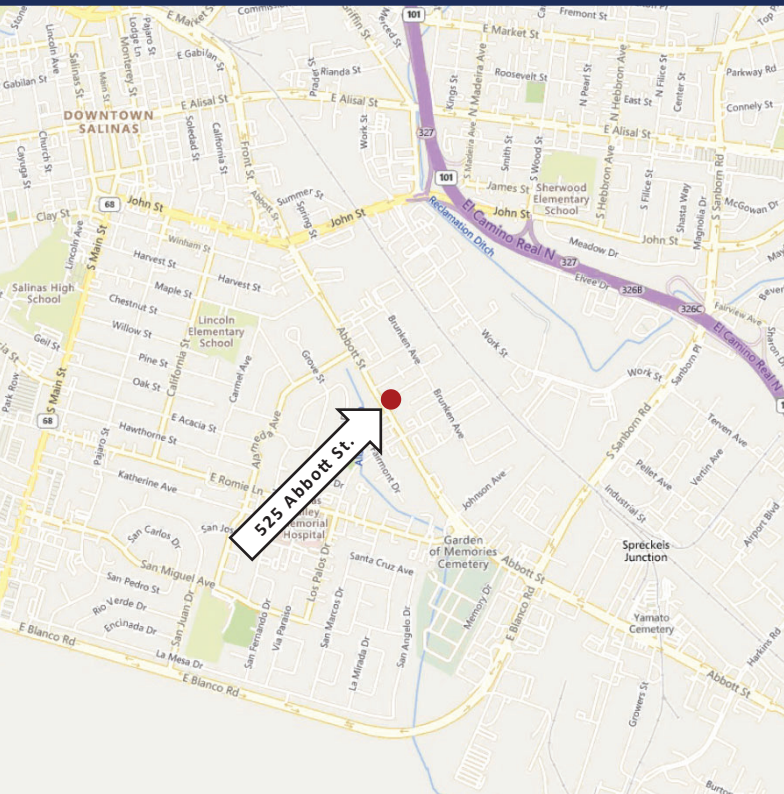


525 Abbott Street

Salinas, CA 93901

For Lease

Car Lot



Location: This property is located on Abbott Street, between Malarin Street and Chamberlain Street, in South Salinas. This is on a commercial arterial that features several car lots, medical offices, and new mixed-use developments.

Use: The design and historical use are as a used car lot, though the property could potentially be adapted to other commercial and/or medical uses.

APN: Portion of 002-491-031

Lot Size: 0.4± acres

This offering includes 0.4± acres that have a rectangular shape and 158± feet of frontage along Abbott Street. The lot is paved with asphalt that is in good condition. The owners intend to slurry coat the lot prior to a new lease.



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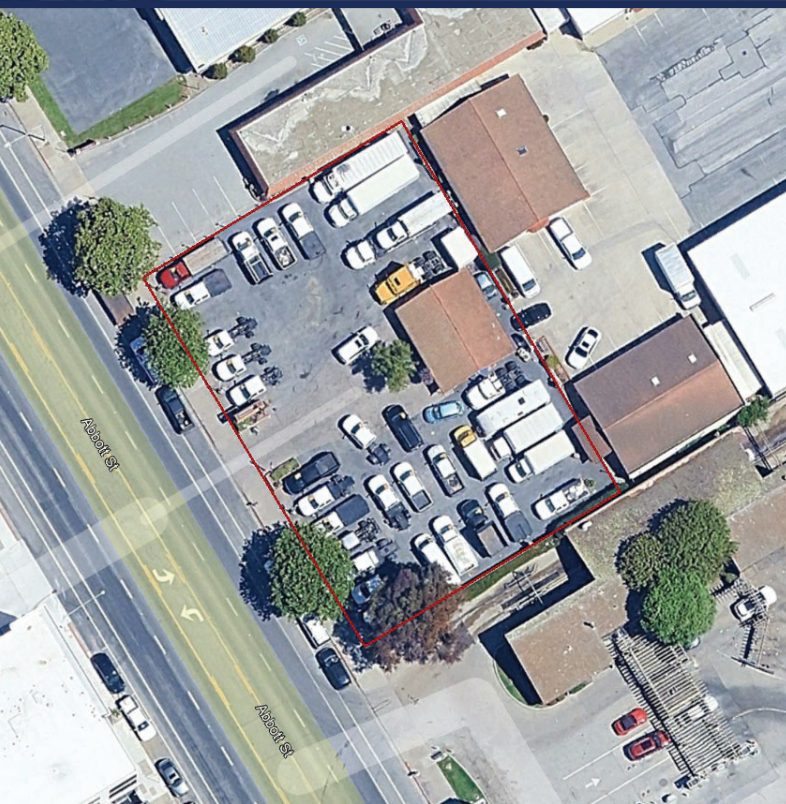
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525 Abbott Street

Salinas, CA 93901

For Lease

Car Lot



Sales Office: The property is improved with a 576± square foot sales office set toward the back of the lot. The office is being updated with new flooring, paint, etc.

Signage: There is one two-sided monument sign situated along the road frontage.

Rent: \$5,000 per month, modified gross.

Lease Type: Modified gross. Rent includes property taxes, fire insurance and sewer.

Term: Negotiable

**The information contained within this brochure, including the acreage and square footage shown, are estimates derived from sources that are deemed reliable but are not guaranteed. The maps are included in this offering for illustration purposes only and are not intended to represent a survey of the property.*



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