



101 @ Davis Road Center

1067 N. Davis Road
Salinas, CA 93907



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. May 20, 2025



1067 N. Davis Road - Former Orchard Supply Hardware



Building Entrance



Great Branding Opportunities - Monument Sign



Outdoor Display Area



Customer Pick Up Entrance - 20' W x 15' H Roll Up Door



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Location Description

Discover the vibrant opportunities surrounding 1067 N. Davis Road. Situated in Salinas, this area boasts a prime location surrounded by thriving retail outlets, dining destinations, and entertainment hotspots. Just moments away, tenants can capitalize on the foot traffic drawn by nearby attractions such as Northridge Mall, Walmart Supercenter, and popular dining options like Olive Garden and Chili's. The area is a hub of activity, ensuring a steady flow of potential customers for retailers. With its strategic placement and proximity to major local landmarks, the location presents an unmissable chance for Retail and Street Retail tenants to establish a solid presence in this dynamic community.

Offering Summary

Lease Rate:	\$20.00 SF/yr
Estimated NNN Charges	.43 SF/month - 2025 (excluding casualty insurance)
Available Ground Floor SF:	31,288 SF
Lot Size:	4.4 Acres
Total Building & Nursery Size:	38,542 SF

Nursery Area (no roof): **7,254 SF & Mezzanine 1,387 SF** (not included in ground floor area)

Major Nearby Tenants:

IHop, Carl's Jr., Sonic Drive-In, Vallarta Supermarket, Dick's Sporting Goods, Costco, Walmart, Black Bear Diner, Dollar Tree, Ross Dress For Less, Office Max, Western Dental, PetSmart, Boot Barn, Applebee's, Olive Garden, Chili's, In Shape Health Club



Property Highlights

- Signalized Intersection of Three Major Retail/Commercial Streets
- Western Gateway to Salinas Power Center on Davis Road
- Major Nearby Tenants
- Great Branding Opportunities
- Monument Sign plus Building Signage



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Ground Floor:	38,542 SF	Lease Rate:	\$20 SF/yr
Lease Type: .43 SF/month - 2025 (excluding casualty insurance)			

Available Spaces

Suite	Description
	GROUND FLOOR (Under Roof): 25,570 SF Showroom, Restrooms, Vestibule, Building Addition, Electric & Generator Rooms, bonus Mezzanine Area of 1,387 SF (not included in ground floor area)
	EXISTING STORAGE/WAREHOUSE (Under Roof): 5,718 SF
■ 1067 North Davis Road	Sub-Total Building Under Roof: 31,288 SF
	ADDITION NURSERY (No Roof): 7,254 SF
	TOTAL BUILDING AREA 38,542 SF
	Loading: 1 Double Wide Truck Ramp with Roll Up Doors.



