



## SALINAS FREE STANDING RESTAURANT BUILDING

1616 N MAIN ST., SALINAS, CA 93906

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**MAHONEY**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

## TABLE OF CONTENTS

Executive Summary	3
Investment Overview	4
Property Photos	5 - 6
Tax Map	7
Use Restriction & Disclosure	8
Location & Trade Area	9
Location Overview	10 - 12
Monterey County	13
Mahoney & Associates	14
Disclaimer	15

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## EXECUTIVE SUMMARY

Asking Price

**\$3,900,000**



BUILDING SIZE

**± 5,000 SF**



LOT SIZE

**± 46,609 SF**



YEAR BUILT

**1990**



PARKING

**± 71 SPACES**



AVERAGE DAILY TRAFFIC

**19,000+ ADT**

**Mahoney & Associates** is pleased to present the exclusive listing of 1616 N. Main Street, Salinas, California — a rare freestanding pad-site building offered for sale at \$3,900,000. Positioned directly in front of Harden Ranch Plaza on one of the Central Coast's most active retail corridors, this is an exceptional opportunity to acquire a highly visible, land-rich commercial asset delivered vacant and free of lease encumbrances.

### PROPERTY OVERVIEW

Address	1616 N Main St., Salinas, CA 93906
APN	211-232-005
Lot Size	± 46,609 SF
Building Size	± 5,000 SF
Zoning	<a href="#">CR (Commercial Retail)</a> Supporting retail, restaurant, medical/ dental, financial, and service uses

### PROPERTY HIGHLIGHTS

- Freestanding pad-site — no shared walls, full signage opportunity, independent identity
- ±1.07 acres of land providing flexibility for drive-through, patio, or parking reconfiguration
- ±71 parking spaces — approximately 14 per 1,000 SF, far exceeding standard retail requirements and ideal for restaurant, medical, or high-turnover uses
- Delivered vacant — no lease encumbrances, immediate control at close of escrow
- Fronting Harden Ranch Plaza, the #1 most-trafficked power center in the region
- Proximate access to Highway 1, serving the broader Central California Coast

## INVESTMENT OVERVIEW

Opportunities to own a freestanding, pad-positioned building of this caliber — on over an acre of land, fronting a dominant regional power center — are uncommon in this market. The property offers a new owner complete flexibility: occupy the space for their own business, lease to a single national or regional tenant, or reposition the building entirely to take advantage of the site's exceptional fundamentals.

Built in 1990 as part of the original Harden Ranch Plaza development, the building sits on  $\pm 46,609$  square feet ( $\pm 1.07$  acres) of land and features  $\pm 5,000$  square feet of building area, yielding an outstanding parking ratio of approximately 14 spaces per 1,000 square feet — among the most generous ratios available for a building of this size anywhere in the market. For operators requiring convenient, abundant parking — restaurants, medical/dental, financial services, or high-turnover retail — this site is purpose-built for it.

