



FOR LEASE

231 Main St. | Salinas, CA 93901  
James Kendall | DRE #02010395

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

## 231 MAIN ST. | SALINAS, CA 93901

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## EXECUTIVE SUMMARY

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### PROPERTY DESCRIPTION

**Mahoney & Associates** is pleased to present for lease 231 Main St. located in the heart of "Oldtown" Salinas, a high visibility, high traffic location ideally situated for a host of retail uses or even the next great restaurant in Town. Comprising mostly ground floor space (7,452 sq. ft.) with high ceilings, skylights, a bar area, and space for a kitchen and additional storage, the space is prime for many opportunities. There are entrances on both Main St. and the public parking lot off of Monterey St. at the rear. Above the rear section of the building there is another 2,736 sq. ft. of office space that could be converted into apartment space with the passing of the City's Adaptive Reuse Ordinance.

### PROPERTY DETAILS

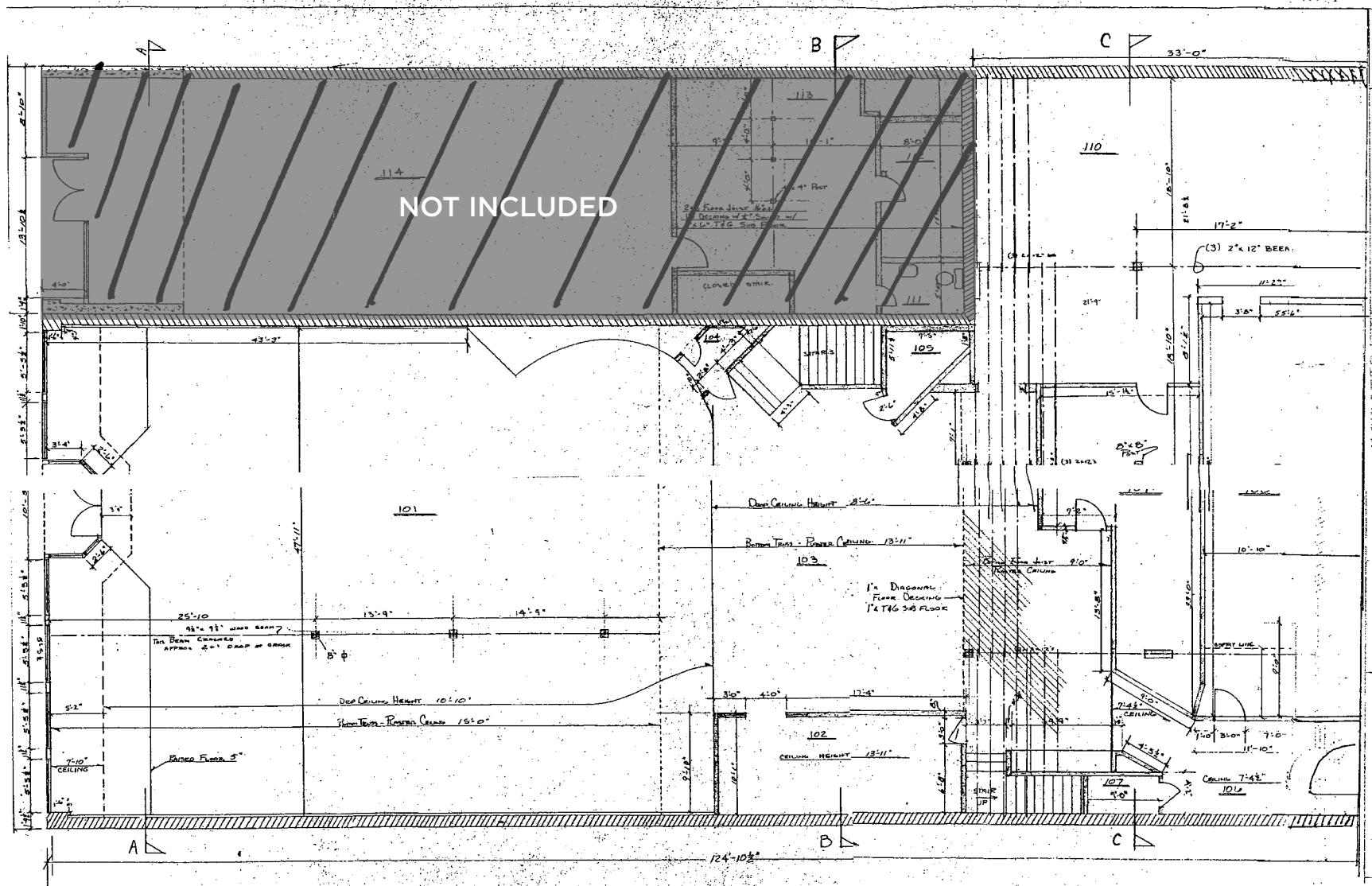
LEASE RATE	Negotiable
TOTAL AVAILABLE SF	±10,189 SF
GROUND FLOOR	±7,452 SF
UPPER FLOOR	±2,736 SF
ZONING	Mixed Use - Downtown Core Area



