



PREMIER RETAIL PAD COMMERCIAL PAD AT SOLEDAD'S HWY 101 INTERCHANGE

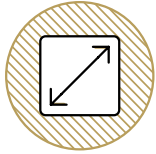
NWC FRONT STREET & NESTLED RD, SOLEDAD, CA 93960

FOR LEASE



EXECUTIVE SUMMARY - AVAILABLE: ±2.3 AC PAD SITE

NWC Front Street & Nestled Rd,
Soledad, CA 93960



GLA

±110,188 SF



LOT SIZE

+2.30 AC

EXECUTIVE SUMMARY

NWC Front Street & Nestled Road offers a rare ±2.3-acre commercial development opportunity strategically positioned at the Highway 101 interchange in Soledad, CA. Located within the Salinas Valley's growing southern corridor and adjacent to established retail demand generators, the property benefits from strong freeway visibility, regional accessibility, and a virtually uncontested retail supply environment. As one of the last remaining large pad sites at the Soledad interchange, this offering presents a compelling opportunity for drive-thru QSR, fuel, retail, medical, or service-oriented development serving both local residents and the significant Highway 101 pass-through population.

- **Highway 101 Frontage & Interchange Visibility**
Direct exposure to Highway 101 travelers with signalized access and interchange proximity, capturing both commuter and agricultural workforce traffic throughout the day.
- **Unmet Retail Demand in an Underserved Market**
– Soledad is a chronically under-retailed community with limited national credit tenants relative to its population base, creating a first-mover advantage for incoming operators
- **Monument Signage Opportunity**
Ability to capture freeway and corridor traffic with large-scale signage visible to northbound and southbound Highway 101 motorists.
- **Flexible Transition Structure**
Available for Fee Simple Sale, Ground Lease, or Build-to-Suit to accommodate a wide range of operator and investor requirements.
- **Broad Commercial Zoning**
Supports a wide range of commercial uses including drive-thru QSR, fuel/convenience, retail, medical, and hospitality.
- **Strategic Salinas Valley Location**
Soledad anchors the mid-valley trade area, serving a regional population of agricultural workers, residents, correctional facility employees, and highway travelers with limited nearby alternatives.



VALIDATED TRADE AREA & MARKET DEMAND



COLLECTION STREET	CROSS STREET	VEHICLES PER DAY
Front St	Nestles Rd S	12,509
El Camino Real	-	36,266
Front St	Nestles Rd NE	34,015
US 101	Front St NW	37,546
El Camino Real S	Front St NW	37,157

AN UNDERSERVED MARKET WITH PROVEN REGIONAL DEMAND

Soledad represents one of the Salinas Valley's most underretailed communities relative to its daytime and residential population. The city's economy is anchored by year-round agricultural employment, correctional facility operations, and a growing residential base. All generating consistent, daily consumer spending with limited local retail options to capture it. This structural supply-demand imbalance creates an exceptional opportunity for incoming retail operators to capture outsized sales volumes relative to national averages.

