

1135-1137 N Main St

1135-1137 N Main St, Salinas, CA 93906

Presented By:
Ying-Yang Harmony LLC



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Property Details

4,558 SF High-Visibility Retail / Office / Medical Space for Lease | North Main Street, Salinas

1135 N Main Street, Salinas, CA

Excellent opportunity to lease approximately 4,558 SF of highly visible commercial space along North Main Street in Salinas.

The property features an expansive glass storefront, exceptional natural light, strong street presence, and a large flexible open floor plan. The space offers significant flexibility and can be configured to accommodate retail, professional office, or medical office uses, making it well suited for a variety of businesses and professional practices.

The open interior layout provides an excellent opportunity for a tenant to design the space around their specific needs. Potential configurations may include private offices, reception and waiting areas, consultation or exam rooms, conference rooms, retail/showroom areas, administrative space, or a combination of uses.

Extensive storefront glazing provides abundant natural light throughout the interior while creating excellent visibility from North Main Street and strong opportunities for business signage and branding.

The property is zoned Commercial Retail by the City of Salinas and offers potential for retail, office, medical office, and other compatible commercial uses, subject to applicable City approvals and tenant-specific requirements.

PROPERTY HIGHLIGHTS

- 4,558 SF of flexible commercial space
- Suitable for Retail, Professional Office or Medical Office configurations
- Expansive glass storefront with exceptional natural light
- High-visibility North Main Street location
- Large open floor plan offering excellent build-out flexibility
- Commercial Retail zoning
- Excellent storefront and signage exposure
- Potential for reception, private offices, exam rooms or showroom space
- Existing restroom
- Existing utility/sink area

Rental Rate:	\$22.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	4,558 SF
Year Built:	1982
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.42 USD/SF/MO
Rental Rate Mo:	\$1.83 /SF/MO

Convenient access to Highway 101
Established North Salinas commercial corridor
LEASE RATE

Base Rent: \$8,000/month
Estimated NNN: \$1,900/month
Estimated Total Monthly Occupancy Cost: \$9,900/month

Base Rent: approximately \$21.06/SF/Year
Estimated NNN: approximately \$5.00/SF/Year
Base Rent + Estimated NNN: approximately \$26.06/SF/Year

MONTHLY RENT CALCULATION

\$8,000 Base Rent
+ \$1,900 Estimated NNN
= \$9,900 Estimated Monthly Occupancy Cost

This property presents an excellent opportunity for a retailer, professional office user, medical practice, healthcare provider, or service-oriented business seeking a highly visible and adaptable location in North Salinas.

Contact us for additional property information or to schedule a private showing.

Information is believed to be reliable but is not guaranteed. Prospective tenants should independently verify square footage, zoning, permitted uses, NNN expenses, build-out requirements, and all other property information. All proposed uses and improvements are subject to applicable City of Salinas and other governmental approvals.

Price: \$22.00 /SF/YR

- High-visibility North Main Street location
- Large open floor plan offering excellent build-out flexibility
- Expansive glass storefront with exceptional natural light

View the full listing here: <https://www.loopnet.com/Listing/1135-1137-N-Main-St-Salinas-CA/41788698/>

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Listing space

1st Floor Ste 1135

Space Available:	4,558 SF
Rental Rate:	\$22.00 /SF/YR
Date Available:	September 15, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	3 - 10 Years

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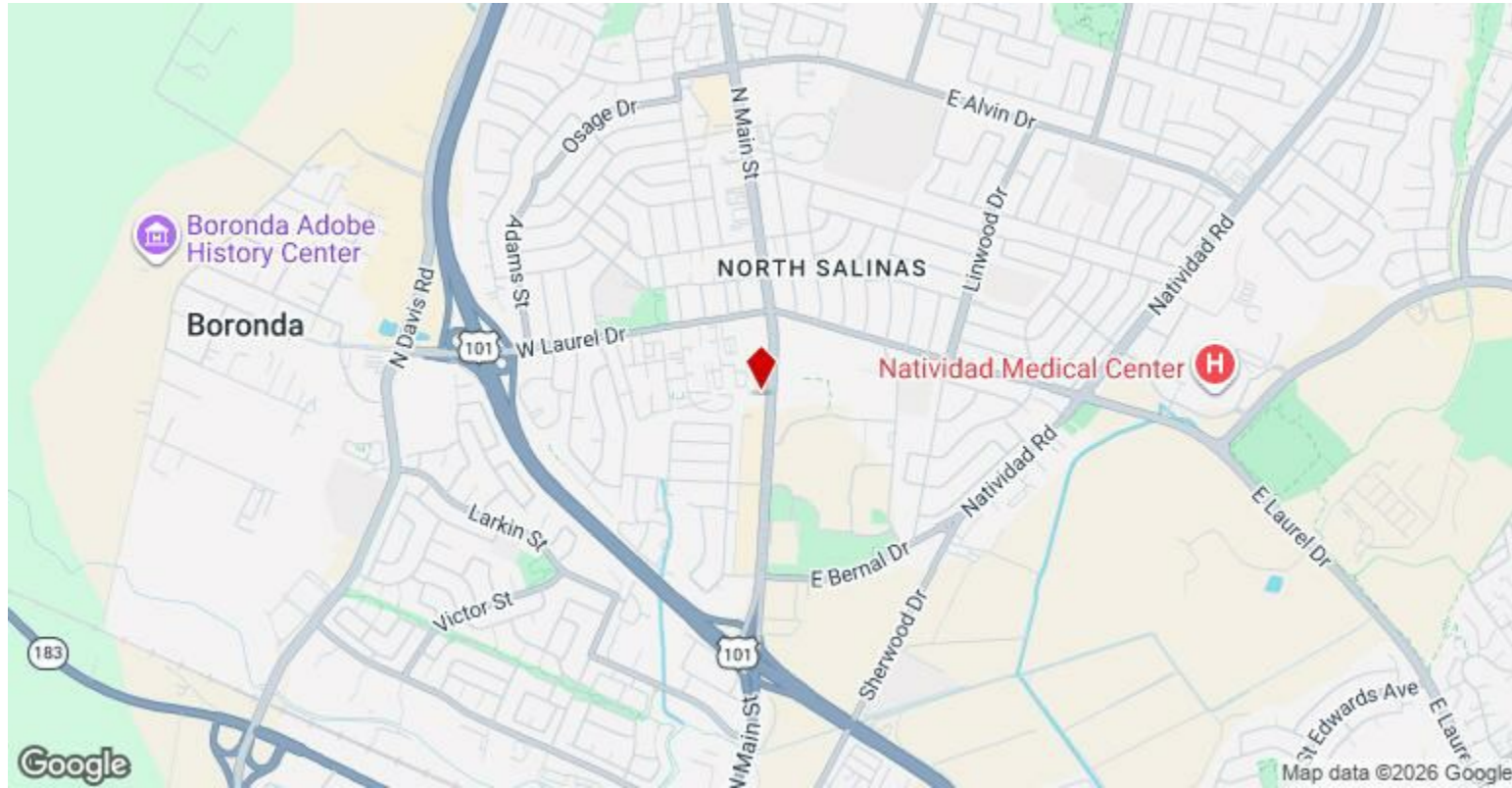
Major Tenant Information

Tenant	SF Occupied	Lease Expired
City Dental	-	

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Location



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Property Photos



Primary photo

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Brandon Delgado

yinyanghappyrock@gmail.com

(831) 238-0600

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