



FOR LEASE

231 Main St. | Salinas, CA 93901

James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

231 MAIN ST. | SALINAS, CA 93901

TABLE OF CONTENTS:

Executive Summary.....	3
Property Photos.....	4 - 5
Floor Plans.....	6 - 7
Downtown Salinas Vibrancy Plan.....	8
Aerial Map.....	9
Disclaimer.....	10

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
501 Abrego St. | Monterey, CA
831.646.1919
www.mahoneycommercial.com

JAMES KENDALL | Sales Associate
jkendall@mahoneycommercial.com
831.275.0129 | DRE #02010395

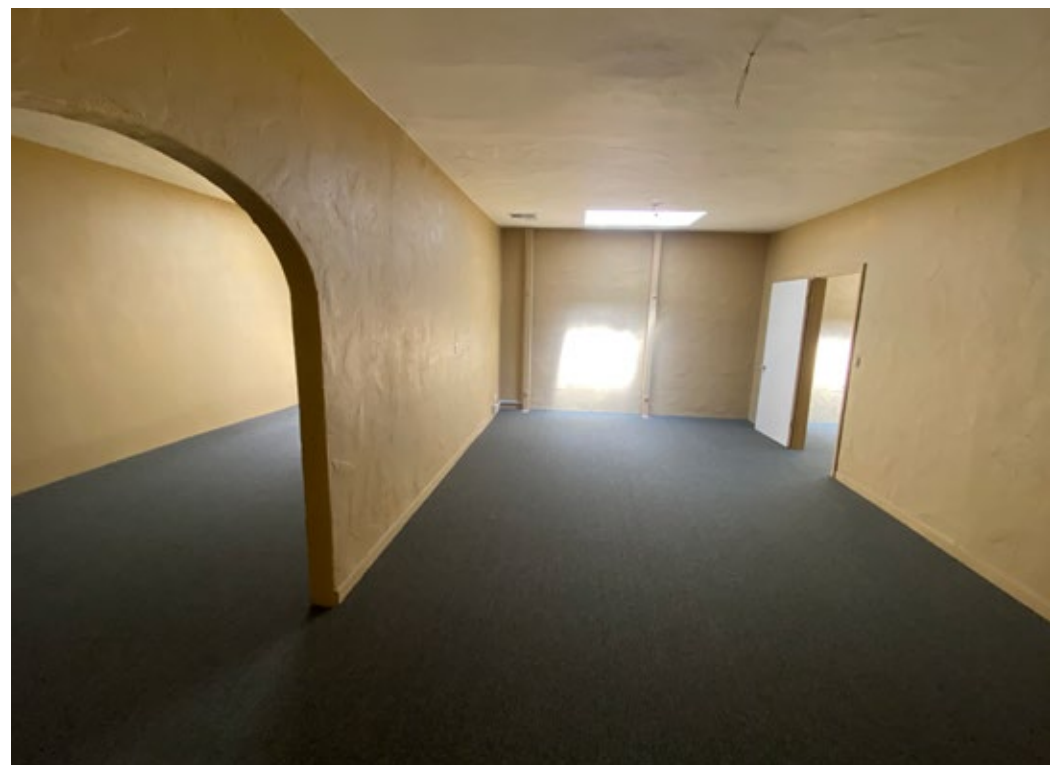
EXECUTIVE SUMMARY

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.

