



NNN LEASING OPPORTUNITY

Investment Highlights

- True NNN lease with minimal landlord responsibility
- Located on North Main Street, a major Salinas commercial corridor
- Strong visibility and traffic exposure (30,000–35,000 ADT)
- Ideal for 1031 exchange and passive investors
- Stable Central Coast market with long-term demand

Area Demographics

1-Mile Radius

- Population: 18,000 – 22,000
- Median Household Income: \$90,000 – \$96,000
- Median Age: 32 – 34

3-Mile Radius

- Population: 75,000 – 95,000
- Median Household Income: \$88,000 – \$92,000
- Median Age: 32

Market Outlook

Retail sector expected to be steady and thriving in well-located areas, fueled by strong consumer spending and limited new supply. Declining interest rates (anticipated stabilization) should boost transaction activity and leasing. Neighborhood strips like this one invites (high-visibility, accessible) outperform regional malls, with tailwinds from essential retail and "missing middle" consumer trends. In Salinas: Growth potential from agriculture leadership, Monterey tourism spillover, and Bay Area proximity (one hour to Silicon Valley). Job growth in Monterey County is projected modest but positive (1% annually), supporting stable demand.

Location! Location! Location!

Strategically positioned on bustling North Main Street, this standout property thrives in Salinas' resilient retail market. With excellent visibility, heavy daily traffic (over 20,000 vehicles), and seamless access to US-101, it draws customers from a dense, growing trade area. Prime exposure on a major north-south artery near Northridge Mall and residential neighborhoods. Ideal for retail, services, fitness, dining, or essential businesses.

This offering is confidential and intended solely for qualified investors. Information is deemed reliable but not guaranteed and should be independently verified.



831-920-0554



waldrickpropertymgmt@gmail.com



Waldrickpropertymgmt.com