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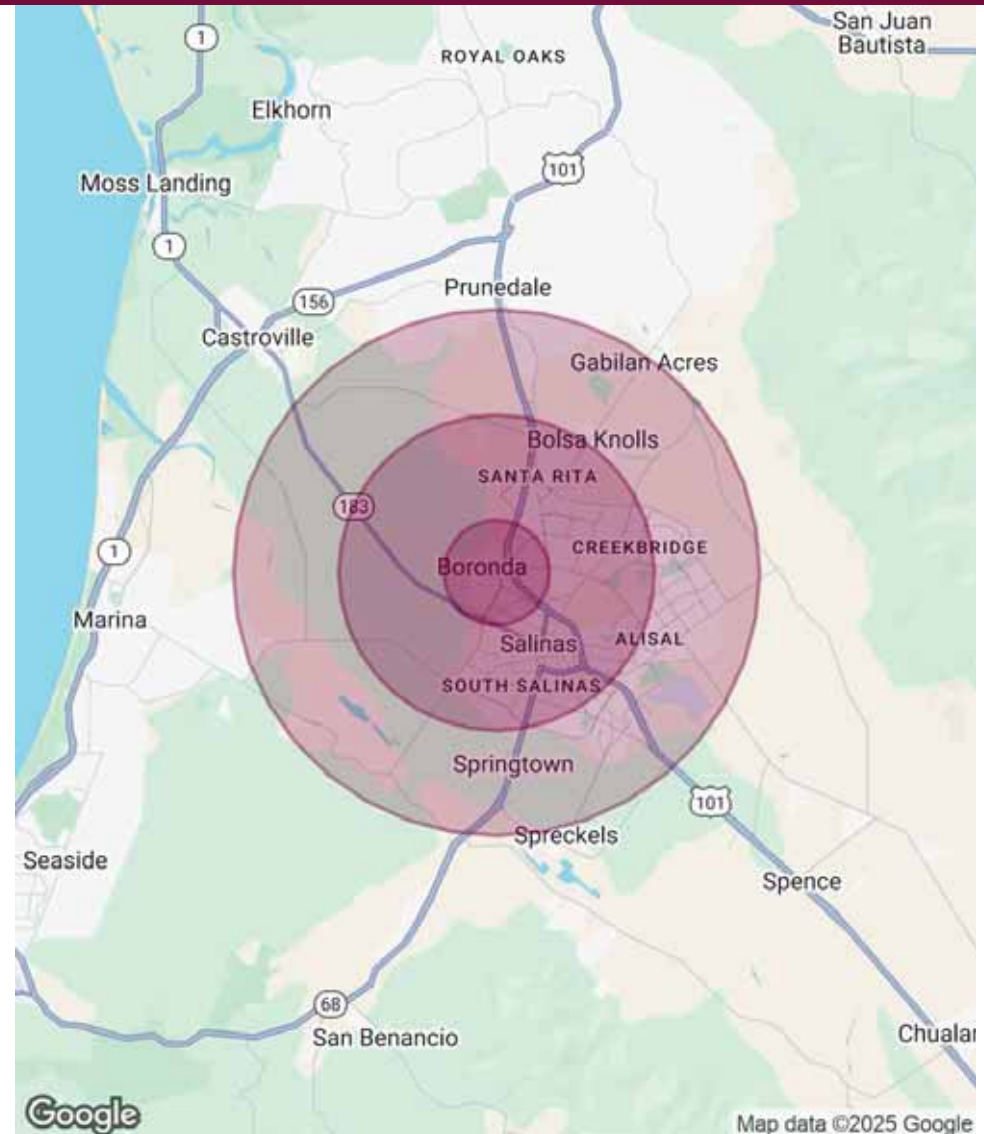
Population	1 Mile	3 Miles	5 Miles
Total Population	16,082	115,420	172,579
Average Age	35	35	35
Average Age (Male)	35	35	34
Average Age (Female)	36	36	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,588	32,239	45,903
# of Persons per HH	3.5	3.6	3.8
Average HH Income	\$93,002	\$103,596	\$106,228
Average House Value	\$584,235	\$656,990	\$660,552

Traffic Counts - 24 Hour ADT 2018

N. Davis Road at W. Laurel Drive	23,052
W. Laurel Drive at N. David Road	22,663
N. Davis Road at Post Drive	21,957
Larkin Drive at Mason Way	32,593
Highway 101	68,100

