

# Large Open Floor Plan Retail Space Available



FOR LEASE | \$0.85 PSF + NNN

1228 S Main St. | Salinas, CA 93901

James Kendall | DRE #02010395 & Josh Jones | DRE #01352818

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE

1228 S MAIN ST. | SALINAS, CA

\$0.85 PSF + NNN

**TABLE OF CONTENTS:**

Executive Summary.....	3
Floor Plan.....	4
Property Photos.....	5-6
Location Map.....	7
Disclaimer.....	8

**EXCLUSIVELY LISTED BY:**

**MAHONEY & ASSOCIATES**

501 Abrego St | Monterey, CA

831.646.1919

[www.mahoneycommercial.com](http://www.mahoneycommercial.com)

**JAMES KENDALL** | Sales Associate

[jkendall@mahoneycommercial.com](mailto:jkendall@mahoneycommercial.com)

831.275.0129 | DRE #02010395

**JOSH JONES** | Partner

[jjones@mahoneycommercial.com](mailto:jjones@mahoneycommercial.com)

831.655.9206 | DRE #01352818

# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present for lease a ±20,000 SF retail space located on South Main Street in Salinas. The property is located on the main corridor of South Salinas with high traffic counts and great signage visibility.

## PROPERTY HIGHLIGHTS

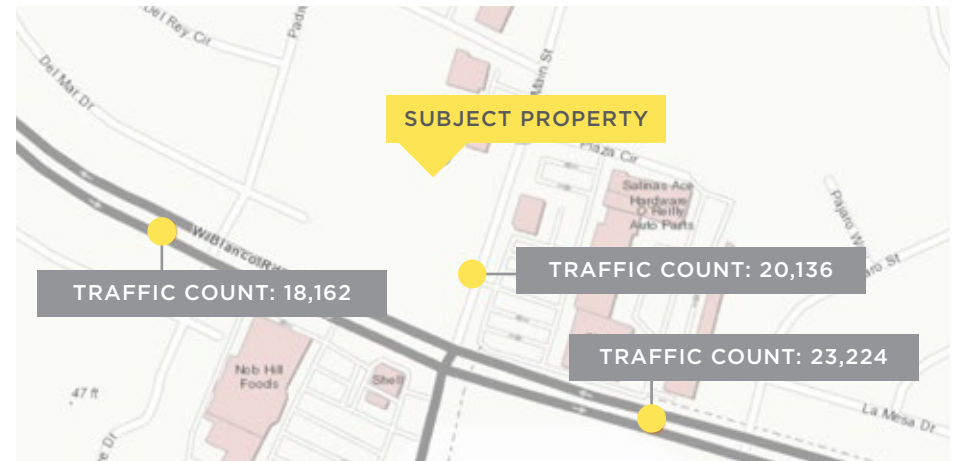
- Busy South Salinas Location
- Former furniture store - Great window line and show room
- Pylon signage
- 36 parking spaces

## PROPERTY DETAILS

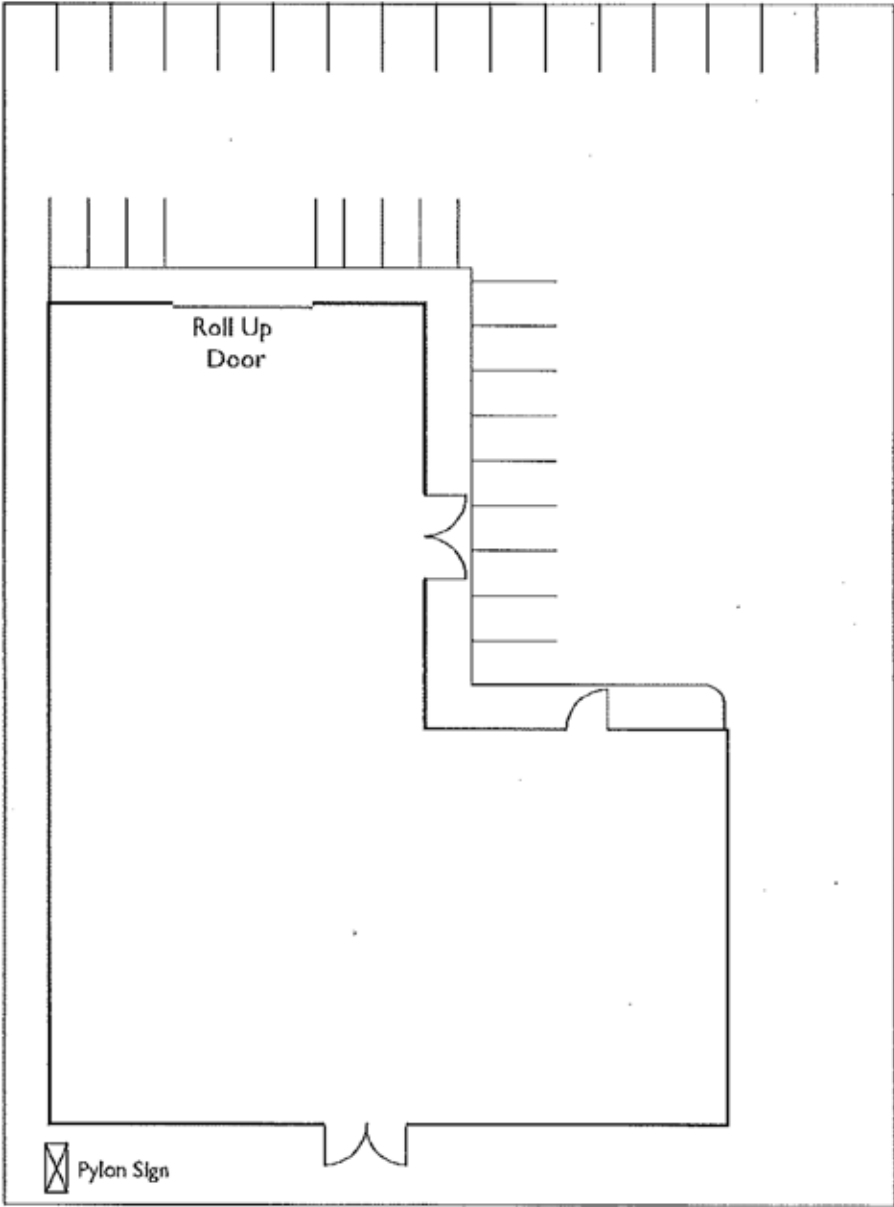
<b>Address</b>	1228 S Main St. Salinas, CA 93901
<b>Lease Rate</b>	\$0.85 PSF + NNN
<b>Available SF</b>	± 20,000 SF
<b>Land Area</b>	± 42,806 SF

