

FOR SALE / LEASE / BUILD-TO-SUIT

**SITE**

# Salinas Gateway

Northeast Quadrant of Highway 101 & Sala Road

Salinas, California

18 Acres · Fully Entitled · Highway Commercial Parcels · 1–5 Acre Parcels Available · Full Freeway Interchange –79,000 ADT

TOTAL SITE

**18 Acres**

BUILDABLE AREA

**±100,000 SF**

HIGHWAY 101

**79,000 ADT**

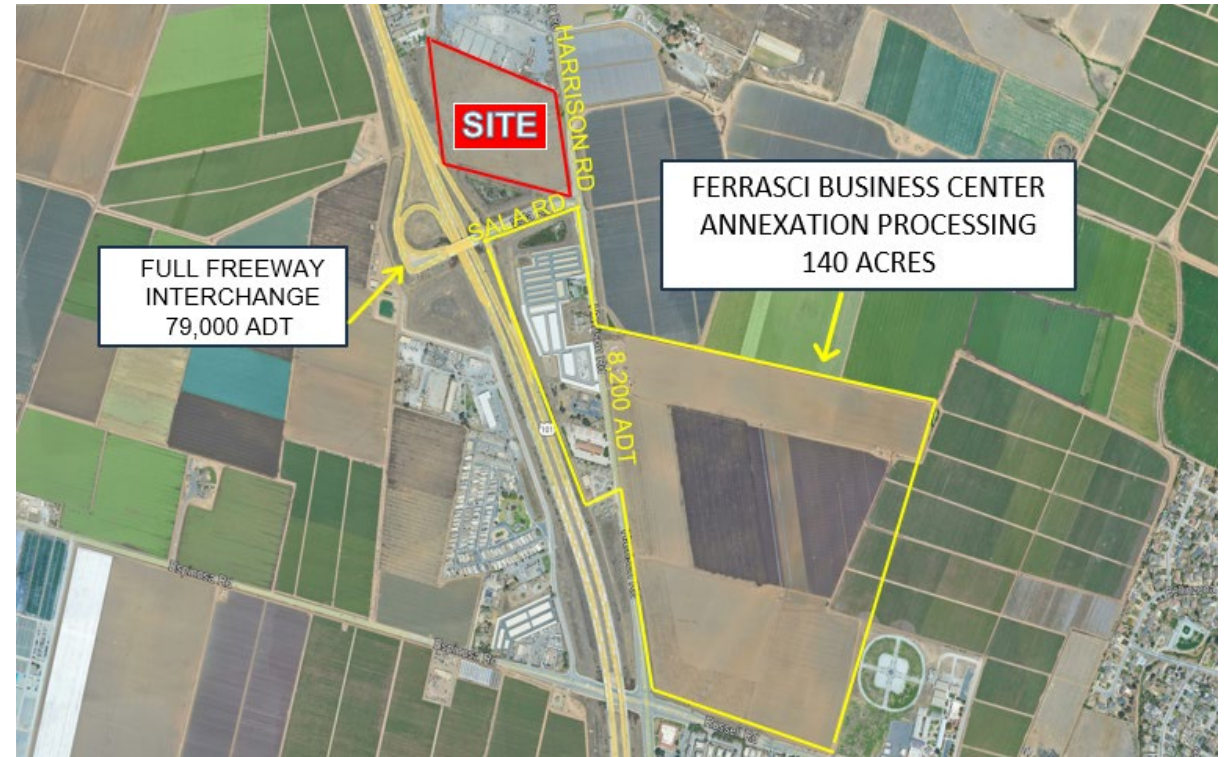
ENTITLEMENT

**Fully Approved**

# Property Overview

Salinas Gateway is a strategically positioned mixed-use development site comprising 18 acres with approximately 100,000 square feet of buildable area at the northeast quadrant of Highway 101 and Sala Road in Salinas, California. The site is freeway-visible with a full interchange, fully entitled by the County, and approved for a combination of retail, hospitality, and highway-oriented commercial uses.

<b>Address</b>	Harrison Road at Sala Road, Salinas, CA
<b>Offering</b>	For Sale / Lease / Build-to-Suit
<b>Total Site</b>	18 Acres
<b>Parcel Sizes</b>	1–5 Acre Parcels Available
<b>Buildable Area</b>	±100,000 Square Feet
<b>Highway 101</b>	79,000 ADT – Full Freeway Interchange
<b>Harrison Road</b>	8,200 ADT
<b>Entitlement</b>	Fully Entitled – County Approved



# Development Highlights

## Fully Entitled

All County development approvals are in place. No entitlement risk — ready for ground-up development.

## Full Freeway Interchange Access

Direct on/off access at the Sala Road / Hwy 101 interchange carrying  $\pm 79,000$  vehicles per day with full freeway visibility.