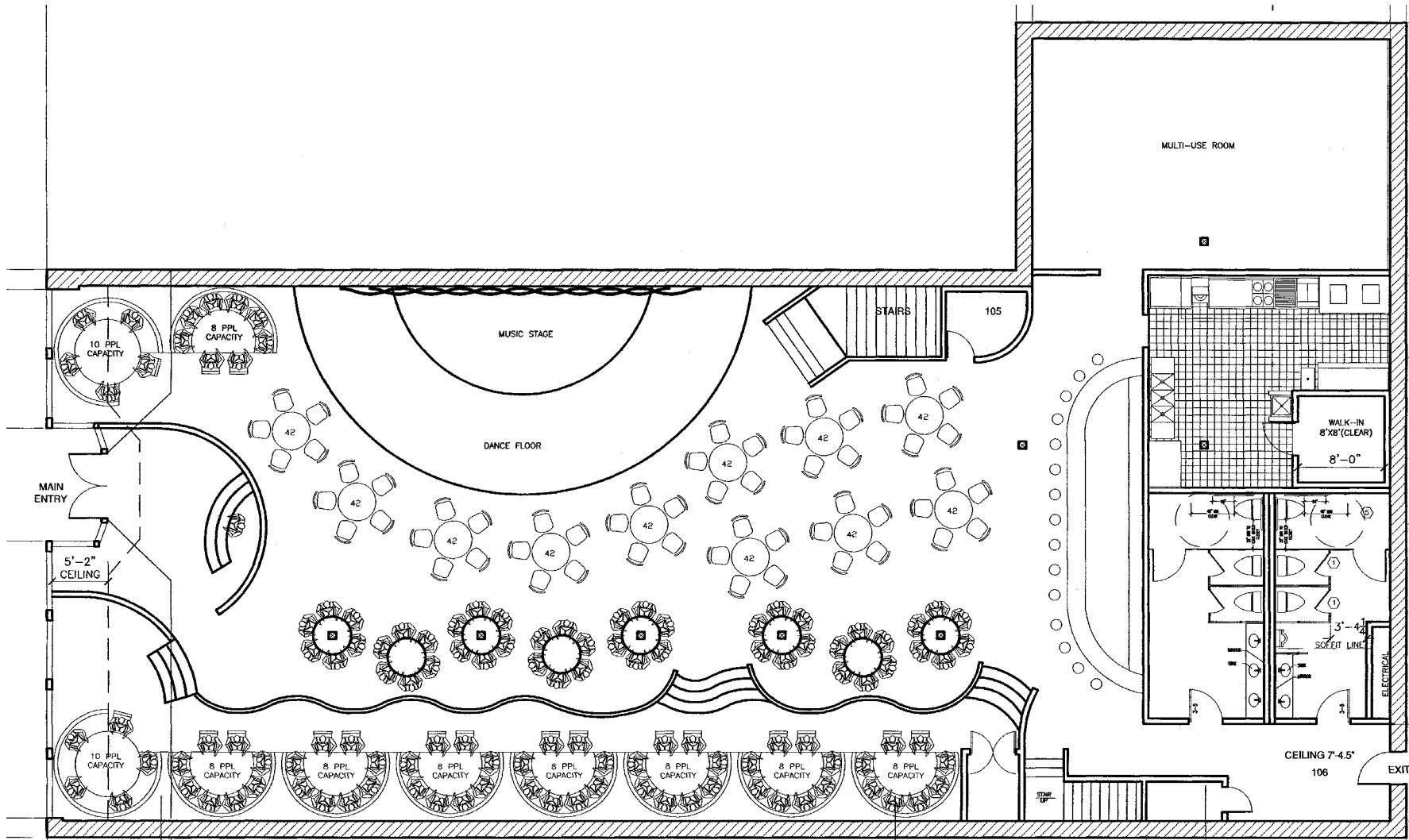




## FLOOR PLAN: AS BUILT



## FLOOR PLAN: POTENTIAL RESTAURANT



## DOWNTOWN SALINAS VIBRANCY PLAN

Downtown Salinas is undergoing major redevelopment through the City's Downtown Salinas Vibrancy Plan. The hope of this plan is to attract more businesses and residential to Downtown Salinas. Among the planned improvements are converting all downtown streets to two-way thoroughfares, enhancing the pedestrian environment to include more outdoor seating areas, improve street lighting and build additional parking structures. With these improvements the City anticipates the development of several new mixed-use projects and hundreds of new residential units. Taylor Farm completed their new five-story, 100,000 square foot headquarters in Downtown Salinas. In July 2018, Silicon Valley Partners announced plans to build a \$50 million, 206,000 square foot state-of-the-art warehouse and distribution center adjacent to the Salinas Airport called Thrive Business Park. Once complete, the park will consist of nine industrial building: six for research, development and incubator ventures, and three buildings for warehouse and distribution. Thrive Business Park aims to be the premier Ag Tech hub in the Western U.S. and create 1,000 new jobs.

