



YOUR NAME
HERE

2ND GEN TURN-KEY RESTAURANT/BAR WITH LIQUOR LICENSE & PARKING
FFE INCLUDED/LIQUOR LICENSE ADDED EXPENSE

213A MONTEREY ST. | SALINAS, CA 93901

James Kendall | DRE #02010395 & Ryan Carr | DRE# 01924765

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

CBRE

213A MONTEREY ST. | SALINAS, CA93901

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EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES

501 Abrego St. | Monterey, CA
831.646.1919
www.mahoneycommercial.com

JAMES KENDALL | Sales Associate

jkendall@mahoneycommercial.com
831.275.0129 | DRE #02010395

CBRE, Inc.
619.494.5115
www.cbre.com

RYAN CARR | Vice President

ryan.carr@cbre.com
650.274.8730 | DRE# 01924765

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present for lease a 2nd generation turn-key restaurant with a ±100-person interior seating capacity, liquor license available to purchase, and two off-street parking lots, located in the heart of the Salinas City Center. The Landlord currently holds the liquor license and is open to either selling it outright at FMV or potentially building the liquor license sale price into an instalment plan over 12 - 24 months. The location provides convenient off-street parking on both sides of the building and across the street from the property. Situated on Monterey Street, a major thoroughfare between north and south Salinas, the high-end restaurant space features a large dining space, fully functional kitchen, and bar area. The building underwent renovations and updates in 2019. Available immediately. Please call for pricing and touring instructions.

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION	71,991	175,164	238,015
AVG. HOUSEHOLD INCOME	\$88,657	\$92,729	\$97,718

TRAFFIC COUNTS

Monterey St.	12,282 ADT
E Market St.	21,639 ADT
N Main St.	29,801 ADT



PROPERTY OVERVIEW

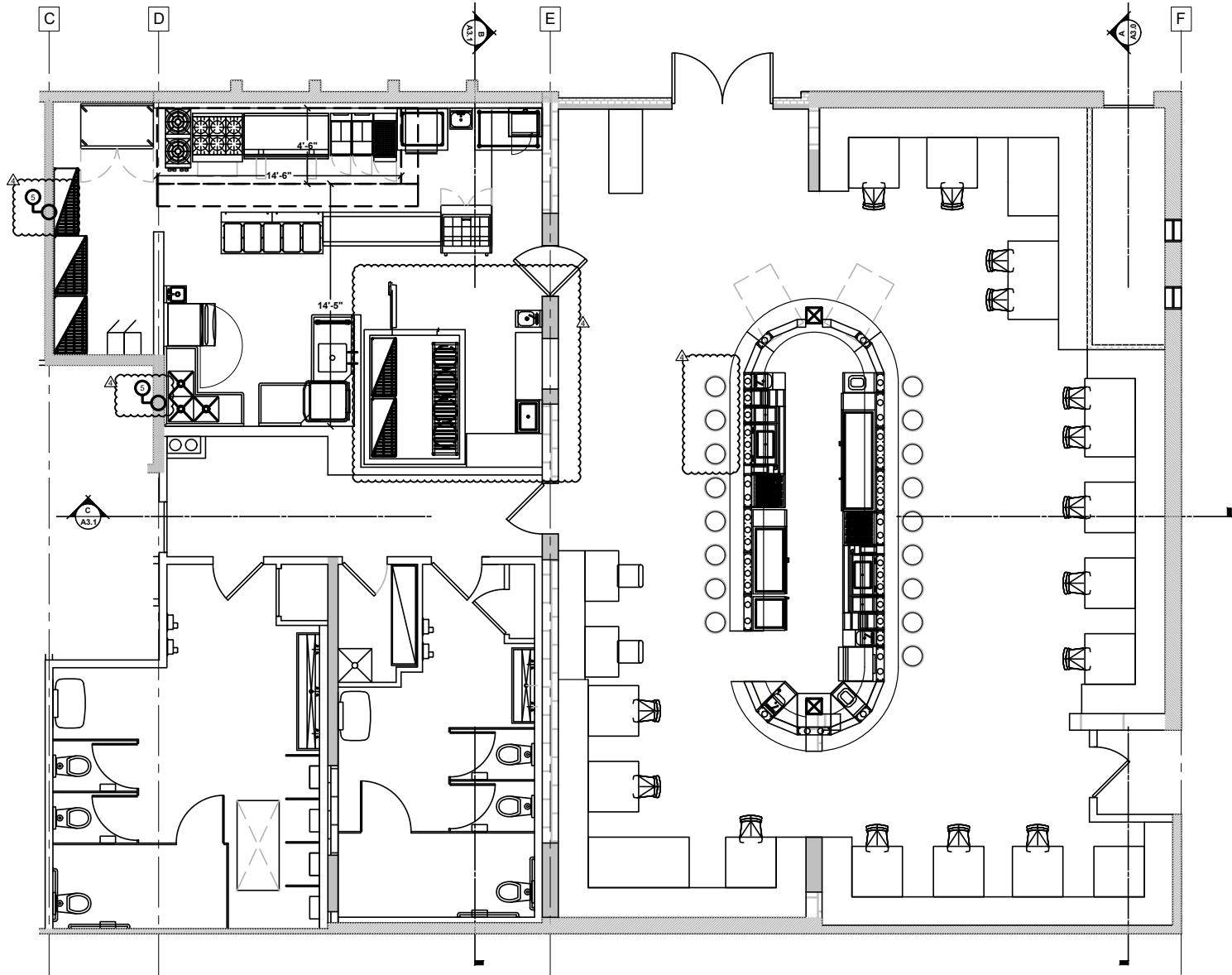
PROPERTY OVERVIEW	
Address	213A Monterey St. Salinas, CA 93901
Rentable SF	±3,200 SF
Zoning	Commercial/Mixed-Use
Parking	±26 Spaces
Sprinklered	Yes
APN	002-231-025