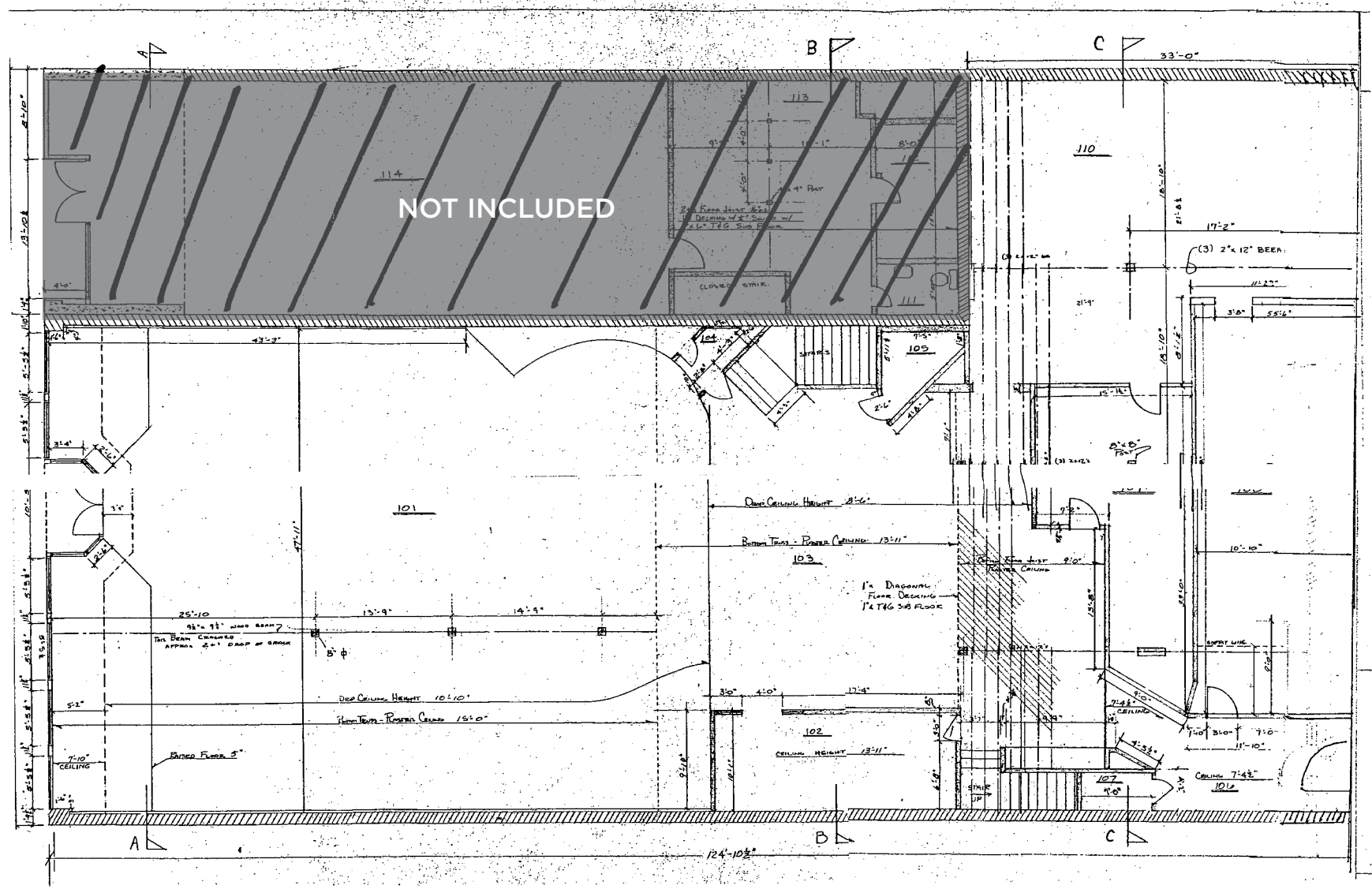
PROPERTY DETAILS	
LEASE RATE	Negotiable
TOTAL AVAILABLE SF	±10,189 SF
GROUND FLOOR	±7,452 SF
UPPER FLOOR	±2,736 SF
ZONING	Mixed Use - Downtown Core Area