* Demographic data derived from 2020 ACS - US Census



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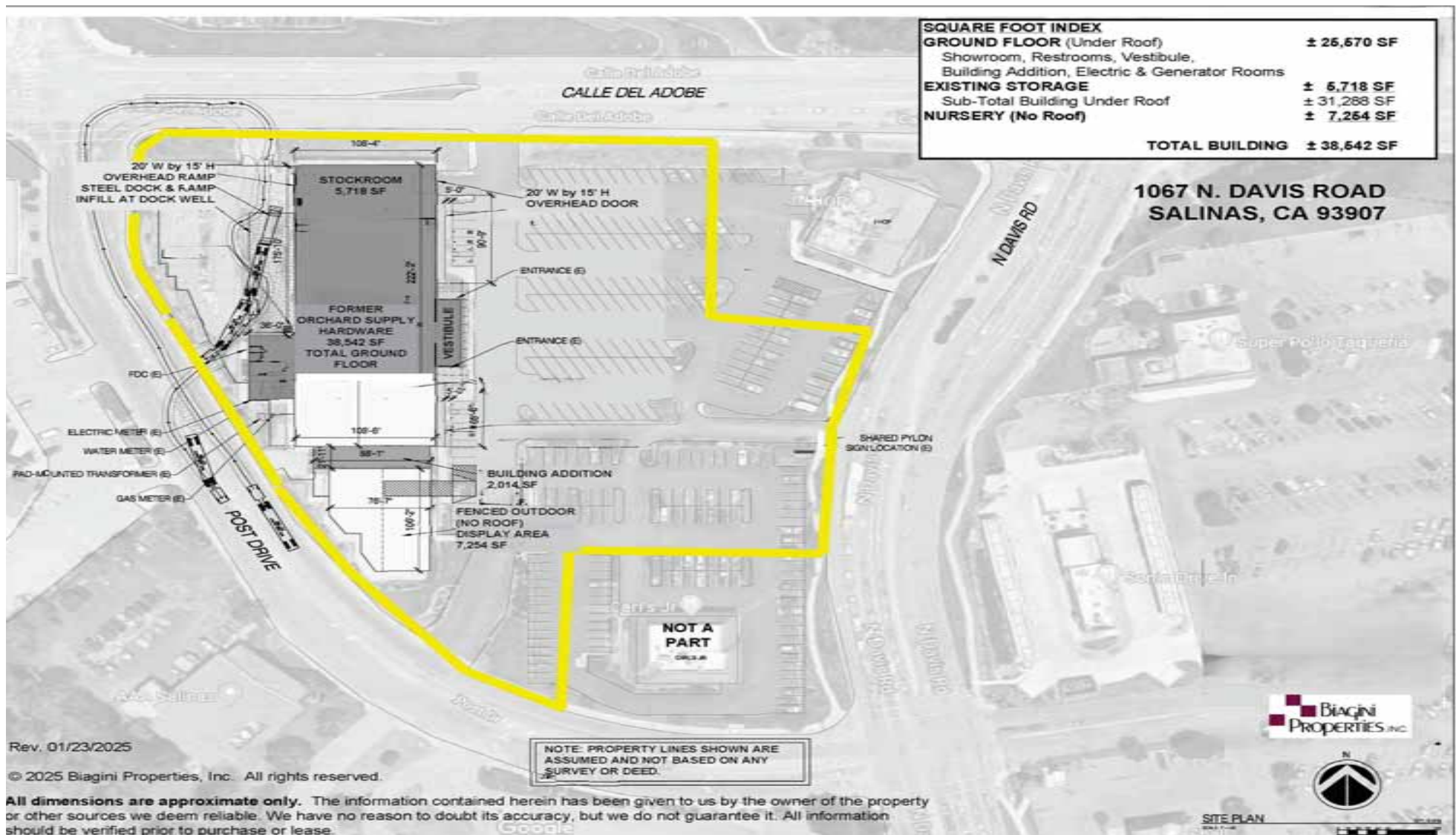
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