

# Prime South Retail Building For Lease

900 S. Main St.  
Salinas, CA 93901



**CUSHMAN &  
WAKEFIELD**

**MAHONEY  
& ASSOCIATES**



# PROPERTY OVERVIEW

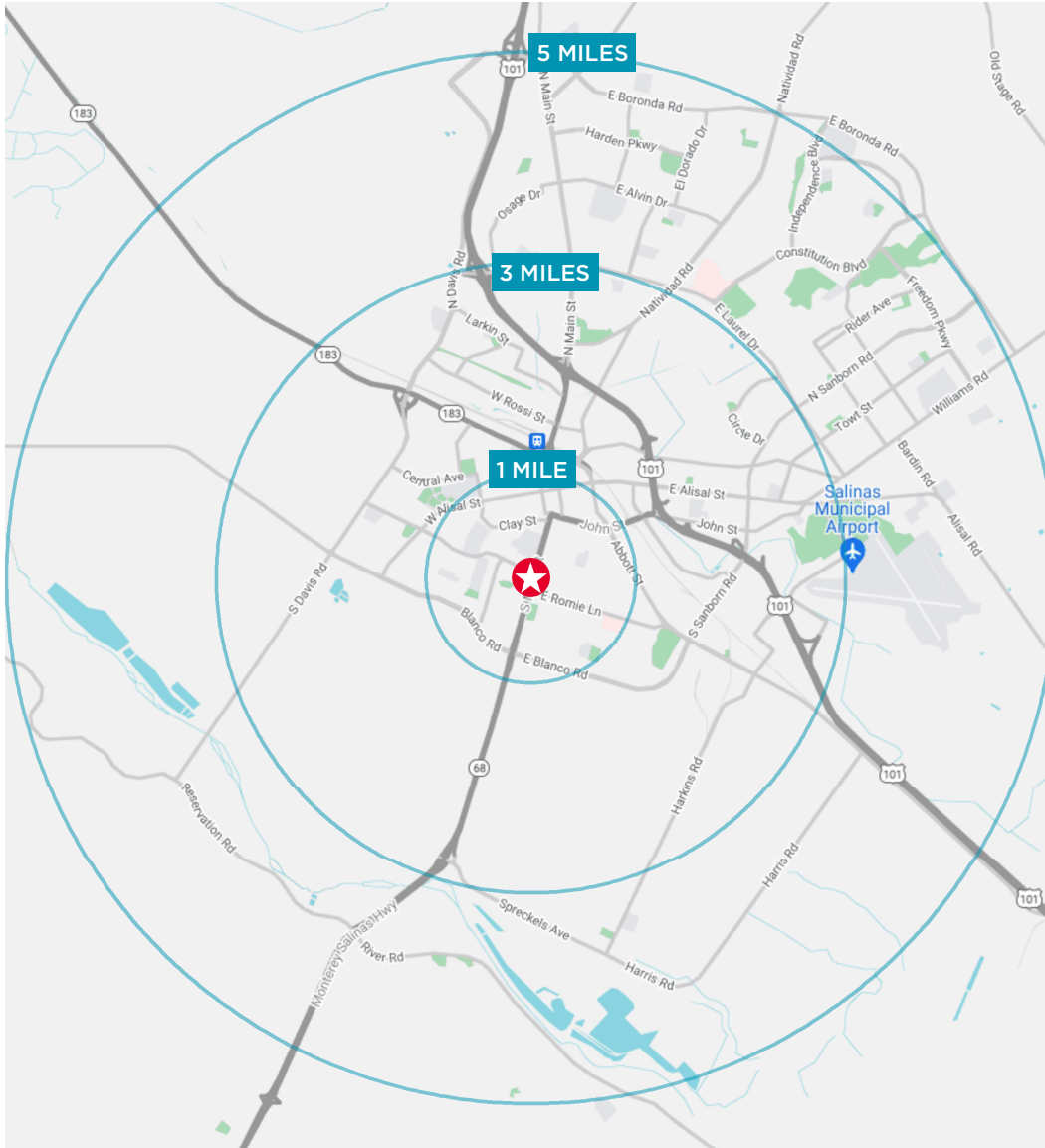
**Cushman & Wakefield and Mahoney & Associates** is pleased to present to the market 900 S. Main St. in South Salinas. The property includes an approximately 5,800 SF retail building located on the hard corner of Acacia and South Main, which was previously occupied by Central Coast Federal Credit Union (CCFCU). The property benefits from abundant shared parking in the rear of the property.