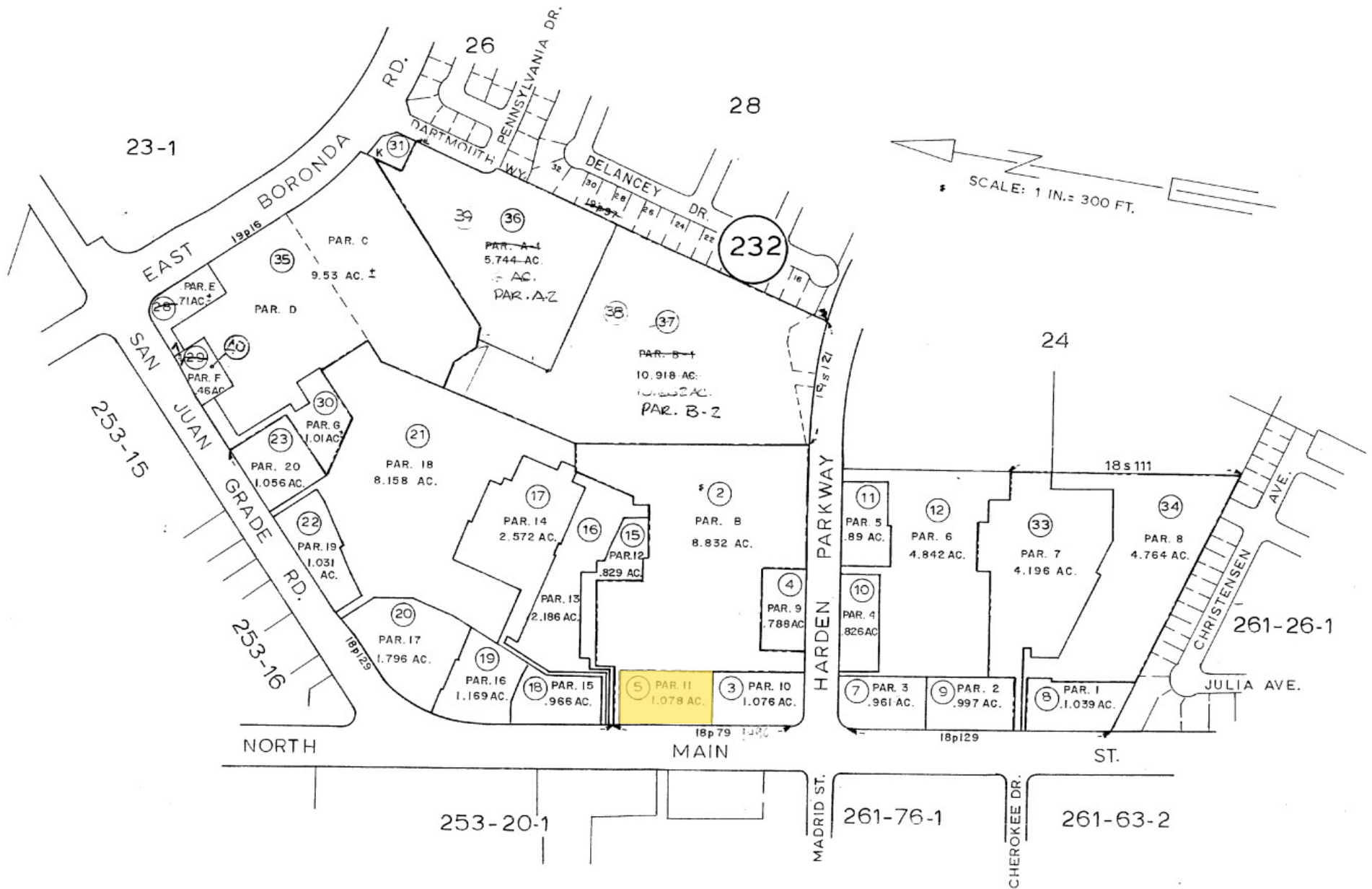
The property will be delivered vacant, providing a clean slate for the next owner with no tenant obligations to navigate.







# TAX MAP



## USE RESTRICTIONS & DEED COVENANT DISCLOSURE

### **Current Permitted Use**

Under the recorded Deed Restrictions, the property's designated permitted use is a full-service, on-site sit-down restaurant. The existing occupant, Chef Lee's Mandarin Restaurant, operated in compliance with this designation for over 30 years.

### **Use Change Process**

A buyer seeking to operate the property for a use other than the current designated use will need to obtain prior written consent from the Grantor — currently Harden Ranch Plaza's ownership and management. Buyers are encouraged to engage directly with plaza management early in their due diligence process to confirm approved uses for their intended purpose. The Deed Restrictions include a list of specifically prohibited uses which is available for review upon request and should be examined carefully by any prospective buyer and their counsel.

### **Right of First Refusal**

The plaza ownership holds a contractual Right of First Refusal on any sale of the property. Upon execution of a purchase and sale agreement, the seller is required to transmit the offer to the Grantor, who has 30 days to elect to match the terms and acquire the property. Buyers should account for this timeline in their escrow planning.

