



## AVAILABLE FOR SALE OR LEASE COLD STORAGE DISTRIBUTION FACILITY

800 Salinas Road // San Juan Bautista, California 95045

Get in touch

**Jonathan G. Hanhan**  
Group Leader & EVP  
408.909.0998  
hanhan@compass.com  
CalDRE #01800203

**Devon Stout**  
Senior Vice President  
408.693.8763  
devon.stout@compass.com  
CalDRE #01997975

# Sale Offering Summary - 800 Salinas Road



Sale Price	<b>\$4,550,000</b>
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### Offering Summary

Parcel Number:	012-160-033
Building Size:	±31,607 SF
Lot Size:	±2.60 Acres / ±113,256
Year Built:	2003
Zoning:	M-2 (Heavy Industrial)
Price / SF:	\$143.96
Parking Spaces:	±70

### Property Highlights

- 6,000 square feet of freezer space and 2,200 square feet of cooler space
- Power Supply: 480 voltage, 3 phase, 800amps for robust electrical capabilities; additional 800amps at pole available
- Network Upgrade: Fiber rings from Level 3 and AT&T Service
- HVAC Units: Includes 8 heating and air conditioning units for climate control throughout
- Water Storage: Two 150,000-gallon water tanks on-site
- Loading Facilities: 11 ground-level loading doors for easy access and logistics
- Security Features: Paved and gated lot area surrounded by an 8-foot security fence and monitored by cameras
- Sanitation Systems: Includes a sanitary septic system in the north building and a 'gray water' system in the south building
- Ceiling Height: Impressive 31-foot clearance on the first floor and 8-foot clearance on the second floor
- Maintenance and Cleanliness: Premises are exceptionally well-maintained and kept in a pristine condition
- Location Advantages: Offers convenient freeway access and benefits from ongoing nearby developments

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# Lease Offering Summary - 800 Salinas Road



Lease Rate	<b>\$0.85/SF/Mo + NNN</b>
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### Offering Summary

Parcel Number:	012-160-033
Building Size:	±31,607 SF
Lot Size:	±2.60 Acres / ±113,256
Year Built:	2003
Zoning:	M-2 (Heavy Industrial)
Triple Net Lease:	Low NNN's
Parking Spaces:	±70

### Property Highlights

- 6,000 square feet of freezer space and 2,200 square feet of cooler space
- Power Supply: 480 voltage, 3 phase, 800amps for robust electrical capabilities; additional 800amps at pole available
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# Parcel Map