PROPERTY HIGHLIGHTS

- ±3200 SF of 2nd gen restaurant and kitchen space
- 2 parking lots for exclusive use by this building with approx. 26 spaces
- Full liquor license Type 47
- \$1.5M of restaurant TIs and Equipment (Building and all TIs approx. 5 years old)
 - Built-in circular bar directly plumbed to walk-in beer cooler (20+ keg capacity)
 - ±15 large screen TVs
 - Separate Michelada Beer Prep station
 - Full Kitchen with Type 1 Hood and all fire suppression
 - Fully sprinklered building
 - Built-in Seating + tables and bar stools (approx. 100 person interior capacity)
 - Oven/Stove/Grill/Fryers/microwave/freezer/walk-in/ice maker/all cooking ware
 - Full dishwashing area with auto dishwasher
- Top of line Toast POS System
 - 3 cash terminals + plus receipt printers
 - 2 hand held terminals
 - Kitchen printers
- Central Fire and Burglar Alarm
- CUP for music/DJ
- High Traffic Thoroughfare (in and out of Salinas between Hwy 101 and Downtown Salinas)
- Tenant can put signage on the front of the building (blade sign) and facing oncoming Monterey St.
- [Link to expanded FFE List](#)

FLOOR PLAN

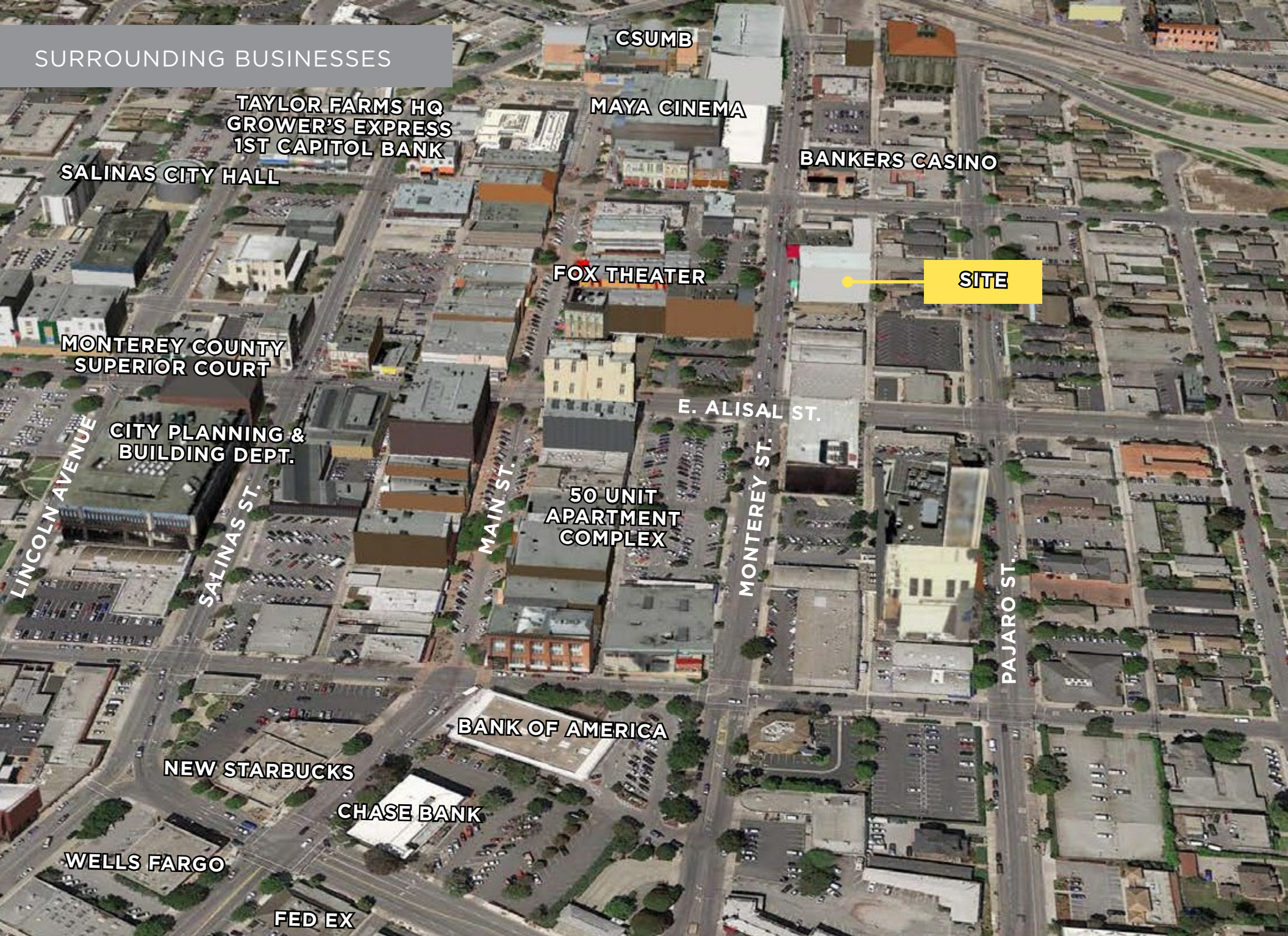








SURROUNDING BUSINESSES



**TAYLOR FARMS HQ
GROWER'S EXPRESS
1ST CAPITOL BANK**

CSUMB

MAYA CINEMA

BANKERS CASINO

SALINAS CITY HALL

FOX THEATER

SITE

**MONTEREY COUNTY
SUPERIOR COURT**

E. ALISAL ST.

**CITY PLANNING &
BUILDING DEPT.**

**50 UNIT
APARTMENT
COMPLEX**

MAIN ST.

MONTEREY ST.

PAJARO ST.