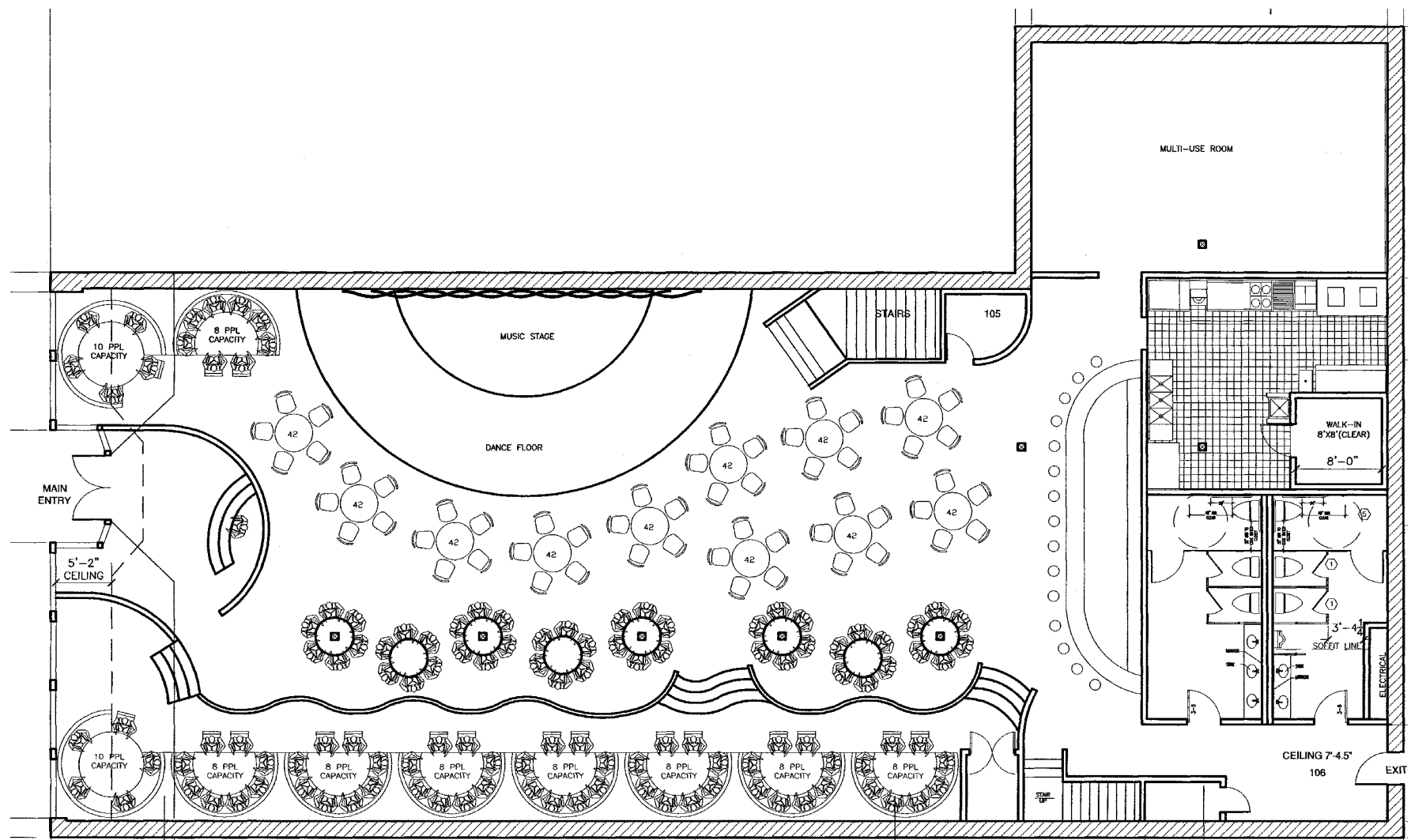




FLOOR PLAN: AS BUILT



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.