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# Floorplan - 1st Floor



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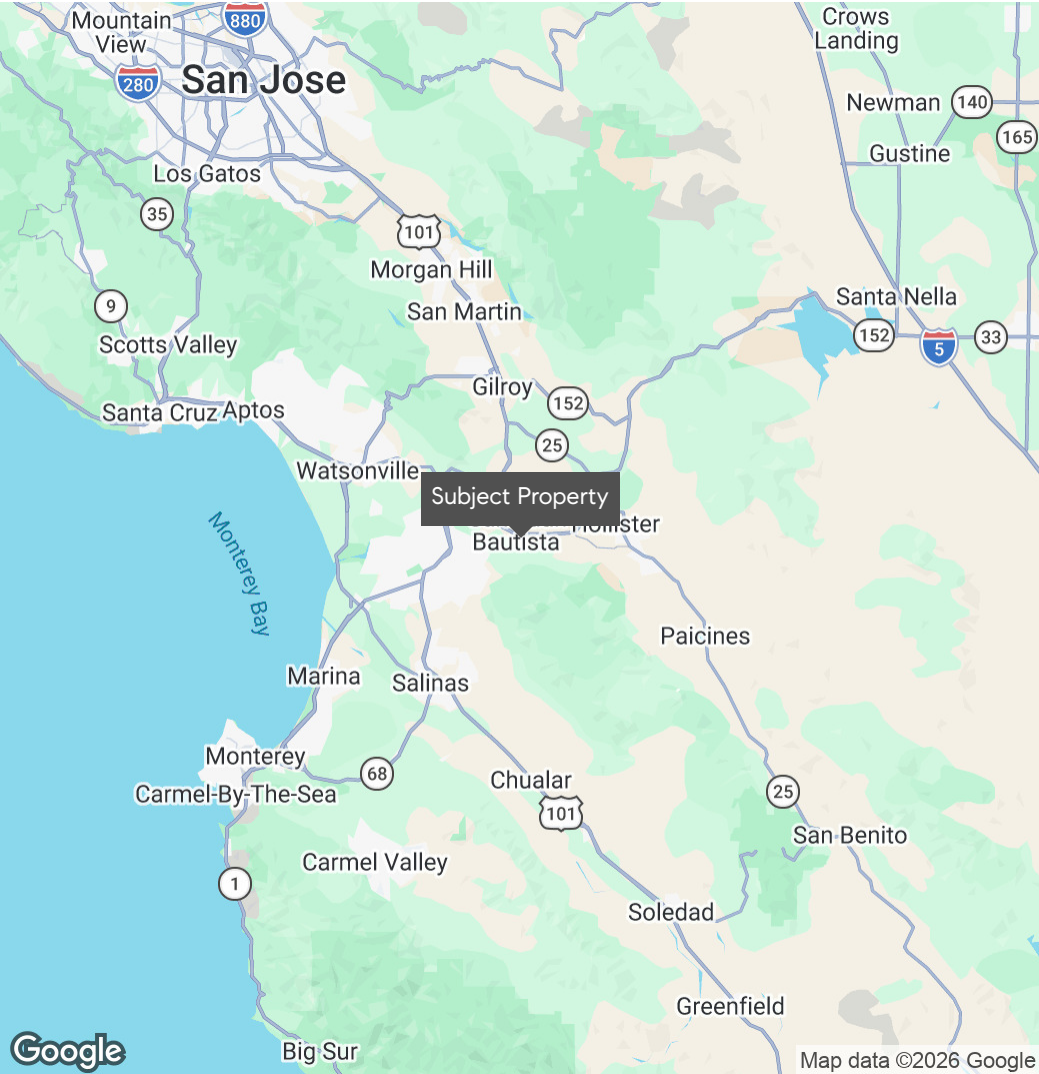
# Floorplan - 2nd Floor



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# Aerial Map



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# Interior Photos // Warehouse - Freezer Area