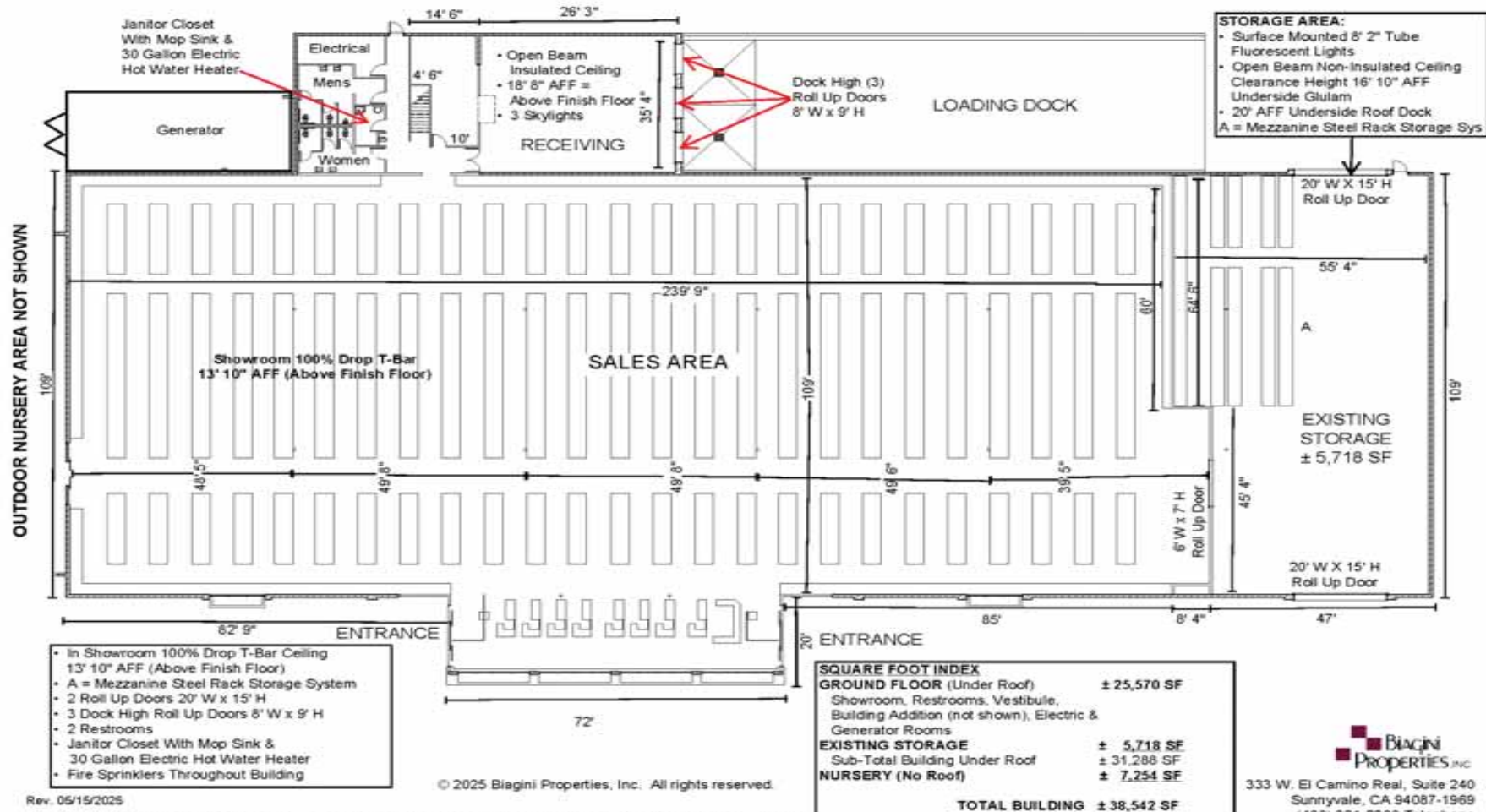
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SHOWROOM & STORAGE EXISTING FLOOR PLAN ORCHARD SUPPLY HARDWARE 1067 N. Davis Road | Salinas, CA 93907



