



**FOR LEASE**

**PROFESSIONAL MEDICAL BUILDING**

**260 SAN JOSE STREET**  
**SALINAS, CA 93901**



# 260 SAN JOSE STREET

## SALINAS, CA 93901

### Property Features

- **Prime Location:** Directly across from Salinas Valley Memorial Hospital, offering excellent visibility and convenience for medical professionals and patients.
- **Spacious Building:** Approximately **4,563 SF** constructed in **1980**, providing a solid and functional layout.
- **Functional Interior:** Features **9+ exam rooms**, multiple private offices, dedicated work areas, restrooms, and comfortable waiting areas with reception desks.
- **Ideal for Medical Use:** Designed to support healthcare operations with efficient flow and patient-friendly spaces.
- **Location:** Directly across from **Salinas Valley Memorial Hospital** – ideal for healthcare Hospital – ideal for healthcare
- **PUD:** Part of the Los Palos Medical Village PUD

### Property Highlights

**Building Size:** Approximately 4,563 SF - 2 story

**Year Built:** 1980

**Zoning:** CO (Commercial Office)

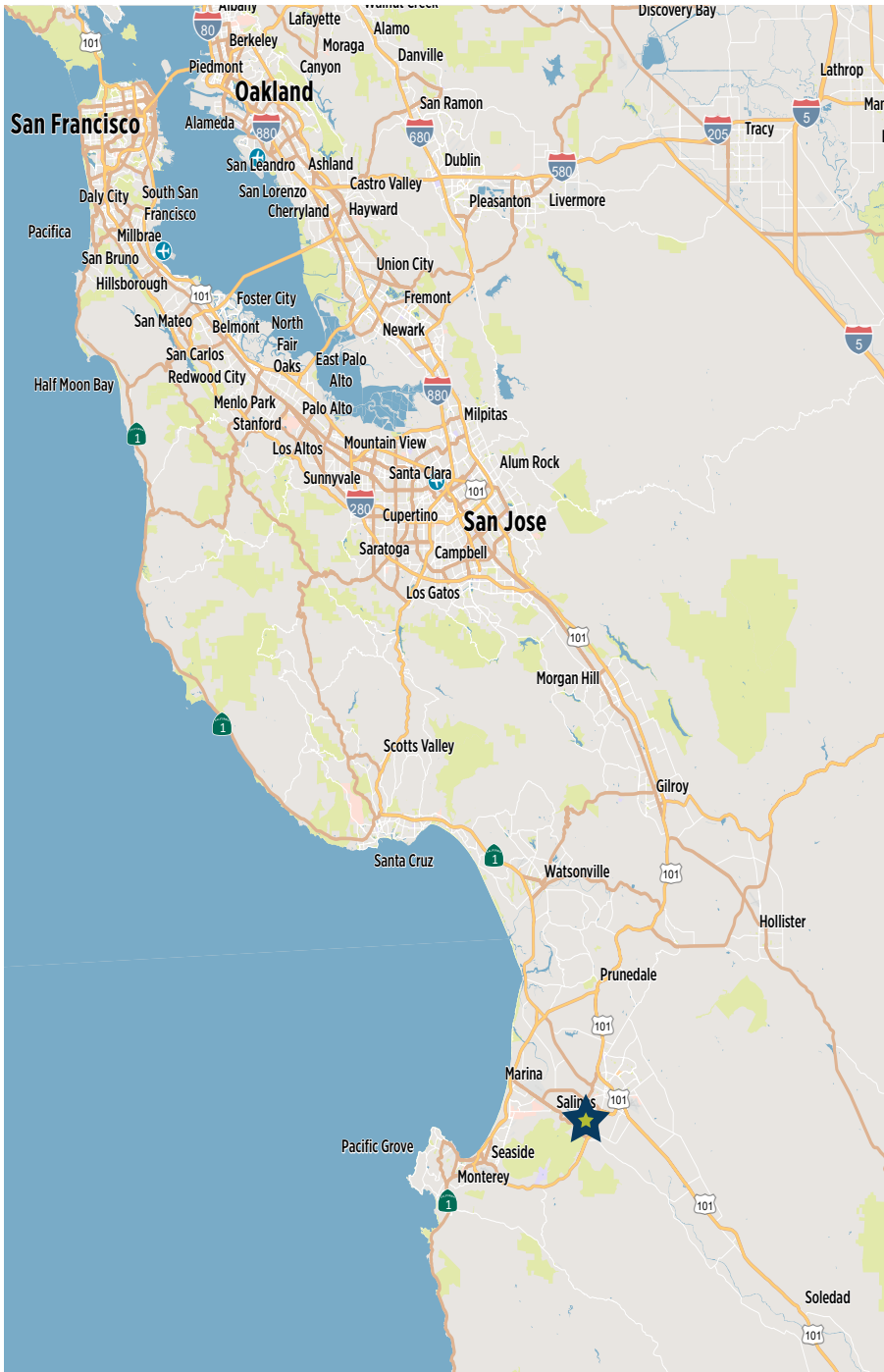
**Parking:** 6 exclusive with the balance shared parking

**Interior Features:**

- 9+ Exam Rooms
- Multiple Private Offices
- Dedicated Work Areas
- Nurse Lab
- Restrooms

**Asking Rent:** \$2.40 PSF, Modified Gross





# 260 SAN JOSE STREET SALINAS, CA 93901

## 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	14,767	99,467	176,400
AVG. HH Income	\$107,279	\$86,942	\$99,015
Daytime Population	23,560	103,893	162,362