BANK OF AMERICA

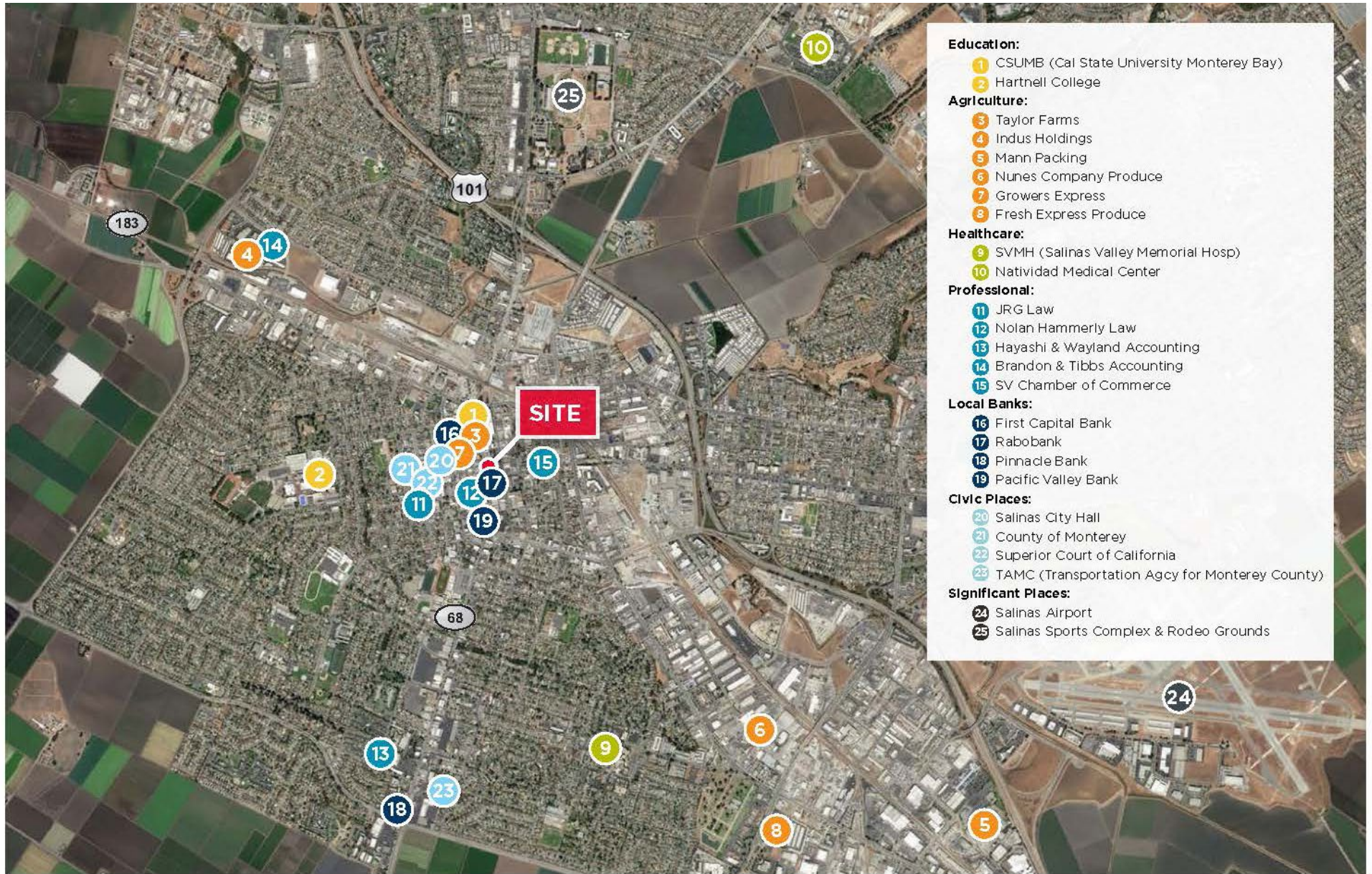
NEW STARBUCKS

CHASE BANK

WELLS FARGO

FED EX

COMMUNITY ASSETS AND MAJOR EMPLOYERS



DOWNTOWN SALINAS

DOWNTOWN SALINAS VIBRANCY PLAN

Downtown Salinas is undergoing major redevelopment through the City's Downtown Salinas Vibrancy Plan. The hope of this plan is to attract more businesses and residential to Downtown Salinas. Among the planned improvements are converting all downtown streets to two-way thoroughfares, enhancing the pedestrian environment to include more outdoor seating areas, improve street lighting and build additional parking structures. With these improvements the City anticipates the development of several new mixed-use projects and hundreds of new residential units. Taylor Farm completed their new five-story, 100,000 square foot headquarters in Downtown Salinas. In July 2018, Silicon Valley Partners announced plans to build a \$50 million, 206,000 square foot state-of-the-art warehouse and distribution center adjacent to the Salinas Airport called Thrive Business Park. Once complete, the park will consist of nine industrial building; six for research, development and incubator ventures, and three buildings for warehouse and distribution. Thrive Business Park aims to be the premier Ag Tech hub in the Western U.S. and create 1,000 new jobs.

APPLAUSE FOR SALINAS DOWNTOWN VIBRANCY PLAN

LandWatch Monterey County applauds the City of Salinas' implementation of the Salinas Downtown Vibrancy Plan. This multi-year initiative is intended to foster economic renewal for Salinas's downtown. We strongly support the Plan's focus on encouraging mixed-use development with an emphasis on apartments as well as creating a pedestrian and bicycle-friendly downtown.

The City's adaptive reuse ordinance, which the City Council approved unanimously, allows underutilized buildings to be used for housing - a policy LandWatch supports. The Planning Commission's efforts to streamline the permitting process for conversion of empty and underused commercial building in the downtown for residential purpose are also noteworthy.

Downtown Salinas is within a new "Federal Opportunity zone" for development. Many properties in downtown Salinas are likely eligible for the City's Mills Act tax break for historic property improvement and maintenance. It makes sense that demand for new housing and office or retail development occur in the downtown where there is density and easy access to diverse transit options, including walking, biking and mass transit.



SALINAS PHOTOS



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.

2022 Demographics

Population	161,020
Median Household Income	\$75,747
Median Home Value	\$477,200
Per Capita Income	\$25,061
Median Age	31.3