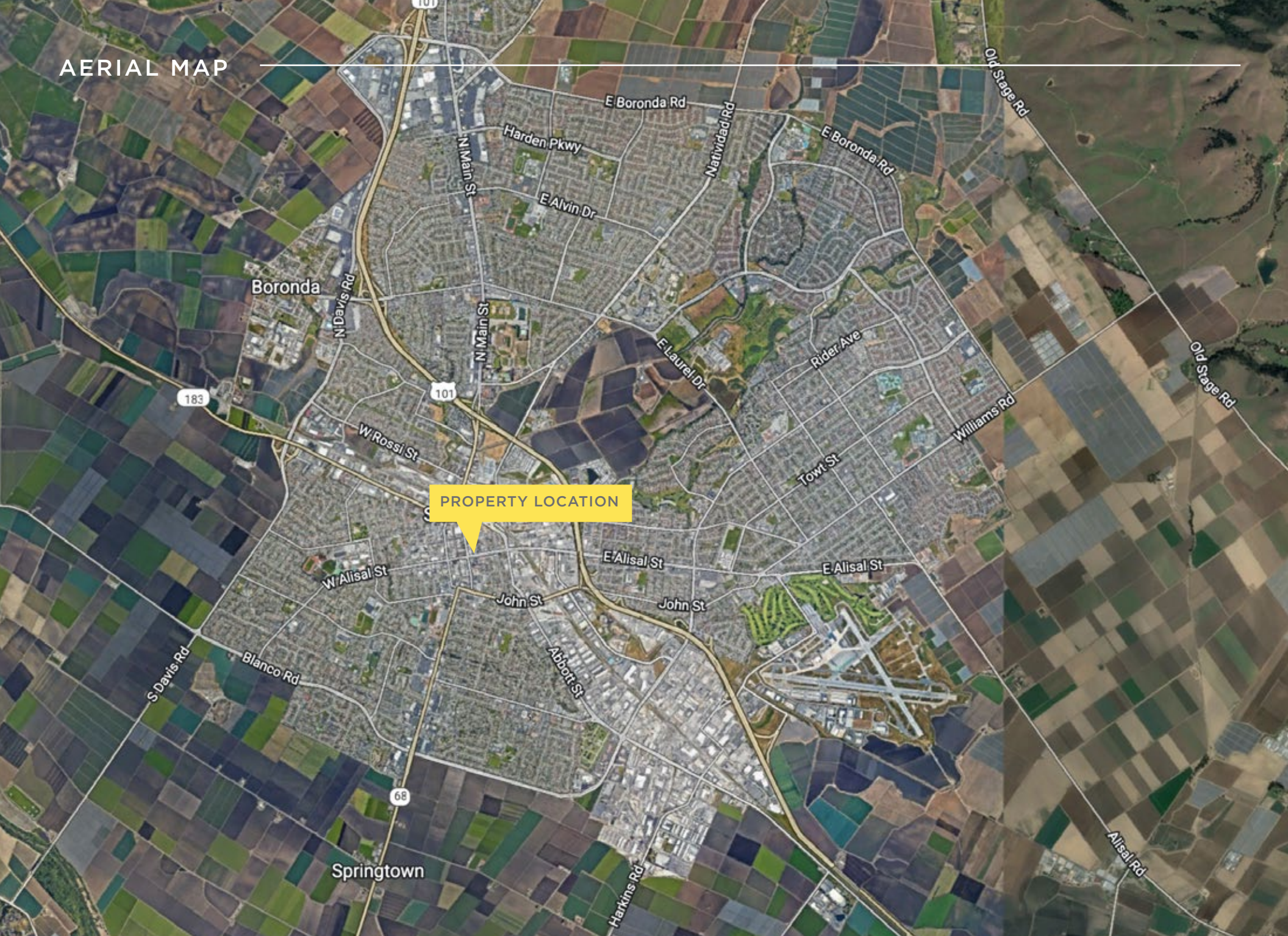
Downtown Salinas is within a new "Federal Opportunity zone" for development. Many properties in downtown Salinas are likely eligible for the City's Mills Act tax break for historic property improvement and maintenance. It makes sense that demand for new housing and office or retail development occur 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

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

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating leasing a property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.