<b>APN:</b>	002-542-011
<b>Total Building SF:</b>	±5,800
<b>Lot Size:</b>	±9,000 SF
<b>Zoning:</b>	MX - Mixed Use
<b>Year Built:</b>	1954
<b>Parking</b>	Excellent - Part of the Valley Center Business District Association
<b>Traffic Counts:</b>	33,456 CBD
<b>Asking Rent</b>	<b>\$7,500 NNN, Monthly</b>





# DEMOGRAPHICS



## 1 MILE RADIUS

**19,715**  
Total Population

**30,267**  
Daytime Population

**\$105,726**  
Average HH Income

**38.7**  
Median Age

## 3 MILE RADIUS

**100,868**  
Total Population

**107,661**  
Daytime Population

**\$92,098**  
Average HH Income

**31.3**  
Median Age

## 5 MILE RADIUS

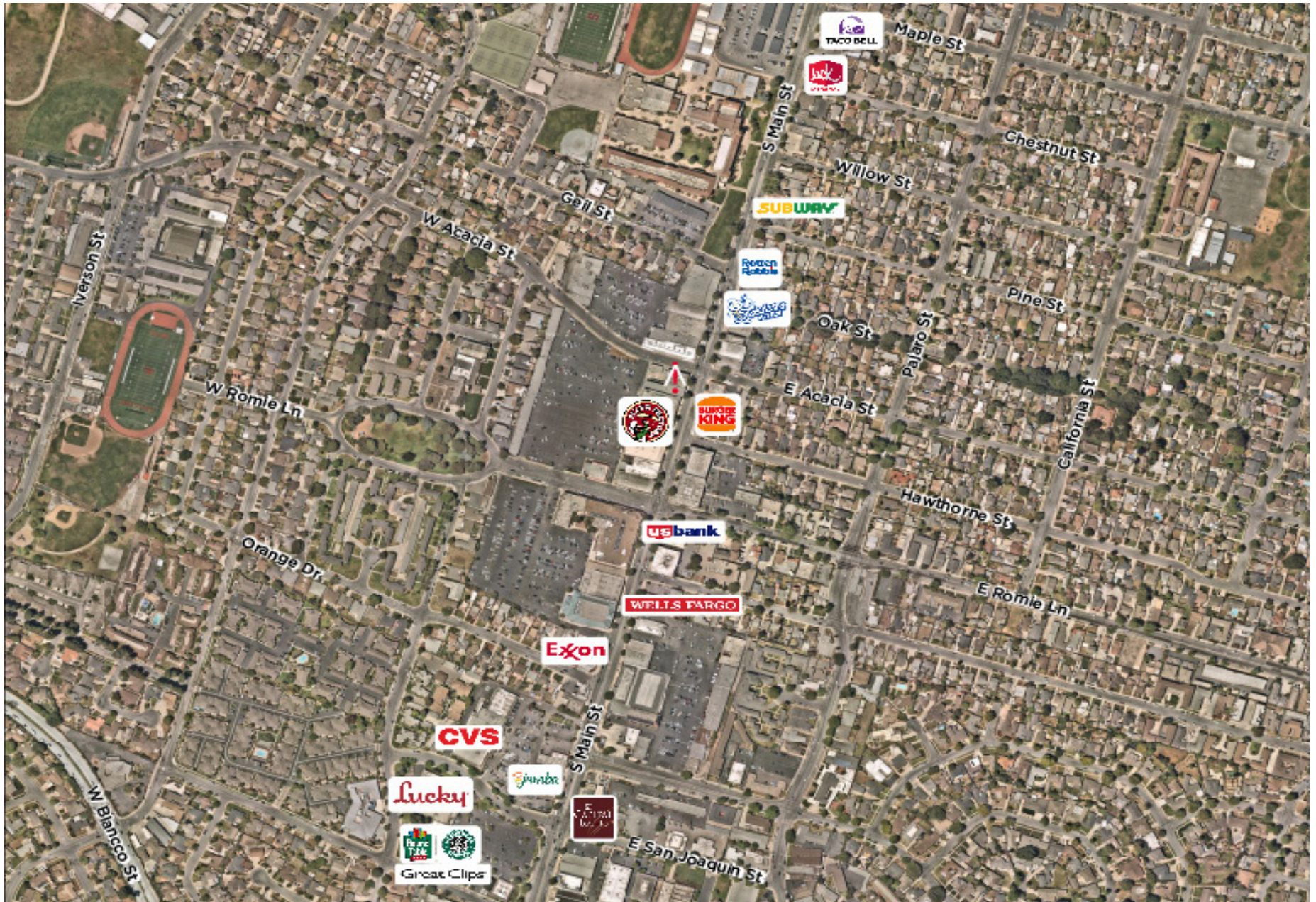
**176,085**  
Total Population

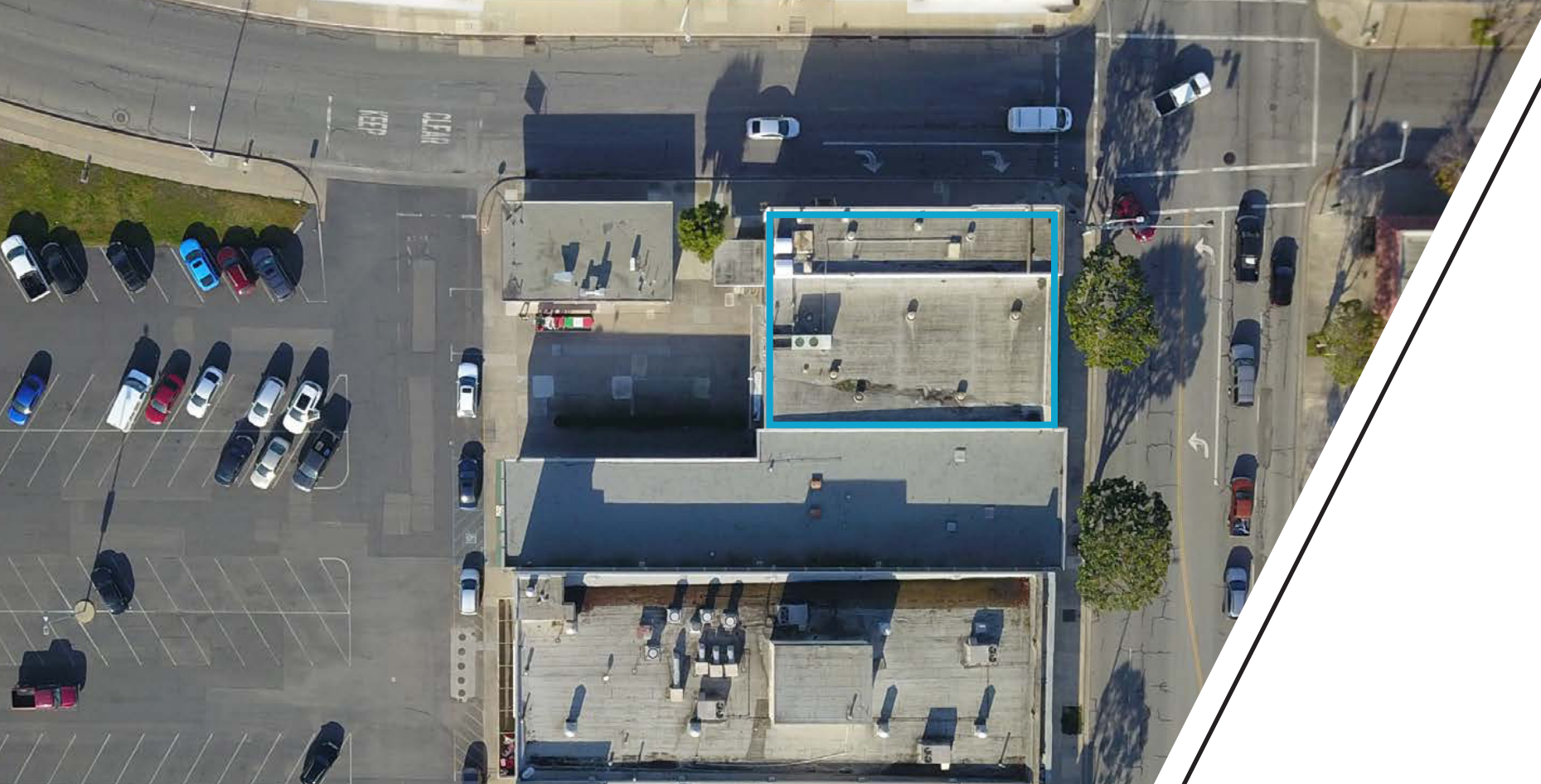
**161,214**  
Daytime Population

**\$106,564**  
Average HH Income

**31.1**  
Median Age

# RETAIL MAP





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