## APPLAUSE FOR SALINAS DOWNTOWN VIBRANCY PLAN

LandWatch Monterey County applauds the City of Salinas' implementation of the Salinas Downtown Vibrancy Plan. This multi-year initiative is intended to foster economic renewal for Salinas's downtown. We strongly support the Plan's focus on encouraging mixed-use development with an emphasis on apartments as well as creating a pedestrian and bicycle-friendly downtown.

The City's adaptive reuse ordinance, which the City Council approved unanimously, allows underutilized buildings to be used for housing – a policy LandWatch supports. The Planning Commission's efforts to streamline the permitting process for conversion of empty and underused commercial building in the downtown for residential purpose are also noteworthy.

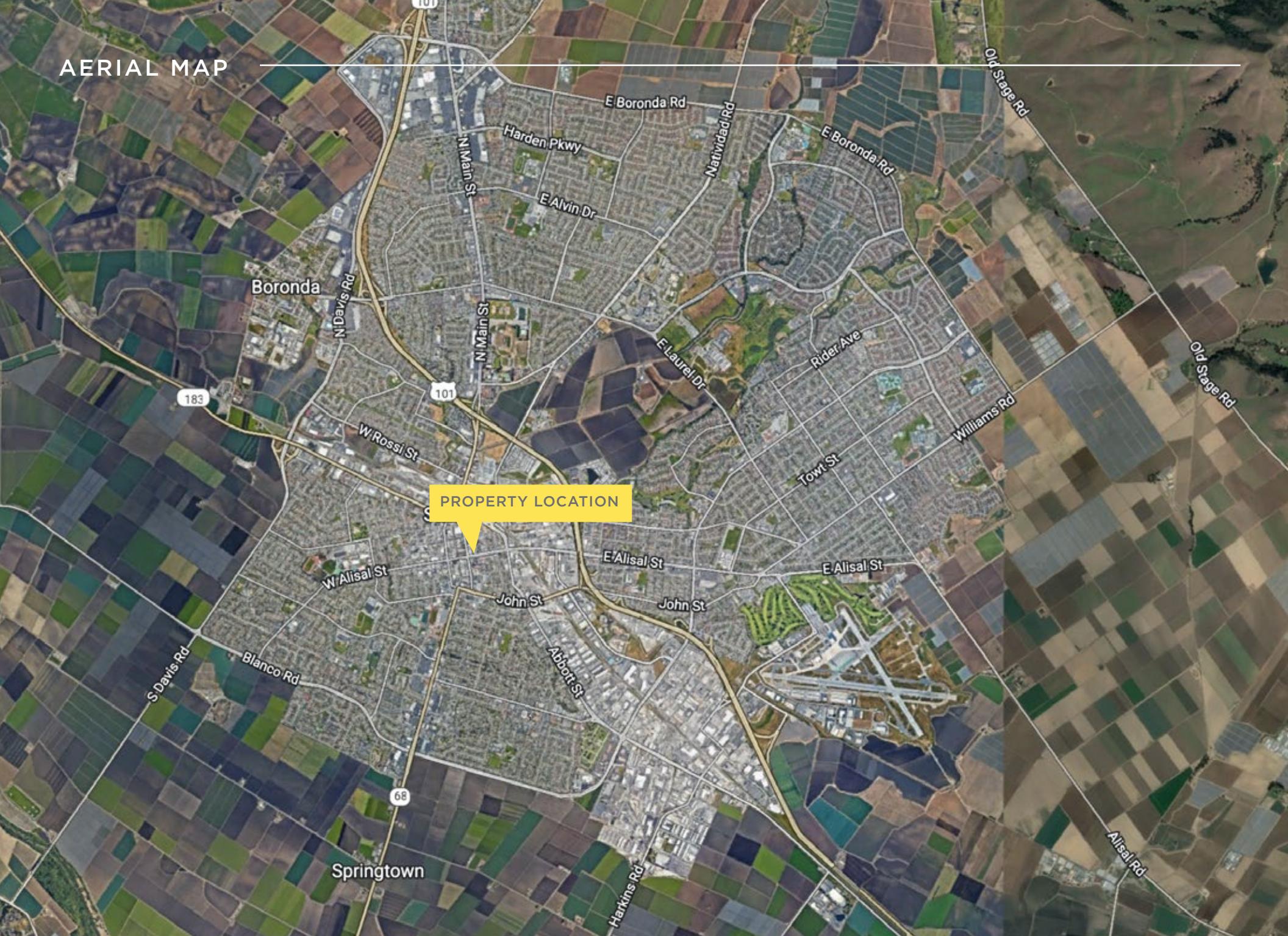
Downtown Salinas is within a new "Federal Opportunity zone" for development. Many properties in downtown Salinas are likely eligible for the City's Mills Act tax break for historic property improvement and maintenance. It makes sense that demand for new housing and office or retail development occur in the downtown where there is density and easy access to diverse transit options, including walking, biking and mass transit.

SOURCE: The Californian



The information contained herein has been obtained from sources we deem reliable.  
We cannot assume responsibility for its accuracy.

## AERIAL MAP



## DISCLAIMER

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Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

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