# 260 SAN JOSE STREET

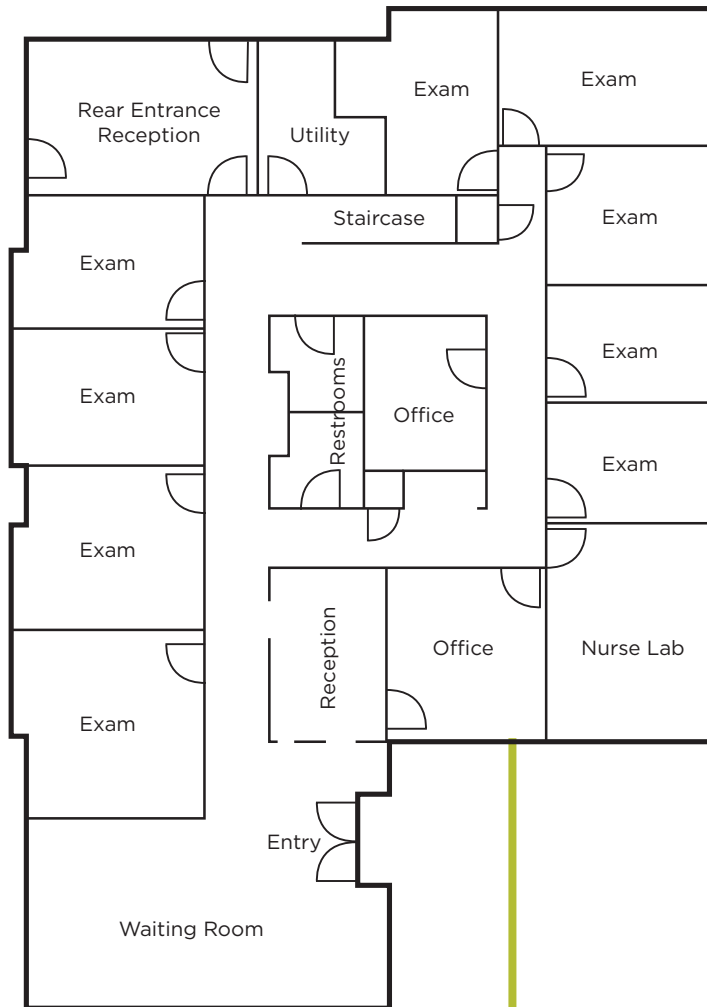
SALINAS, CA 93901



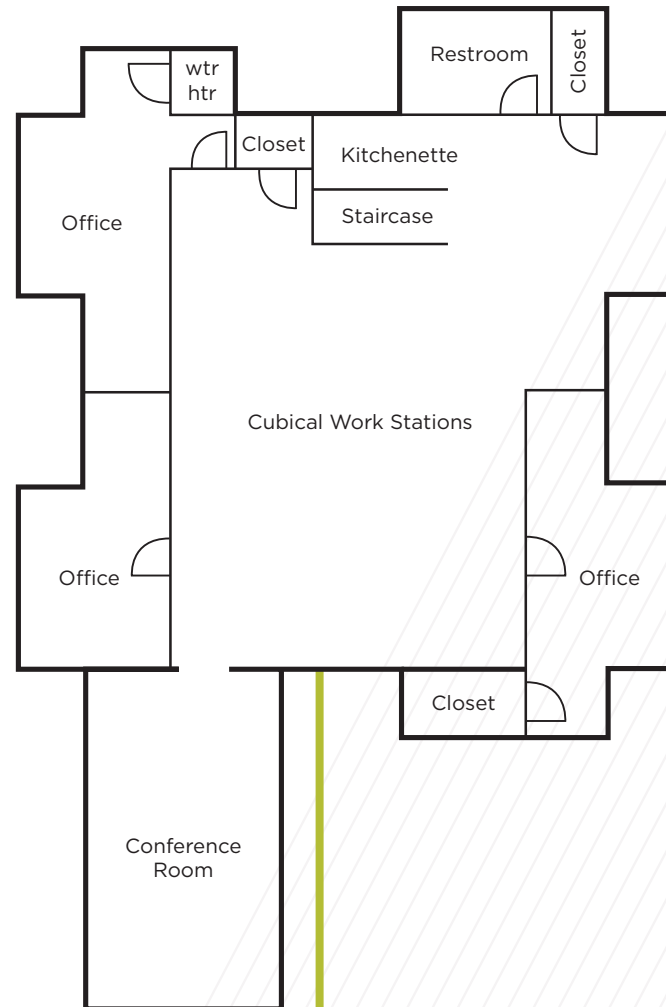
# 260 SAN JOSE STREET

## SALINAS, CA 93901

### Floor Plan



**UNIT 260 | 1ST FLOOR**  
**AREA: 2,595 SF**



**UNIT 260 | 2ND FLOOR**  
**AREA: 1,968 SF**



**FOR MORE INFORMATION, CONTACT:**

**GREG FINDLEY**

Managing Director

+1 831 755 1639

[greg.findley@cushwake.com](mailto:greg.findley@cushwake.com)

Lic. #01170453

**WOODY FENLEY**

Associate

+1 831 647 2111

[richard.fenley@cushwake.com](mailto:richard.fenley@cushwake.com)

Lic. #02253434

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

