

FOR SALE-The ±118 Acre Sbrana Nucci Ranch

Prime Mixed Use Development Opportunity Within the West Area Specific Plan (WASP)

86 SAN JUAN GRADE ROAD IN THE CITY OF SALINAS, CALIFORNIA



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NEWMARK

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SBRANA RANCH || CITY OF SALINAS, NORTHERN CALIFORNIA || EXECUTIVE SUMMARY

The ±118 acre historic Sbrana Nucci Ranch is centrally located within the new ±797 acre West Area Specific Plan (WASP) recently annexed as part of a 2,300+ acre identified growth area of the City for the next 50 years and beyond. WASP will be the first of three Specific Plan areas comprising this 2,300+ acre growth area. The Sbrana Ranch is strategically positioned within WASP for an immediate development application due to its proximity to existing backbone infrastructure (water, sewer, storm drain) available in San Juan Grade Road and on site respectively to service its initial phases of development.

In conjunction with the proposed WASP land use plan (see page 4 of this offering) this ±118 acre parcel will accommodate ±564 units of mixed residential product, a future elementary school site, two supplementary on site storm drain basins and dedicated community parks, parkways and athletic fields.

This development opportunity will provide desperately needed mixes of affordable rental and for sale housing for the immediate region and Silicon Valley/Bay Area commuters alike. Its immediate proximity and access to and from the Highway 101 freeway is attractive for all complexions of commuters/regional employees and its proximity to all existing and future community services and amenities provides excellent convenience to the project's future homeowners and residents (see page 9 of this offering).

The West Area Specific Plan has been years in the making, thoughtfully designed by the City of Salinas creating a 21st Century "New Urbanism" quality of life master plan development with many of the infrastructure efficiencies (transit, bikeways, parkways, recreation amenities, etc.) incorporated within the plan in the spirit of delivering the most desirable new community living experience of its age (see Specific Plan link on page 3 within this offering).

For additional detailed information on this offering, please contact Ken Noack, Jr., Exclusive Broker at 916.747.6442 or knoack@ngkf.com

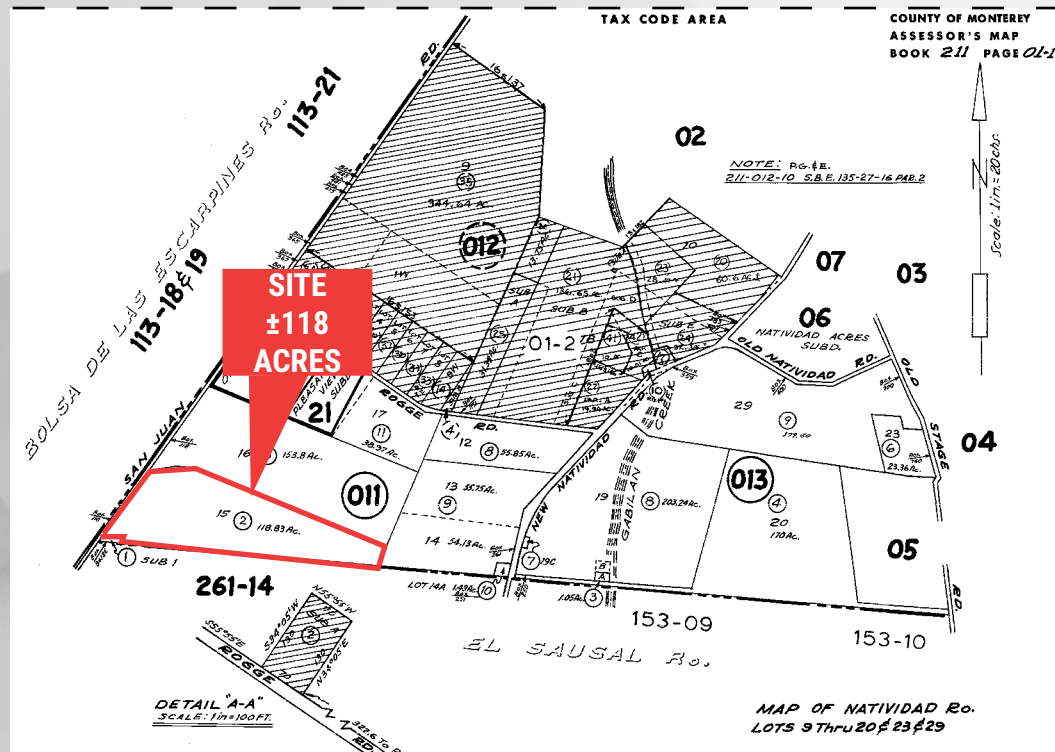
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PROPERTY INFORMATION