### **Restriction Term**

The recorded Deed Restrictions are in effect through approximately November 2049, at which time they expire by their own terms.

### **Seller and Broker Disclosure**

All information regarding the Deed Restrictions set forth herein has been derived from recorded documents. Mahoney & Associates makes no representation as to the enforceability, interpretation, or current status of these restrictions. Prospective buyers are strongly encouraged to consult with legal counsel and to conduct their own independent review of all recorded documents, title reports, and covenants affecting the property prior to submitting an offer or removing contingencies.

## LOCATION & TRADE AREA

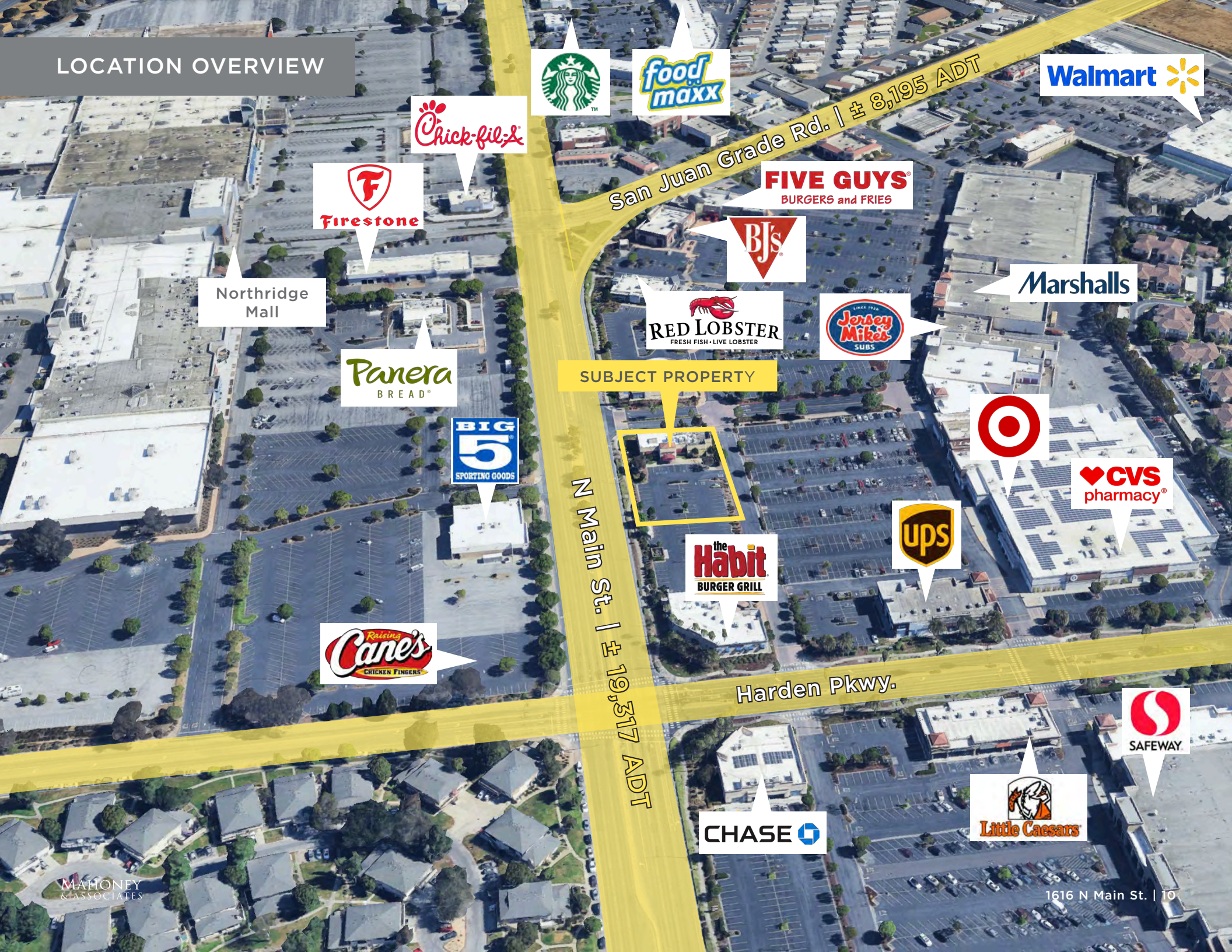


1616 N. Main Street occupies a premier pad position fronting Harden Ranch Plaza, the dominant retail destination in the Salinas Valley and one of the top-performing power centers in the state. Harden Ranch Plaza encompasses over 700,000 square feet of top-performing retailers and ranks as the number one most-trafficked power center in the region, placing in the top 10% in California and top 4% nationally per Placer.AI — with year-over-year customer visit growth of 6.6% in 2024.

Immediate co-tenancy includes Target, Walmart, Safeway, Marshalls, Ross Dress for Less, and Michaels, complemented by daily-needs and dining draws such as Olive Garden, Five Guys, The Habit Burger Grill, Jersey Mike's, Jamba Juice, Jack in the Box, Mountain Mike's Pizza, and Little Caesars — ensuring a consistent, high-volume flow of consumers to the immediate trade area throughout the day.

The subject property lies along the edge of North Main Street which sees over 19,000 vehicles per day passing the site, providing continuous exposure to the full breadth of Salinas' consumer base. Combined with convenient access to Highway 1, the property draws from well beyond the immediate neighborhood, capturing shoppers, diners, and service-seekers from throughout the greater Monterey Bay region.

LOCATION OVERVIEW



Northridge Mall



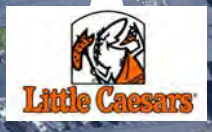
SUBJECT PROPERTY