## ABOUT SALINAS

- Salinas is the largest city in Monterey County with a growing population of over 155,000 people
- 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.
- This corner of Salinas sees one of the highest traffic rates in the city.



FLOOR PLAN



side walk

Main Street



PROPERTY PHOTOS



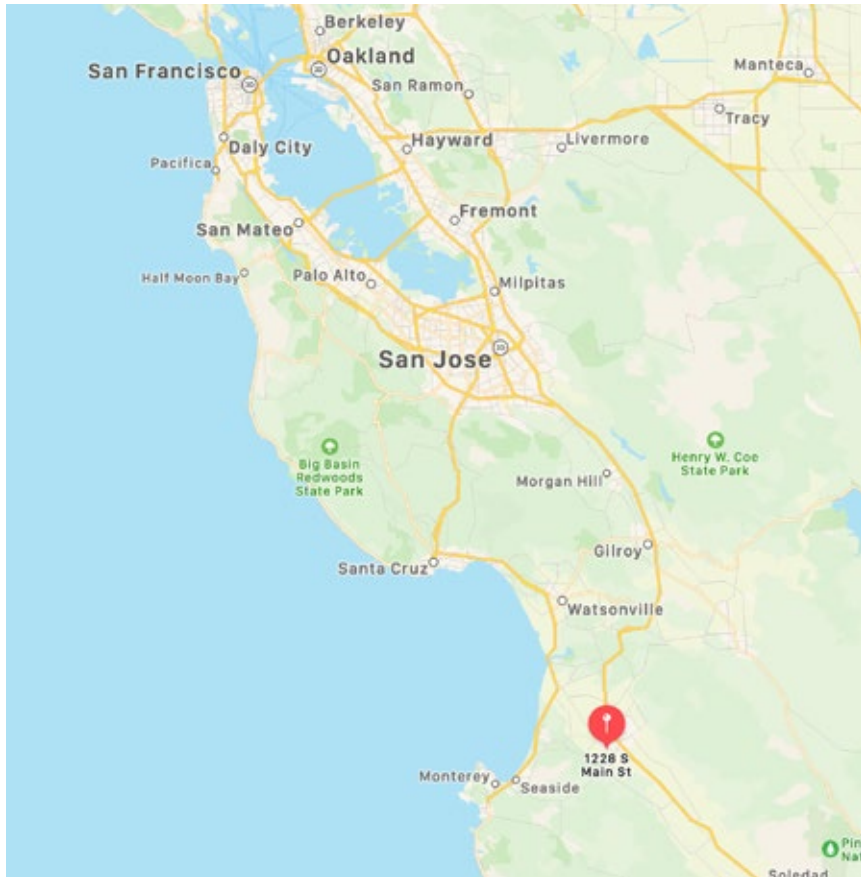
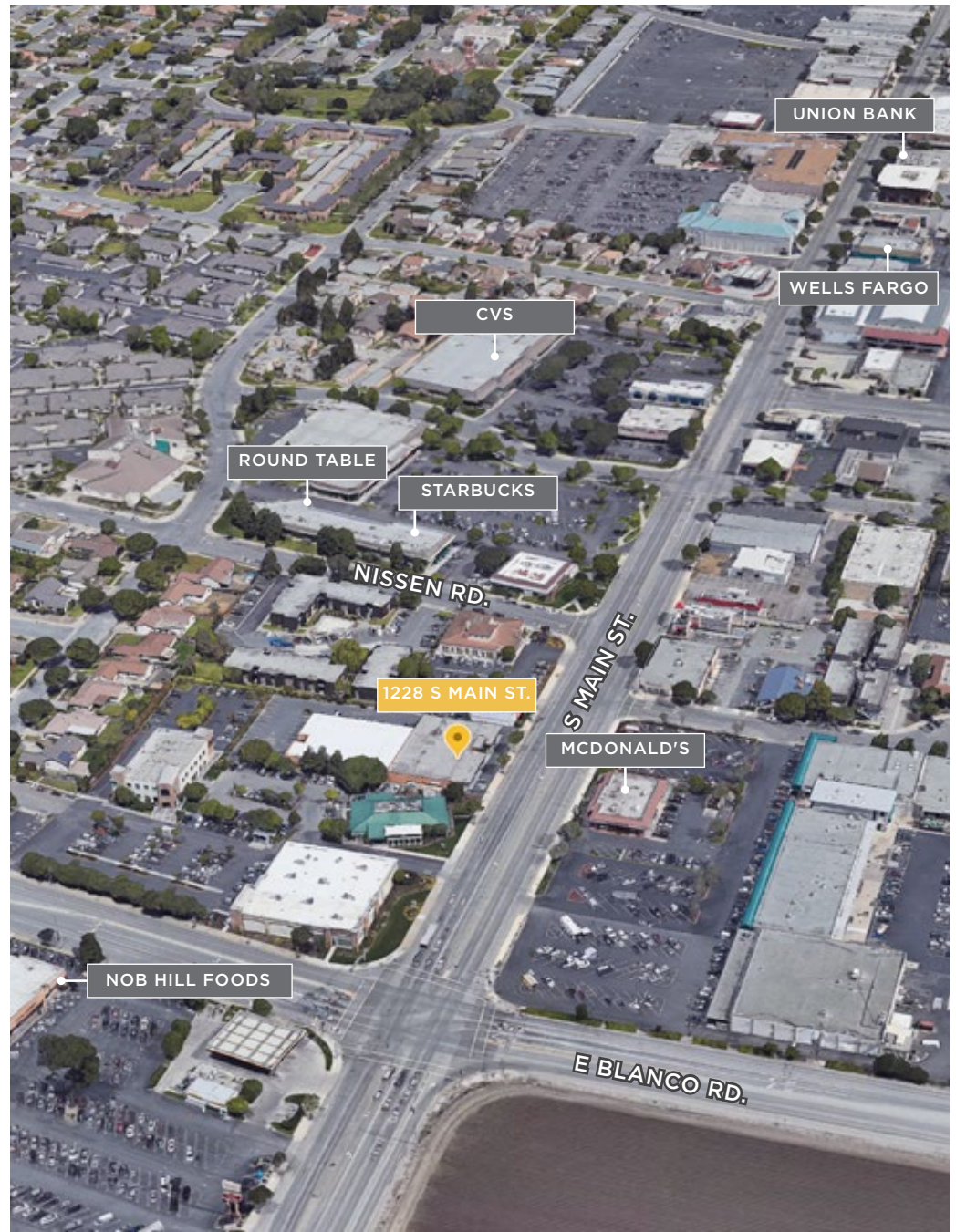
