

PRICE REDUCED TO \$ 1,495,000

FOR SALE

**PROFESSIONAL MEDICAL BUILDING
RARE OWNER/USER OPPORTUNITY**

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

 **CUSHMAN &
WAKEFIELD**

262 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 **5,241 SF** constructed in **1980**, providing a solid and functional layout.
- **Functional Interior:** Features **8+ 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

APN #: 016-340-010

Building Size: Approximately 5,241 SF
Lot Size: Approximately 3,348 SF

Year Built: 1980

Zoning: CO (Commercial Office)

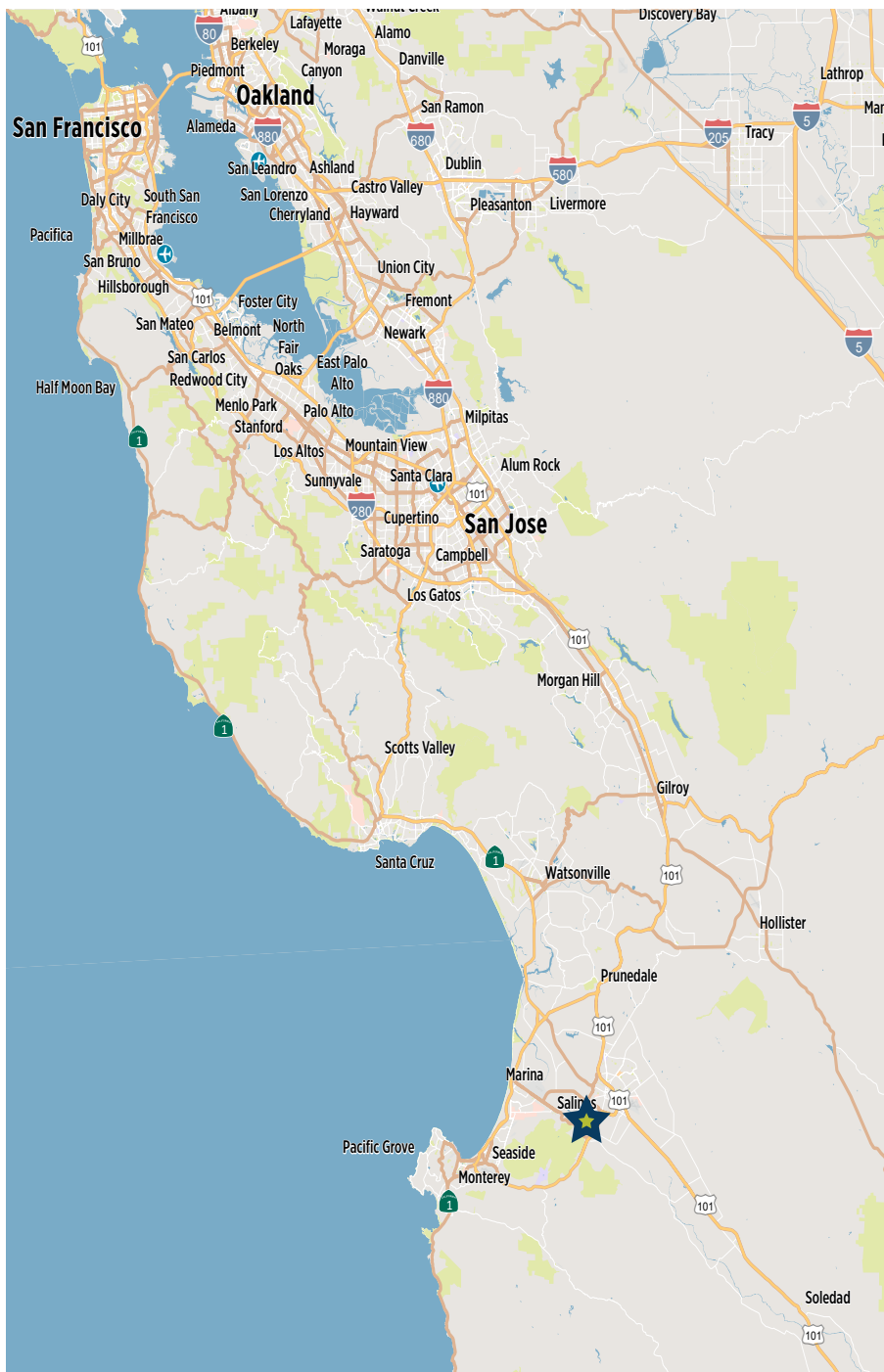
Parking: Part of the Los Palos Medical Village Planned Unit Development with shared parking for 91 vehicles

Interior Features:

- 8+ Exam Rooms
- Multiple Private Offices
- Dedicated Work Areas
- Restrooms

Association Dues: \$1,650 Monthly covering parking lot / ground maintenance, building insurance, project painting, and trash





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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