N Main St. | ± 19,317 ADT



Harden Pkwy.





SUBJECT PROPERTY

La Selva Beach

Freedom

Interlaken

Gilroy

Carnadero  
Miller

Watsonville

Johnston  
Corner

Pajaro Dunes

Las Lomas

Logan  
Aromas

River Oaks

Sargent

Moss Landing

Elkhorn

San Juan  
Bautista

Morse

Castroville

Prunedale

Nashua

San Acres

Marina

Bolsa Knolls

Boronda

Salinas

Seaside

Springtown

Del Rey Oaks

WeatherTech  
Raceway Laguna Seca

Spreckels

Fort Ord National  
Monument

Monterey Zoo

Spence

San Benancio

Chualar

MAHONEY  
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Garland Ranch  
Regional Park

1616 N Main St. | 11

# ABOUT SALINAS

Salinas is the capital of the Salinas Valley, which has long been known as “The Salad Bowl of the World” for its fresh produce, and which is also renowned for its flowers and vineyards. More recently, the region is emerging as a world hub of agricultural technology, or agtech.

Although agriculture is the foundation of the local economy, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Taylor Farms, and Salinas Valley Memorial Hospital.

## History

In the mid-1800s, Salinas’ agricultural industry began to grow. In 1867, several local businessmen laid out a town plan and enticed the Southern Pacific Railroad to build its tracks through Salinas.

Agriculture continued as the area’s major industry and by the end of World War I, the “green gold” growing in the fields helped make Salinas one of the wealthiest cities (per capita) in the United States. Today, the agriculture industry in Monterey County generates \$8.1 billion annually to the local economy.



In 1924 Salinas had the highest per capita income of any city in the United States. During the growing seasons of the Great Depression, the volume of telephone and telegraph transmissions originating in Salinas was greater than that of San Francisco. This activity was reflected in a burst of building construction, many employing the streamlined shapes and organic patterns of Art Deco or Art Moderne. Many examples remain, including the National Register-listed Monterey County Courthouse and the Salinas Californian newspaper building.