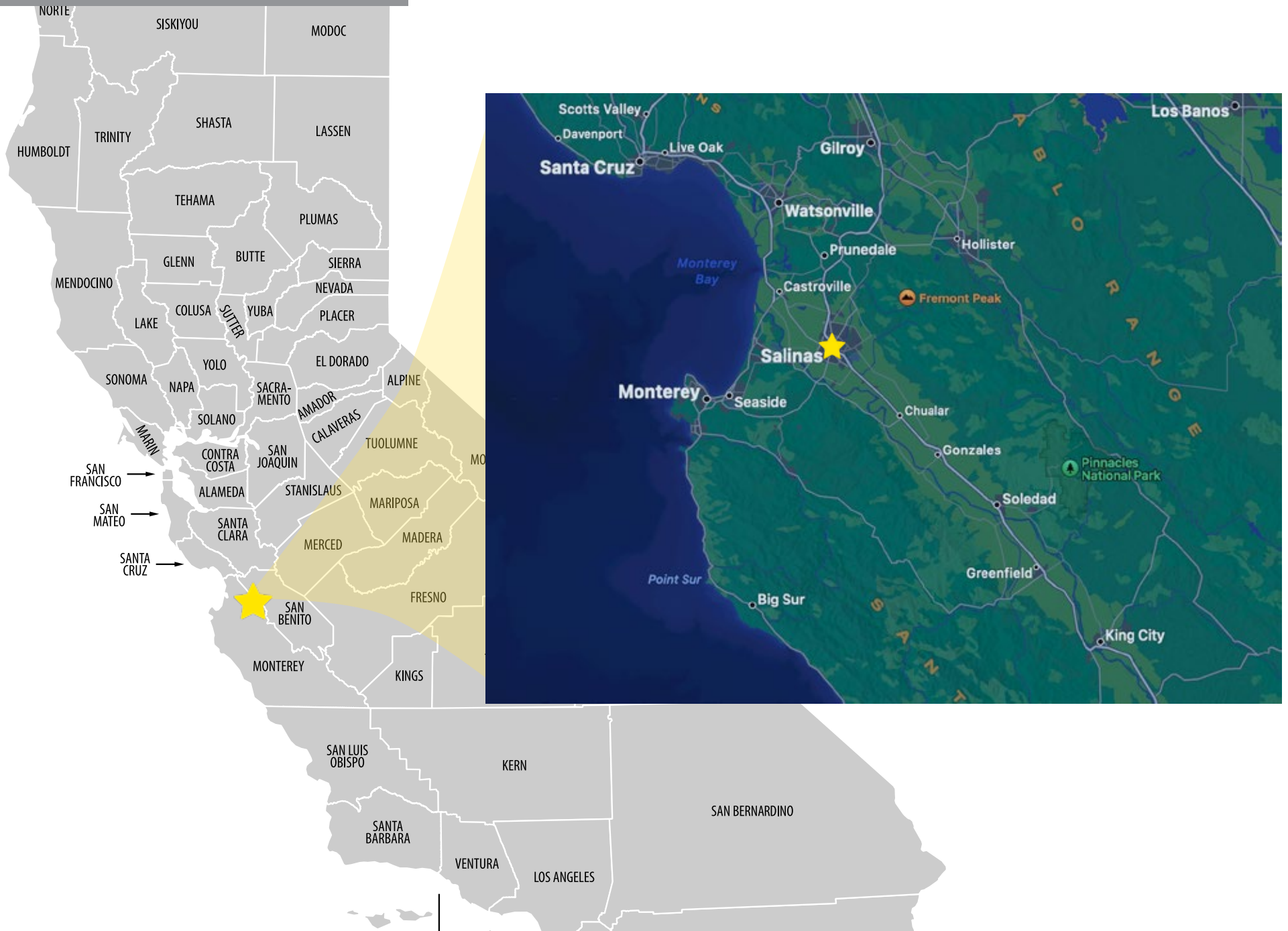
Housing

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.