- A ±564 Unit Mixed Residential “New Urbanism” Quality of Life Development Opportunity
- Within a Significantly Underserved Residential Submarket with Regional Housing Demand
- A Silicon Valley/Bay Area Affordable Commuter Neighborhood
- Very Developable Flat Topography property
- Backbone Infrastructure Immediately Available in San Juan Grade Road
- Application Ready For Development
- Minutes from All Community Services and Amenities
- Easy Freeway Access to Highway 101
- 35 Minutes From the Iconic Monterey Peninsula
- APN# 211-011-002
- [DRAFT WEST AREA SPECIFIC PLAN LINK](#)



CITY OF SALINAS CONTACTS:

Jill Miller - Community Development (WASP)
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(831) 758-7241

Andrew Myrick - Economic Development Manager
(831) 758-7362

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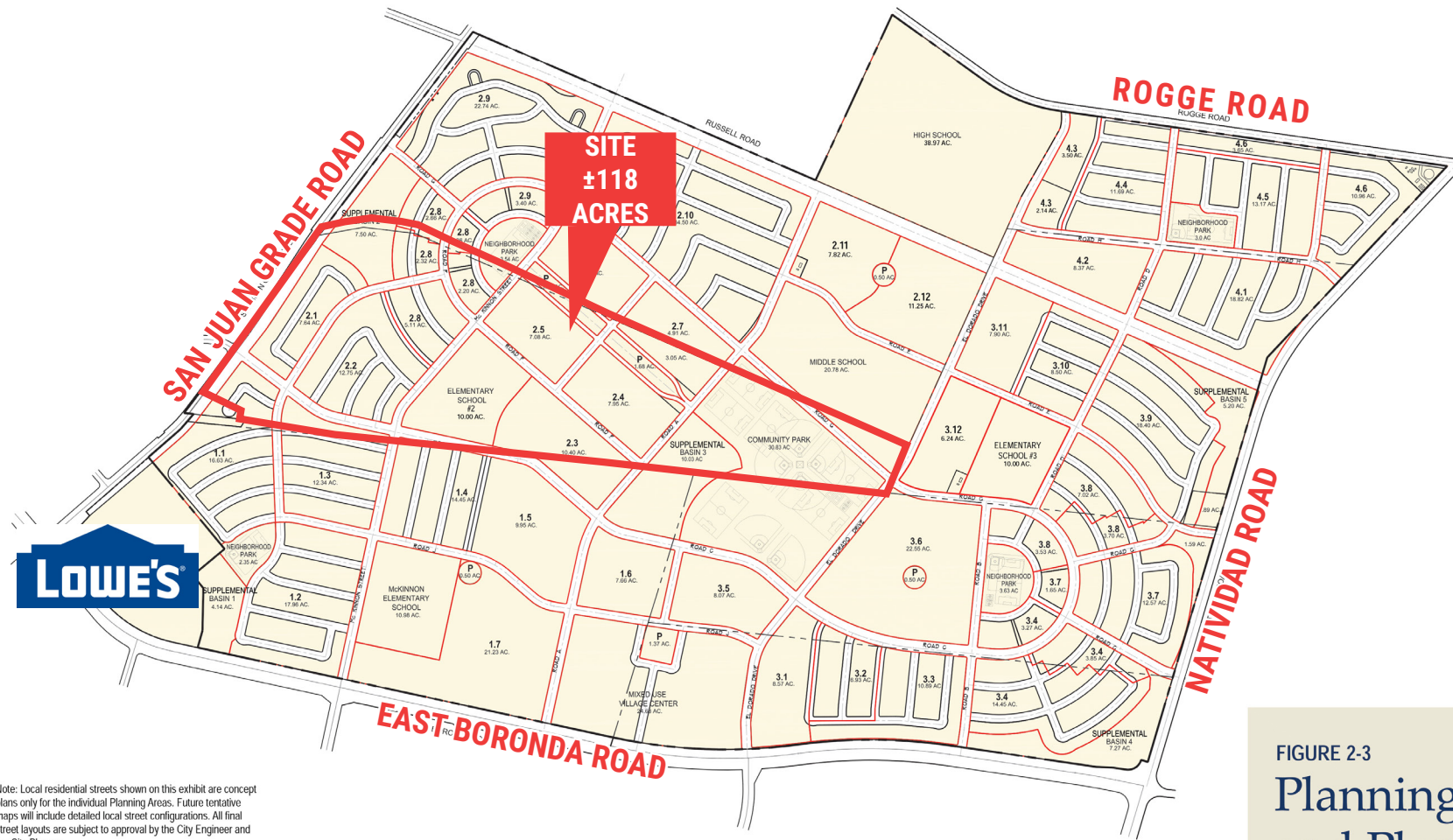
WEST AREA SPECIFIC PLAN LAND USE MAP