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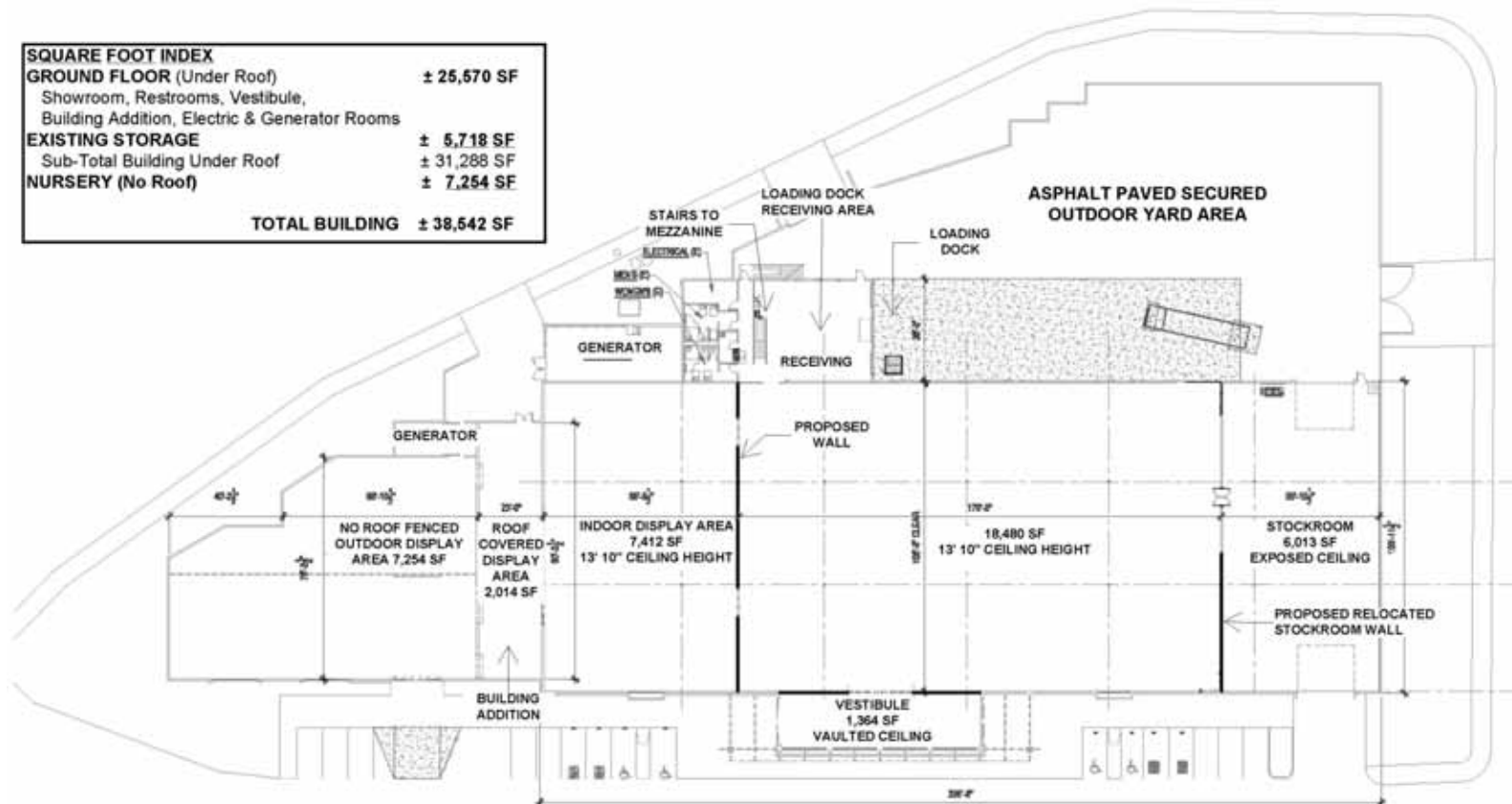
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PROPOSED FLOOR PLAN