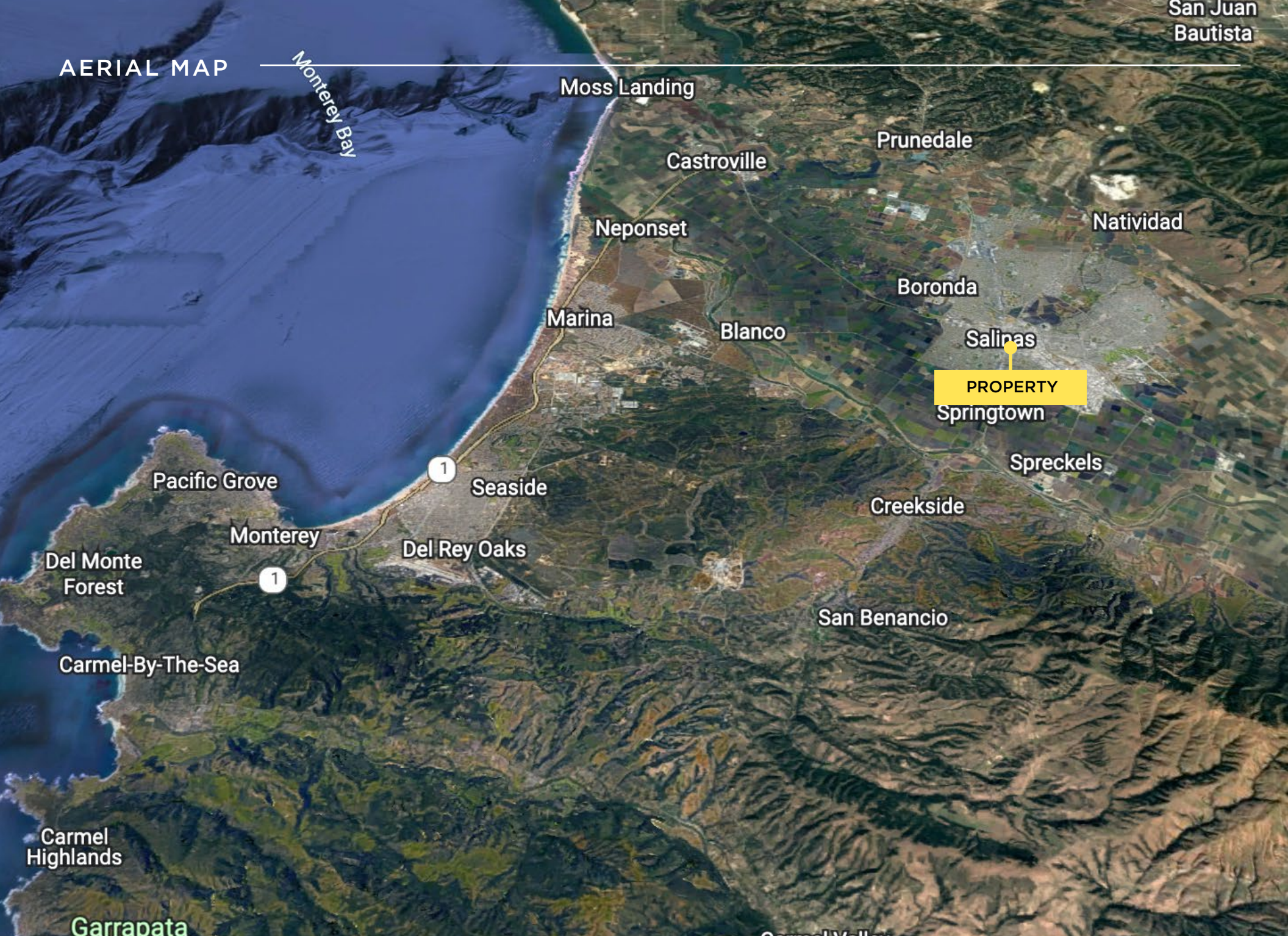
Newer developments provide attractive and imaginative tract homes and condominiums alongside the many modern homes in well-established neighborhoods. Newcomers and longtime residents will find a neighborhood to their liking, regardless of whether they are looking for something larger to accommodate a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

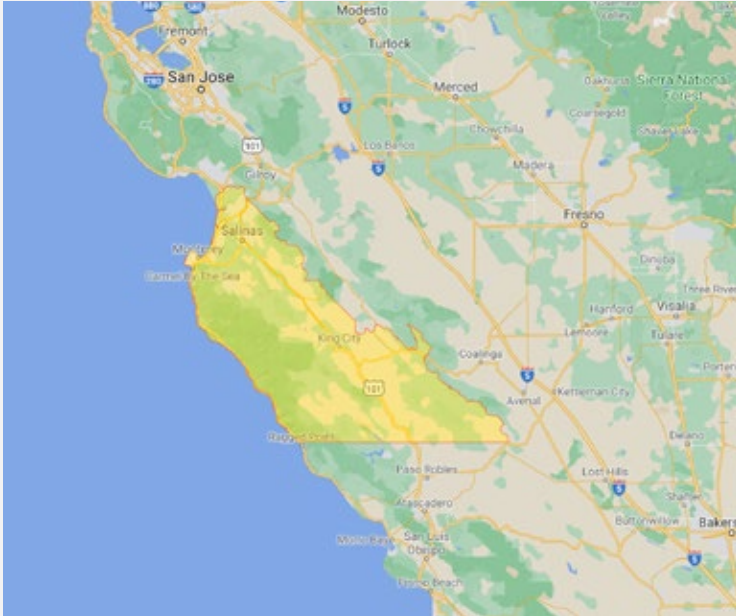
LOCATION OVERVIEW



AERIAL MAP



MONTEREY COUNTY



Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



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.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

Median Household
Income

DISCLAIMER

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