## 2025 Demographics

Population	162,000
Median Household Income	\$90,500
Median Home Value	\$660,000
Per Capita Income	\$29,650
Median Age	32.4

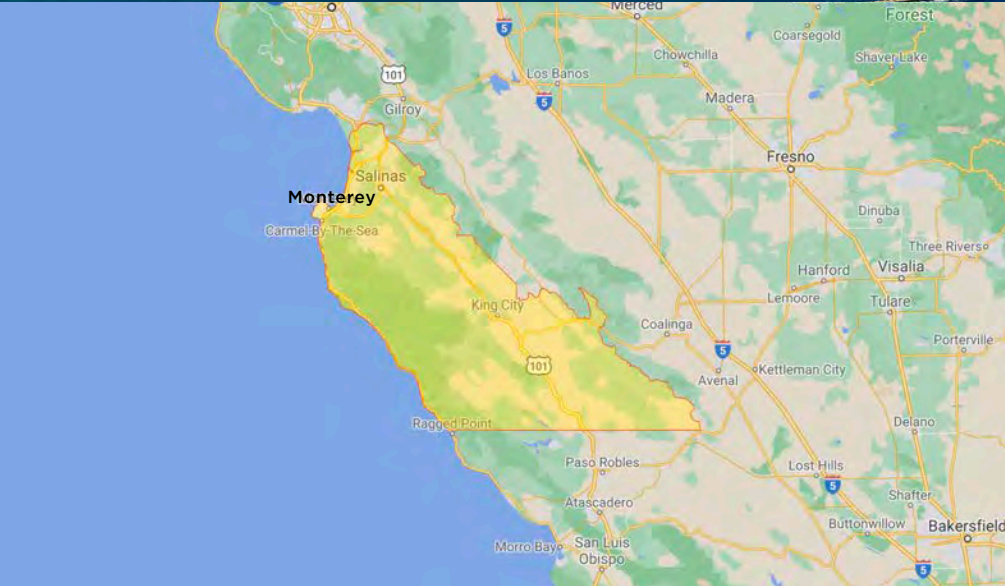
## Housing

Salinas is a community of neighborhoods with a wide variety of housing options. With Victorians and the historic Spanish influence, Salinas provides renters and homebuyers a housing assortment, from modest cottages and modern townhouses to spacious “rancheros” nestled in the oak-dotted countryside.

Newer developments provide attractive and imaginative tract homes and condominiums alongside the many modern homes in well-established neighborhoods. Newcomers and longtime residents will find a neighborhood to their liking, regardless of whether they are looking for something larger to accommodate a growing family, or simply want to find smaller quarters for their retirement years.

Salinas offers approximately 39,175 housing units of which 20,881 are detached single family residences, 2,863 are attached single family residences, 3,341 two to four unit multifamily complexes, 10,833 apartment units, and 1,257 mobile homes. The residential vacancy rate is approximately 3½% at any time during the year.

# MONTEREY COUNTY OVERVIEW



## REGIONAL HIGHLIGHTS



Major US  
Agricultural  
Hub



Large  
Tourism  
Sector



Military  
Presence



## ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



## 2025 DEMOGRAPHICS

433,729

Population

132,170

Households

35.3

Median Age

\$97,230

Median  
Household  
Income

## MAHONEY & ASSOCIATES

UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...  
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE  
VALUES.

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

We would be honored to sit down with you—listen to your story, understand your goals, learn about your property, and explore the challenges and opportunities you face. Every property has its own unique potential, and we've found that no single solution fits all. That's why we're committed to creating customized strategies that reflect your vision and respect the interests of all stakeholders involved.

There's nothing more rewarding to us than driving past a property where we've partnered with an owner and seeing the transformation—a thriving new business, a revitalized income stream, a heartfelt tribute to a loved one, or a once-forgotten landmark brought back to life. These outcomes remind us that our work is about more than just real estate—it's about legacy, impact, and community.

We look forward to working with you to bring that vision to life.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$5 BILLION**

IN TRANSACTION VOLUME

**2,000+**

ASSETS SOLD

**6,000,000**

SQUARE FEET LEASED

**1,750+**

LEASE TRANSACTIONS

## DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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