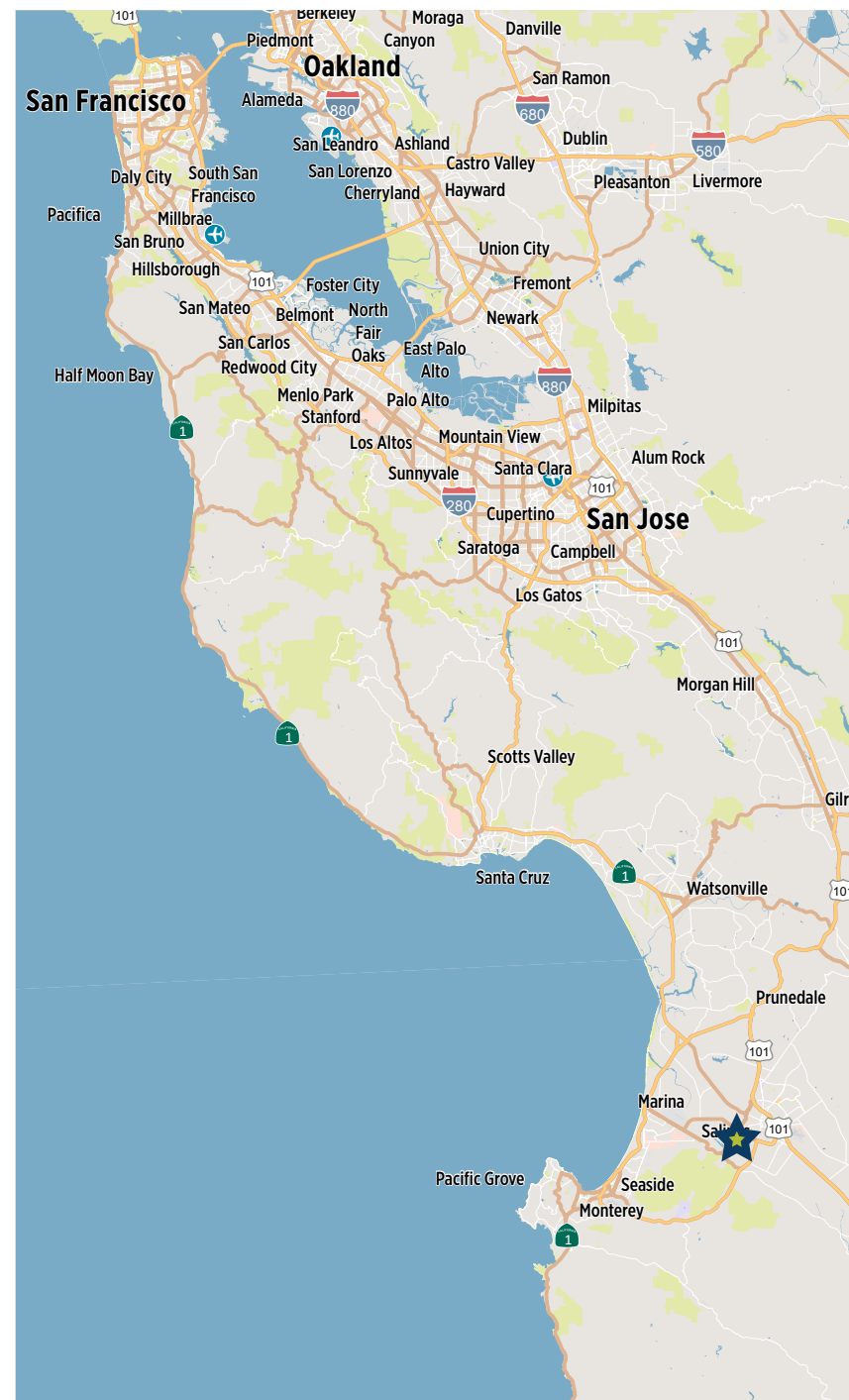
### 500 Abbott Street - First Floor

Spaces can be combined from 996 S.F. - 9,581 S.F.

# FLOOR PLAN

# DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Mile
Estimated Population (2022)	16,921	123,602
Projected Population (2027)	17,035	124,265
Estimated Households (2022)	5,225	32,621
Projected Households (2027)	5,258	32,742
Est. Average Household Income (2022)	\$91,313	\$88,591
Projected Average Household Income (2027)	\$108,518	\$105,227
Daytime Population (2022)	28,100	120,091
Median Age (2022)	33.6 Years	30.6 Years
<b>2022 Estimated Annual Daily Traffic for Abbott Street:</b>		<b>22,642</b>



# CITY OF SALINAS

The Salinas Valley is known as “The Salad Bowl of the World” for the production of lettuce, broccoli, mushrooms and strawberries along with numerous other crops. Monterey County has become one of California’s premium grape growing regions and is home to over 70 wineries.

Although agriculture forms an economic base, 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.

Salinas’ ideal geographic location, unmatched natural resources, and unique workforce advantages make this Central Coast city a good place to do business. Salinas is situated just 60 miles south of Silicon Valley, the innovation capital of the world; 20 minutes east of the Monterey Peninsula, with its world-class amenities, including golf at Pebble Beach and the cities of Carmel and Monterey; and right next to Highway 101, which runs from Canada to Mexico and is among the most important north-south corridors in the United States.

Salinas is the regional trade center for California’s Central Coast counties, and the industrial, commercial and residential hub of the Salinas Valley. The city is also the county seat of Monterey County, and the largest municipality by population in the Central Coast region.



# CONTACT INFORMATION

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