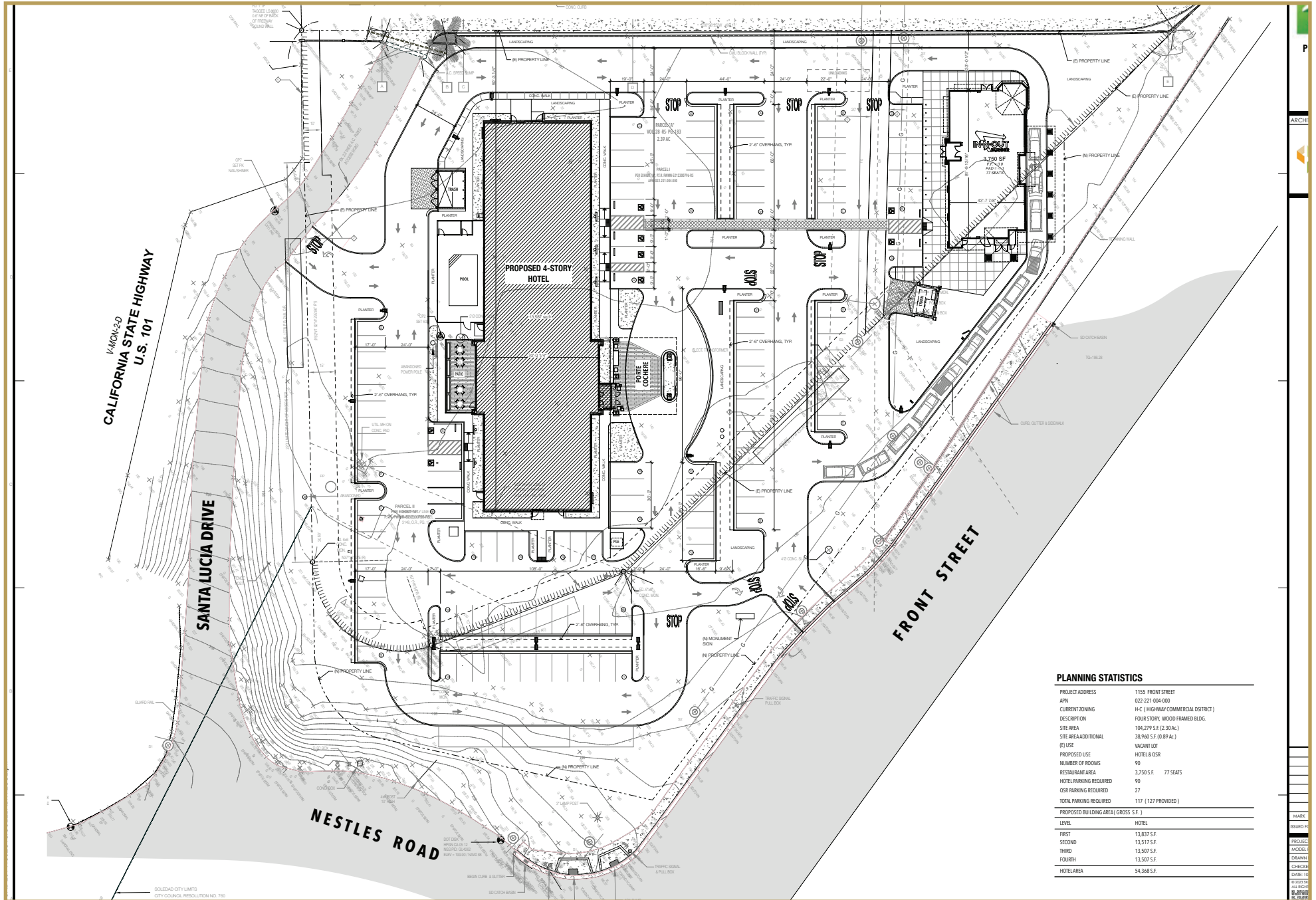
WHY THIS MATTERS

The concentration of agricultural workforce activity, highway pass-through traffic, and a retail-starved local population creates ideal conditions for high-performing QSR, fuel, convenience, and service-oriented tenants. Comparable Salinas Valley markets with similar demographic profiles and highway access have produced top-quartile national sales performance across multiple QSR and convenience categories.

(Traffic count and QSR sales validation data to be inserted upon completion of traffic study and comparable sales analysis.)



POTENTIAL SITE PLAN



PLANNING STATISTICS

PROJECT ADDRESS	1155 FRONT STREET
APN	022-221-004-000
CURRENT ZONING	H-C (HIGHWAY COMMERCIAL DISTRICT)
DESCRIPTION	FOUR STORY, WOOD FRAMED BLDG
SITE AREA	104,279 S.F. (2.38 AC.)
SITE AREA ADDITIONAL	38,948 S.F. (0.89 AC.)
EXISTING USE	VACANT LOT
PROPOSED USE	HOTEL & GSR
NUMBER OF ROOMS	90
RESTAURANT AREA	3,750 S.F. 77 SEATS
HOTEL PARKING REQUIRED	90
GSR PARKING REQUIRED	27
TOTAL PARKING REQUIRED	117 (127 PROVIDED)
PROPOSED BUILDING AREA (GROSS S.F.)	
LEVEL	HOTEL
FIRST	13,837 S.F.
SECOND	13,517 S.F.
THIRD	13,507 S.F.
FOURTH	13,507 S.F.
HOTEL AREA	54,368 S.F.



TENANT MAP



MARKET CHARACTERISTICS & DEMOGRAPHIC PROFILE

SOLEDAD, CA

Soledad serves as a key commercial anchor along the mid-Salinas Valley corridor, strategically positioned along U.S. Highway 101 between Salinas and King City. The city captures demand from surrounding agricultural communities, Highway 101 travelers, and the Correctional Training Facility (CTF) employment base, creating stable year-round consumer activity with limited local retail competition.

Positioned at the intersection of Front Street and Highway 101, the subject property benefits from direct interchange visibility and access within Soledad's primary commercial gateway. Despite strong commuter and workforce traffic, the market remains significantly underretailed relative to its regional demand drivers, creating a compelling first-mover opportunity for incoming retail, fuel, QSR, and service-oriented operators.

DEMOGRAPHIC SUMMARY

POPULATION	2 MILE	5 MILES	10 MILES
2025 Population	19,511	26,416	53,463
2030 Population Projection	19,564	26,433	53,135
Annual Growth 2025-2030	0.1%	0%	-0.1%
Median Age	31.1	36.6	33.4
INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$101,464	\$101,343	\$98,556
Median Household Income	\$85,631	\$85,263	\$81,617

Sources: City of Soledad; Monterey County Economic Development; California Department of Corrections and Rehabilitation; California Department of Transportation (Caltrans).

HIGHWAY 101 RETAIL CORRIDOR

STRATEGIC MID VALLEY CONNECTIVITY

Positioned directly along U.S. Highway 101, the property captures northbound and southbound commuter traffic traveling between the Bay Area and Southern California, benefiting from strong interchange visibility and regional accessibility.

SALINAS VALLEY AGRICULTURAL ECONOMY

CONSISTENT WORKFORCE DRIVEN DEMAND

The Salinas Valley is one of the nation's most productive agricultural regions, generating stable year-round workforce activity and daily consumer spending patterns that support retail, fuel, convenience, and food service demand.

CORRECTIONAL TRAINING FACILITY (CTF)

STABLE EMPLOYMENT & CAPTIVE CONSUMER BASE

The California Correctional Training Facility represents one of the region's largest employment centers, generating consistent commuter traffic and a reliable consumer base for convenience-oriented retail operators throughout the Highway 101 corridor.



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

SAM TALLMAN

ASSOCIATE VICE PRESIDENT

O 628.203.8580 C 408.314.5808

SAM@ALPHARE.COM

LIC #01935917

STEVE KALYK

DIRECTOR

O 628.203.8489 C 415.813.0019

STEVE@ALPHARE.COM

LIC #02018743

KELSEY SHEPPEL

O 415.376.3765 C 925.984.9704

KELSEY@ALPHARE.COM

LIC. #02126570

- BROKER -

BRADEN CROCKETT

LIC # 1946071(CA)