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# Property Specs



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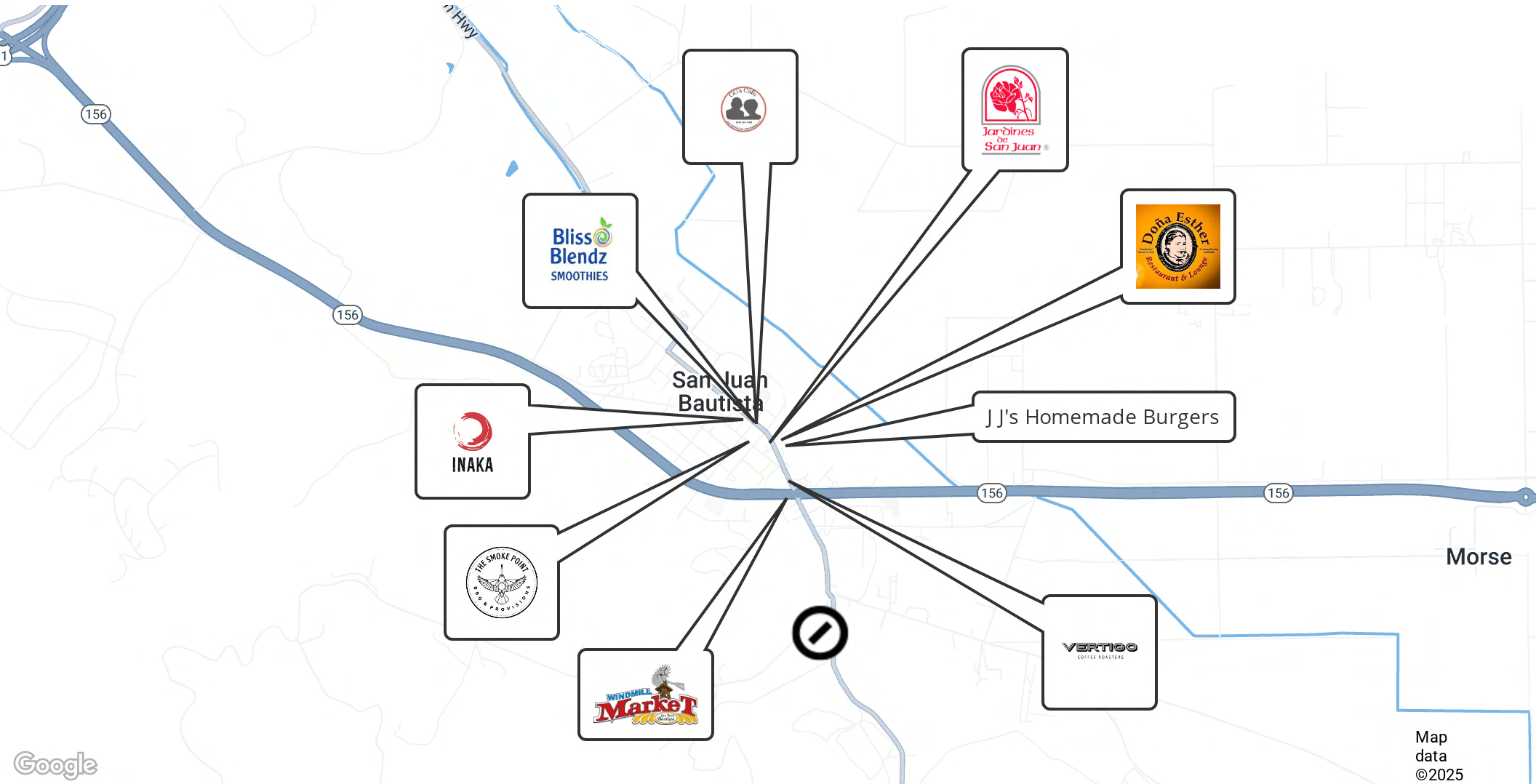
# Exterior Photos



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# Retailer Map



Map data ©2025

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# Property Description



## Property Description

San Juan Bautista is an exceptional location for industrial and commercial investment due to its strategic advantages and supportive business environment. Positioned just outside the bustling hubs of Silicon Valley, San Jose, and San Francisco, it offers easy access to these major markets while maintaining significantly lower operational costs. The area is well-connected with robust transportation infrastructure, facilitating efficient distribution and logistics operations. San Benito County's progressive policies and incentives for business development further enhance the appeal, creating a favorable climate for growth. Additionally, the availability of developable land and the city's commitment to fostering new enterprises make San Juan Bautista an ideal setting for data centers, regional distribution centers, and other industrial ventures.

San Juan Bautista is experiencing several significant development projects:

1. San Benito Route 156 Improvement Project: A new 5-mile, 4-lane expressway between The Alameda and Business Route 156. Completion expected by summer 2025.
2. Strada Verde Innovation Park: A 2,767-acre development with testing grounds, research park facilities, and commercial areas. Review expected by the county Planning Commission in 2023.
3. Traveler's Station: A 2.6-acre lot at Highway 101 and Highway 129, featuring a convenience store, fueling station, electric vehicle charging station, and county information kiosk.
4. Betabel Commercial Development: A 26-acre site with a gas station, restaurant, motel, outdoor event center, and more. Some parts, like the fruit stand and restroom, are already under construction.
5. Regional Housing Needs Allocation: Planning for over 5,000 new housing units by 2031, including a mix of low-income to above-moderate income housing.

These projects reflect significant growth and development efforts in the area, aiming to meet increasing housing demands and improve infrastructure.

