

NORTHRIDGE MALL
1700 N MAIN STREET
SALINAS, CA
FOR LEASE
29,922 SF RETAIL AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW BEING REMODELED

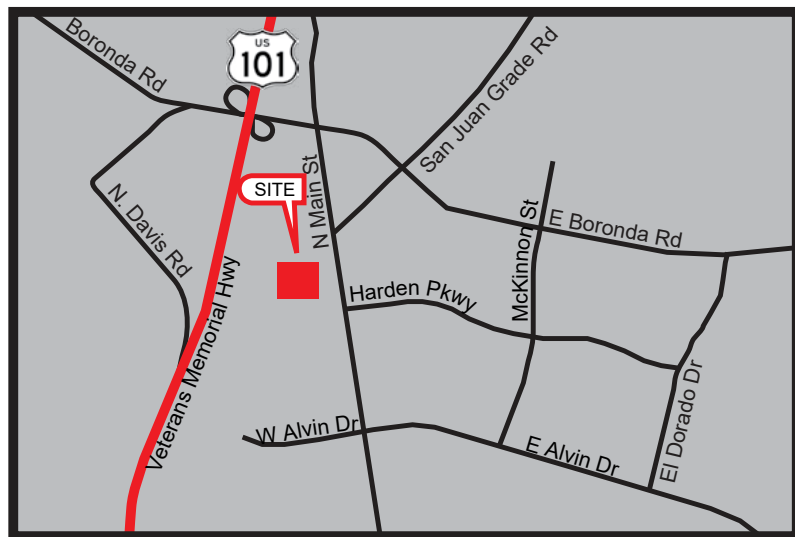
FOR MORE INFORMATION CONTACT:

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FEATURES:

- Being remodeled now!
- Positioned adjacent to US 101 Hwy (65,820 vehicles per day) providing great visibility and access
- Demographics surrounding the property are some of the best in the region
- Approximately 9 acre parcel
- Approximately 600 parking spaces
- Current T-bar ceiling height = 12'-0", Maximum T-bar ceiling height - 15'-0", Deck height - 17'-4"



PROPERTY DETAILS:

A former Sears Box property at ±136,712 SF, located at the Northridge Mall in Salinas, CA. The Property sits on a 10.19-acre parcel on N. Main Street, located just off the U.S. 101 Highway providing exceptional visibility and access.

Burlington, Dave & Busters, O'Reilly Auto Parts, Raising Cane's, and Gohan Buffet leases signed!

LEASE RATE:

| | | |
|-------------------|------------------|------------------------|
| First Floor Lobby | 714 SF | |
| Second Floor | | |
| Suite 201 | 29,208 SF | |
| Total | 29,922 SF | \$1.09 PSF, NNN |

NNN costs \$0.22 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|--------------------------|---------------|---------------|
| 2021 Total Population (est): | 21,442 | 99,014 | 165,269 |
| 2021 Average HH Income: | \$82,820 | \$83,384 | \$83,521 |
| Traffic Count @ N Main Street: | 21,764 US 101 - 63,706 | | |

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FLOOR PLAN
FIRST FLOOR

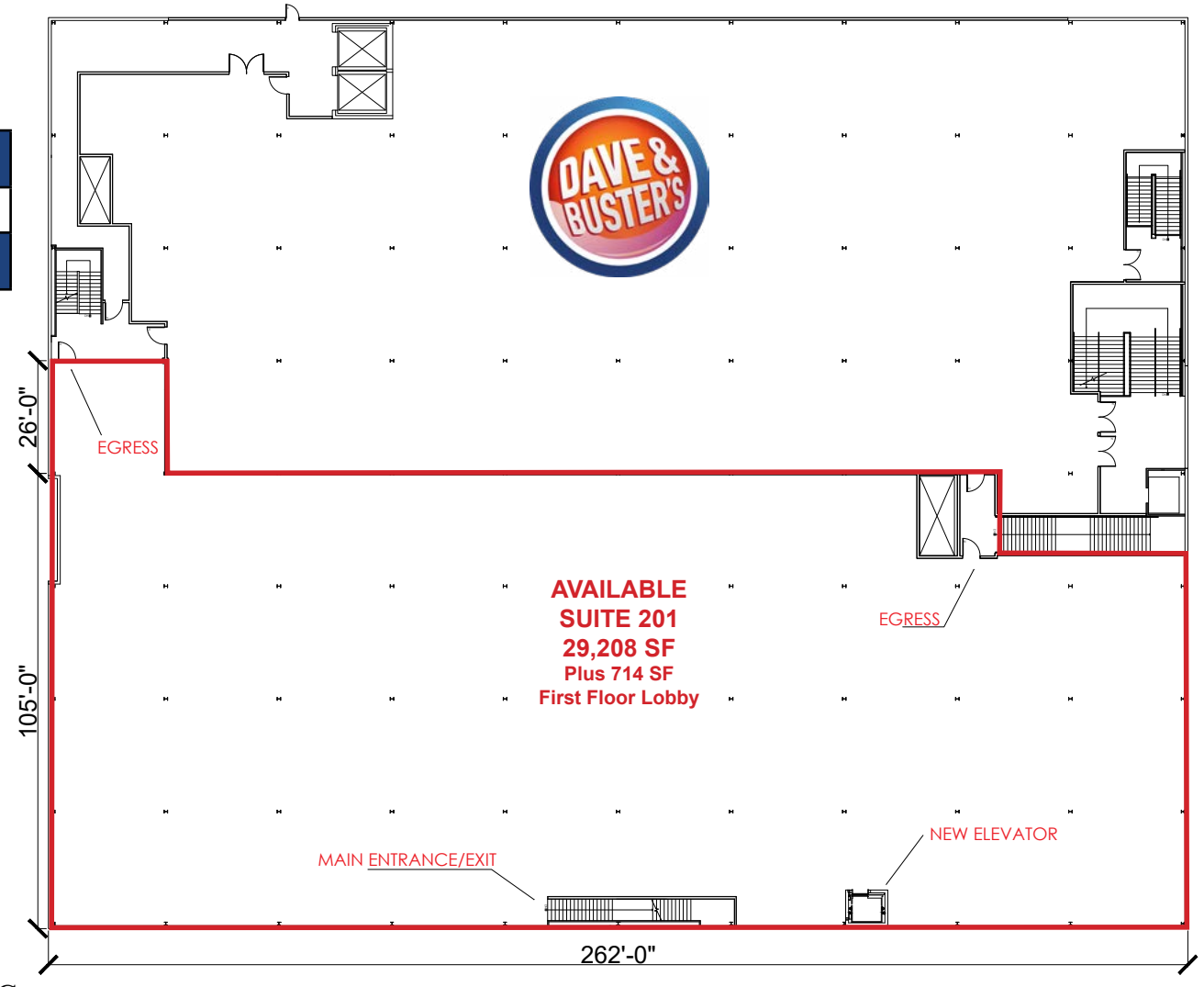


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FLOOR PLAN
SECOND FLOOR

| Suite | SF | Lease Rate |
|---|--------|-----------------|
| 201 | 29,922 | \$1.09 PSF, NNN |
| NNN costs are approximately \$0.22 PSF. | | |



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SITE PLAN



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