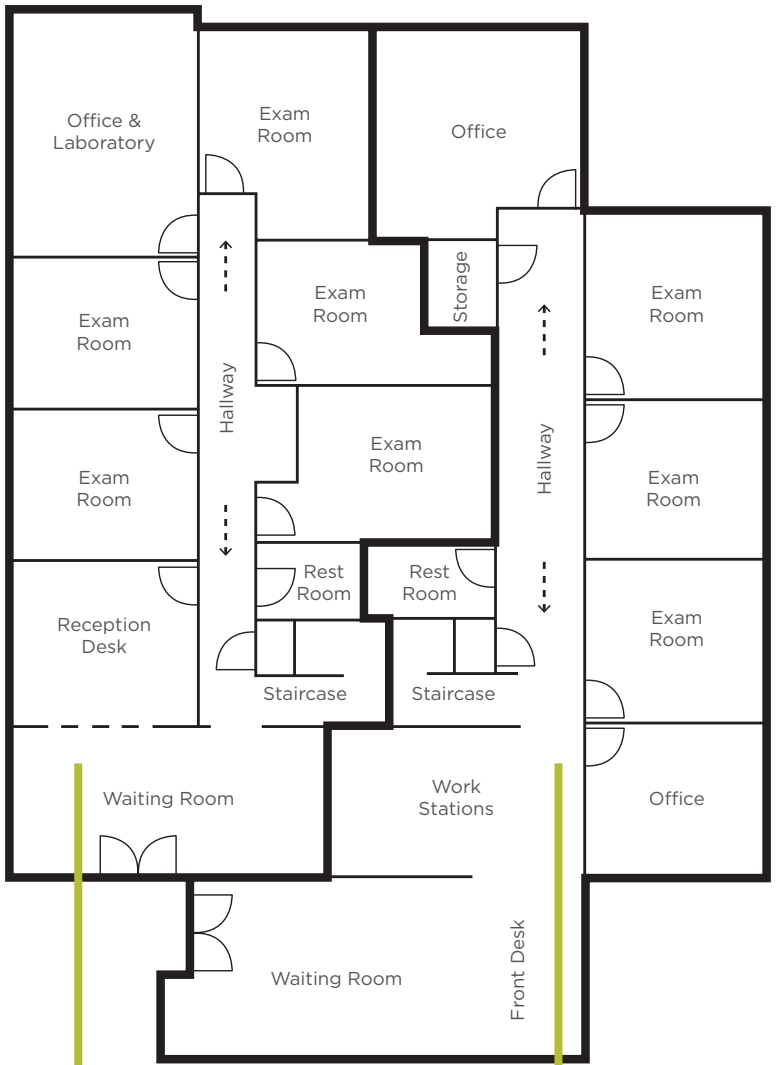
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Floor Plan



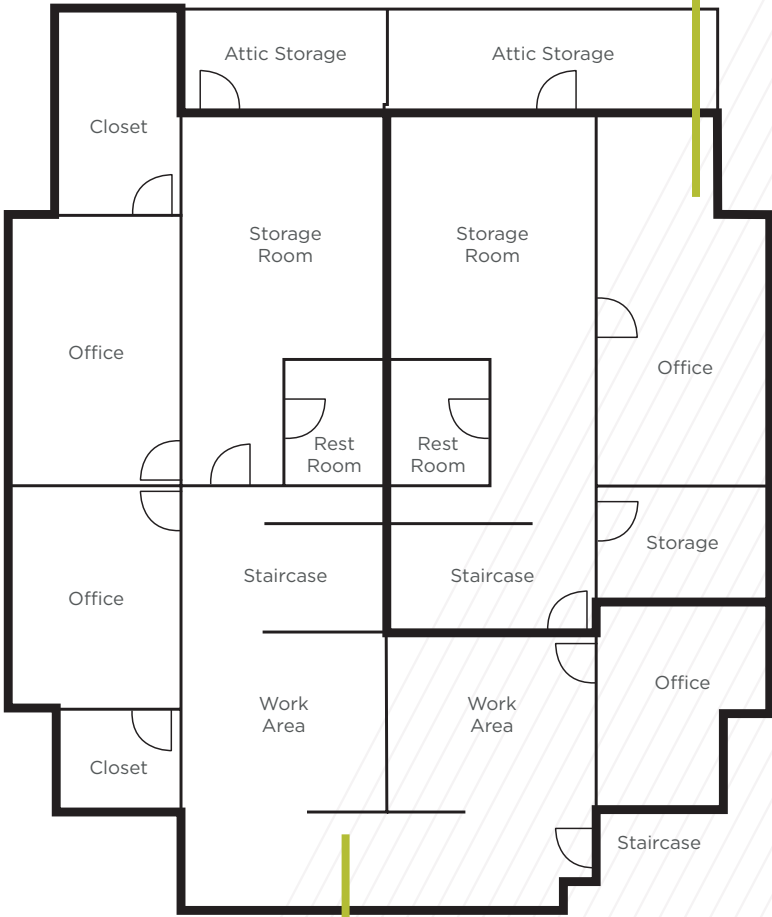
UNIT B | 1ST FLOOR
AREA: 1,464 SF

UNIT A | 1ST FLOOR
AREA: 1,528 SF

Occupied M-to-M

UNIT A | 2ND FLOOR
AREA: 747 SF

Occupied M-to-M



UNIT B | 2ND FLOOR
AREA: 1,502 SF

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