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# Interior Photos // Office



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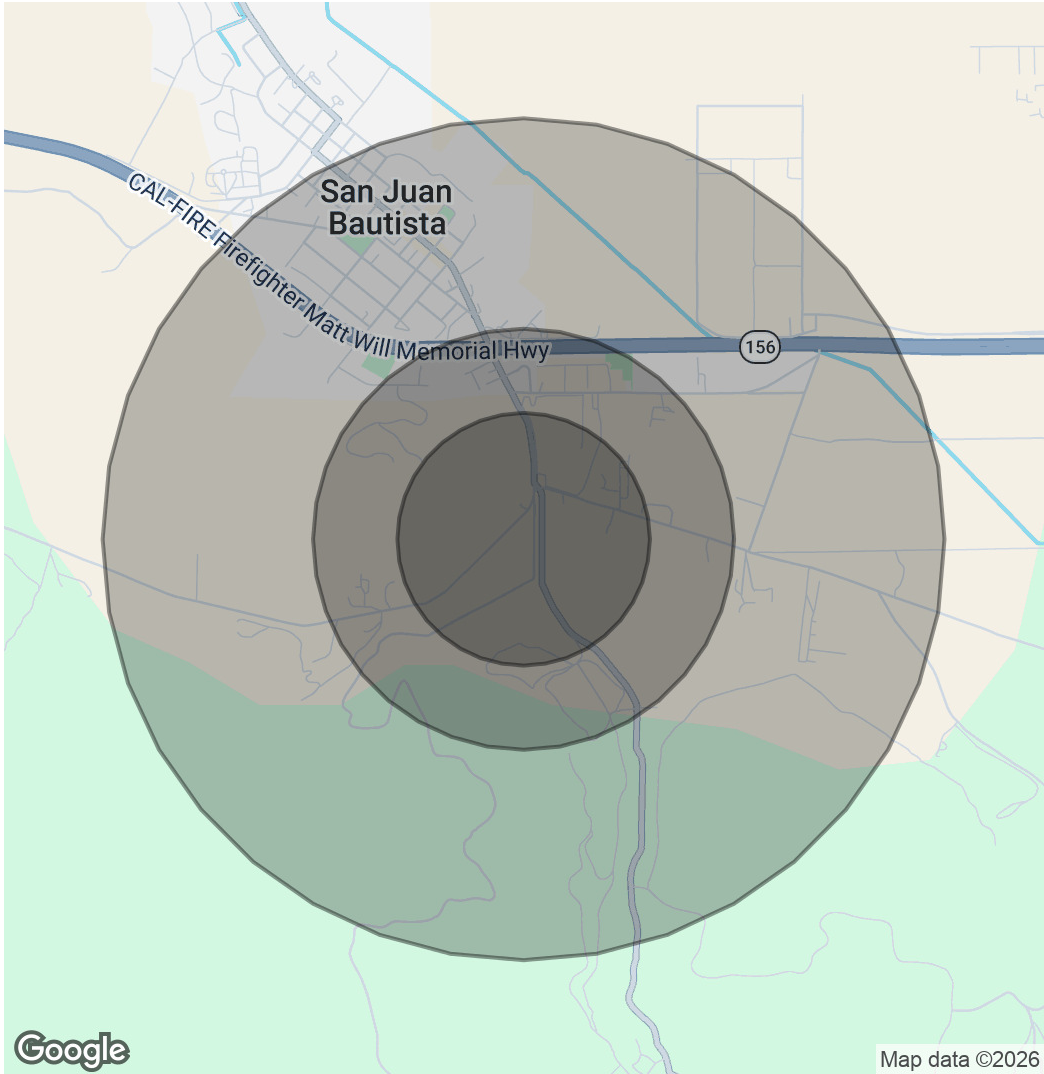
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# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18	197	1,932
Average Age	44	42	42
Average Age (Male)	44	42	42
Average Age (Female)	44	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	72	722
# of Persons per HH	3	2.7	2.7
Average HH Income	\$205,548	\$160,440	\$149,678
Average House Value	\$1,285,931	\$980,227	\$914,158

2020 American Community Survey (ACS)



Map data ©2026

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