1067 N. Davis Road | Salinas, CA 93907

SQUARE FOOT INDEX	
GROUND FLOOR (Under Roof)	± 25,570 SF
Showroom, Restrooms, Vestibule, Building Addition, Electric & Generator Rooms	
EXISTING STORAGE	± 5,718 SF
Sub-Total Building Under Roof	± 31,288 SF
NURSERY (No Roof)	± 7,254 SF
TOTAL BUILDING	± 38,542 SF



* ALL DIMENSIONS BASED ON INSIDE EDGE TO INSIDE EDGE OF WALLS
 ** ASSUMES STOCKROOM WALL RELOCATED

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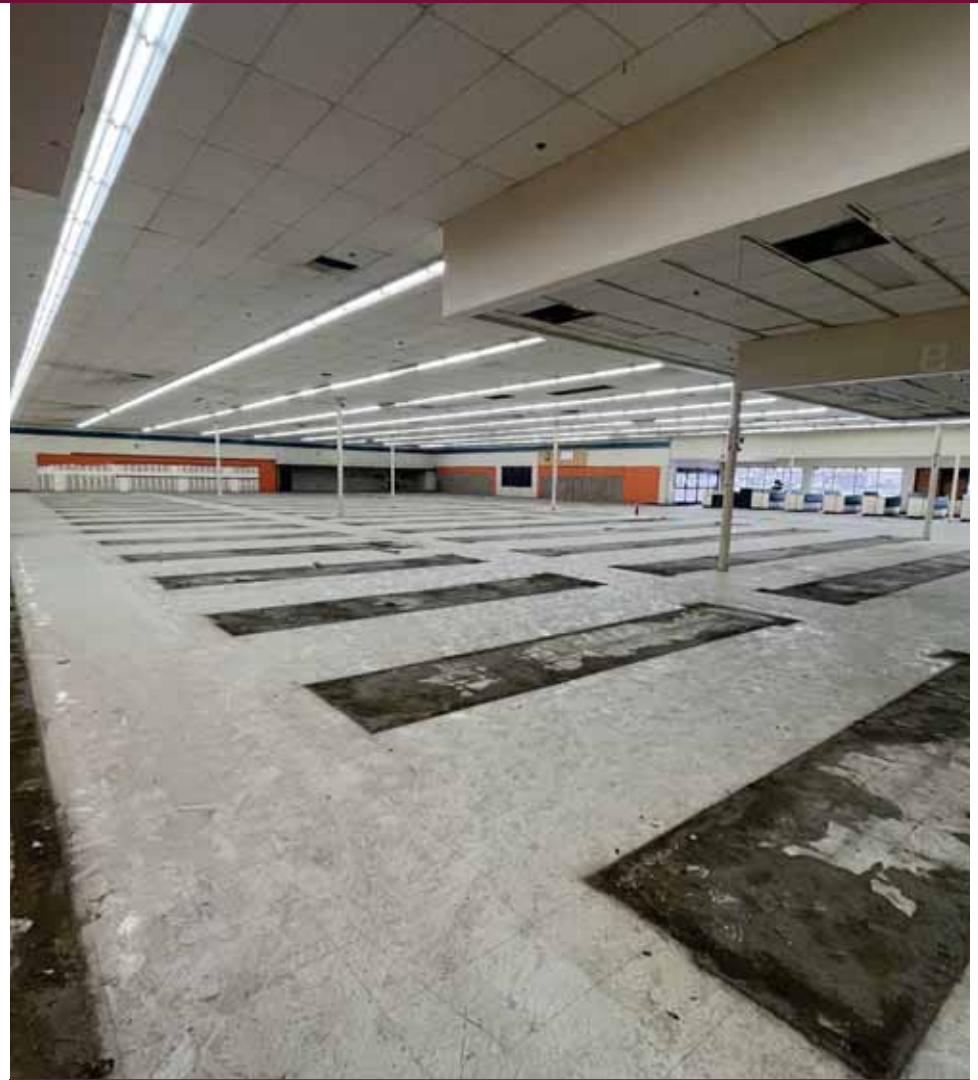
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Showroom | Sales Area



Showroom | Sales Area



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Outdoor Nursery



Display Area | Outdoor Nursery



Mezzanine Steel Rack Storage System



Receiving Area Dock High Roll Up Doors 8' W x 9' H



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