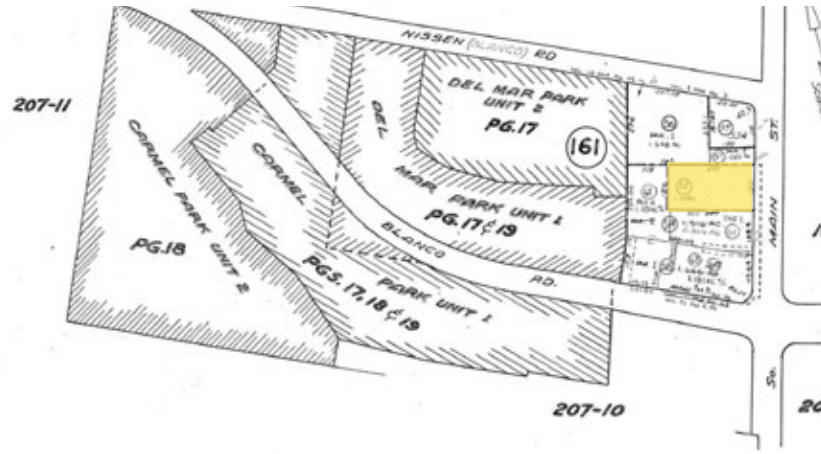


PROPERTY PHOTOS





# LOCATION MAPS



## DISCLAIMER

---

**Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:**

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates 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. Mahoney & Associates 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 leasing a property 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.