

FOR SALE


450 LINCOLN AVE.

SALINAS, CA 93901



±17,722 SF OWNER USER INVESTMENT OPPORTUNITY

ASKING PRICE: \$4,875,000 | CLASS A OFFICE BUILDING

 CUSHMAN &
WAKEFIELD

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

450 LINCOLN AVE.



Cushman & Wakefield and Mahoney & Associates are pleased to present to the market a 17,672 SF multitenant Class A office building located in South Salinas. The offering is an opportunity for an owner/user or investor to purchase a recently updated office building in an office market with less than 2% vacancy. This two-story office building is well located in Salinas with covered gated parking.

PROPERTY FEATURES

Asking Price	\$4,875,000
Building Size:	±17,672 SF
Parcel Size:	±22,248 SF
APN:	002-332-026
Zoning:	CO (Commercial office)



450 LINCOLN AVE.



PROPERTY INFORMATION

Location:	450 Lincoln Ave., Salinas, CA 9390
Building Size:	2-story office building consisting of +17,672 gross SF
Lot Size:	22,248 SF
APN:	002-332-026
Zoning:	CO (Commercial Office)
Year Built:	1989
Parking:	3.66/1,000 SF with security gates
Construction:	Reinforced concrete foundation; structural steel frame; painted stucco exterior walls; textured and painted drywall interiors; suspended acoustical tile ceilings
Elevator:	One elevator serves all floors
Heating & Cooling:	AC and heating provided throughout the building with multiple zones
Fire:	Building is sprinklered with fire and smoke alarms
Comments:	Owner has recently done the following improvements: new roof, new cooling tower, new boiler, new exterior paint, security cameras, two ADA restrooms, window resealed, and gated and fenced parking



450 LINCOLN AVE.



FLOOR PLAN

Suite 101

Rentable SF: $\pm 4,052$

Suite 102

Rentable SF: $\pm 1,170$

Suite 103

Rentable SF: $\pm 2,900$

CONTACT AGENTS FOR RENT ROLL



FIRST LEVEL FLOOR PLAN

450 LINCOLN AVE.



FLOOR PLAN

Suite 200:

Rentable SF: ±8,846



SECOND LEVEL FLOOR PLAN

450 LINCOLN AVE.



AREA OVERVIEW

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, Household Credit Services, 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.

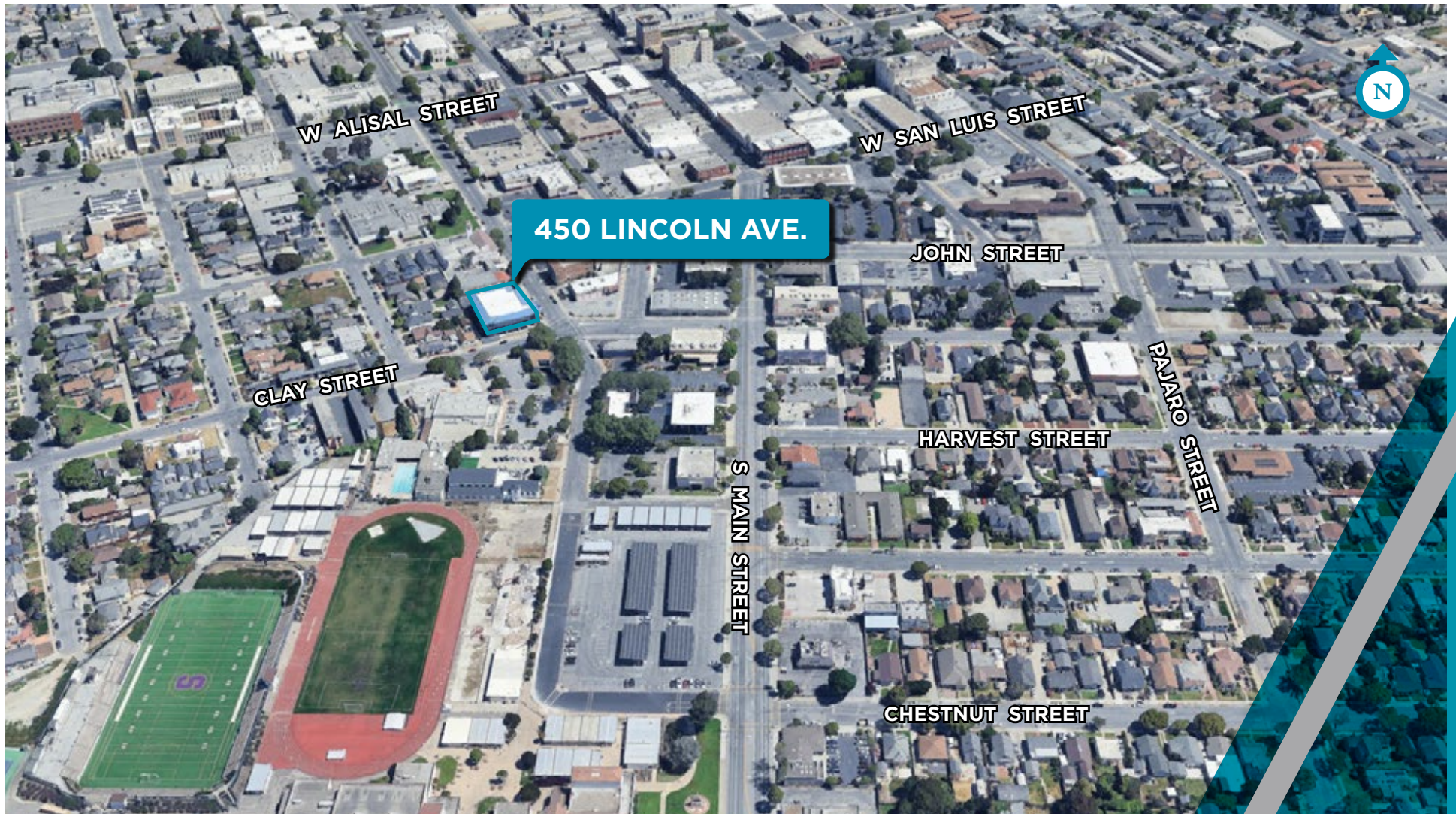
Demographics

	1 Mile	3 Mile	5 Mile
Population	21,360	118,212	176,143
AVG. HH Income	\$113,106	\$108,765	\$125,923
Daytime Population	31,827	114,548	157,956



450 LINCOLN AVE.

AERIAL MAP



450 LINCOLN AVE.

AMENITY MAP





For more information, please contact:

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