## Flexible Parcel Configuration

1 to 5 Acre parcels available — accommodating QSR, retail, hotel, gas/truck fueling, and mixed highway commercial uses.

## Approved Development Mix

Entitlements include 4 QSR pads, a gas station & truck fueling center,  $\pm 57,000$  SF of retail, and a 95-room hotel up to 45' height.

## Dominant Retail Gateway Position

Positioned north of Salinas' established retail corridor. Site is the first significant commercial node travelers encounter entering the city.

## Ferrasci Business Center Proximity

Adjacent to the 140-acre Ferrasci Business Center annexation currently processing — significant long-term employment and demand driver.

# Approved Development Program

## Four (4) Quick Serve Restaurant Pads

Drive-through and pad-ready QSR sites fronting freeway visibility corridor

## Gas Station & Convenience Store

Full-service fuel station with truck fueling capability

## Retail Space

±57,000 SF of highway-oriented retail in multiple configurations

## Hotel

95-room hotel, maximum 45 feet in height — hospitality anchoring the gateway

## Freeway Pylon Sign

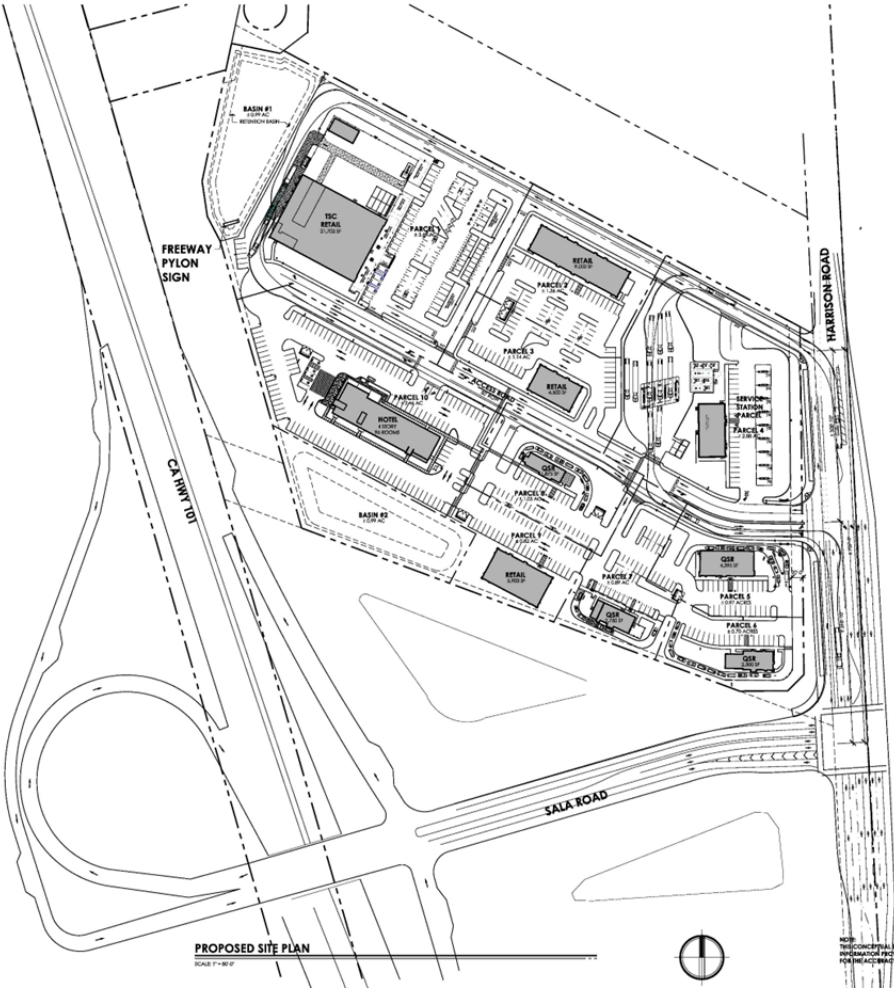
High-visibility pylon signage program included in entitlements

## Flexible Parcel Sales

1–5 Acre parcels available for sale, ground lease, or build-to-suit



# Proposed Site Plan



# Interchange Aerial



# Regional Retail Context



## SALINAS MARKET

City Population	±165,000
Metro Area	±450,000
Monterey County	±440,000

## TRAFFIC COUNTS

Highway 101	79,000 ADT
Harrison Road	8,200 ADT

## NEARBY RETAILERS

Northridge Mall	Macy's · JCPenney · Cinemark
Power Center	Kohl's · Target · Lowe's · Costco
QSR	Starbucks · BW3 · Food4Less



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Highway 101 & Sala Road

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