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WEST AREA SPECIFIC PLAN LAND USE MAP



Note: Local residential streets shown on this exhibit are concept plans only for the individual Planning Areas. Future tentative maps will include detailed local street configurations. All final street layouts are subject to approval by the City Engineer and the City Planner.

FIGURE 2-3
Planning Areas
and Planning
Area Acreage

AECOM City of Salinas

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WEST AREA SPECIFIC PLAN NEIGHBORHOOD COMPARISON

Table 2-1: West Area Specific Plan Residential Development Program

Neighborhood by Ownership	Framework Acres	Planning Area Density	Projected Target Residential Units				Total
			NE	VC	NG-1	NG-2	
Neighborhood 1							
Cloverfield							
Planning Area 1.1 (1)	16.63	5.9	98				98
Planning Area 1.2 (1)	17.96	6.3	113				113
Planning Area 1.3	12.34	9.7			120		120
Planning Area 1.4 (1)	14.45	10.0			144		144
Planning Area 1.5	9.95	8.5			85		85
Planning Area 1.6 (1)(3)	7.66	20.4				156	156
Planning Area 1.7 (3)	21.23	10.1			214		214
Village Center (portion) (2)(3)	1.55	20.0		31			31
Total Neighborhood 1	101.77	9.4	211	31	563	156	961
Neighborhood 2							
Sbrana							
Planning Area 2.1	7.64	5.4	41				41
Planning Area 2.2	12.75	8.1			103		103
Planning Area 2.3 (1)	10.40	9.5			99		99
Planning Area 2.4	7.95	16.6				132	132
Planning Area 2.5	7.08	11.2			79		79
Planning Area 2.7 (portion) (1)	3.05	16.4				50	50
Planning Area 2.8 (portion) (1)	9.63	6.2	60				60
Subtotal:	58.50	9.6	101	0	281	182	564
Kantro							
Planning Area 2.6	7.25	8.1			59		59
Planning Area 2.7 (portion) (1)	4.91	16.3				80	80
Planning Area 2.8 (portion) (1)	4.02	6.2	25				25
Planning Area 2.9	26.14	5.8	151				151
Planning Area 2.10	34.50	5.6	194				194
Planning Area 2.11	7.82	9.6			75		75
Planning Area 2.12	11.25	16.0				180	180
Subtotal:	95.89	7.9	370		134	260	764
Total Neighborhood 2	154.39	8.5	471	0	415	442	1,328

See Page 5 Figure 2-3 Planning Areas Area Acreage exhibit for location/ configuration of each planning area denoted here

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WEST AREA SPECIFIC PLAN ILLUSTRATIVE PLAN

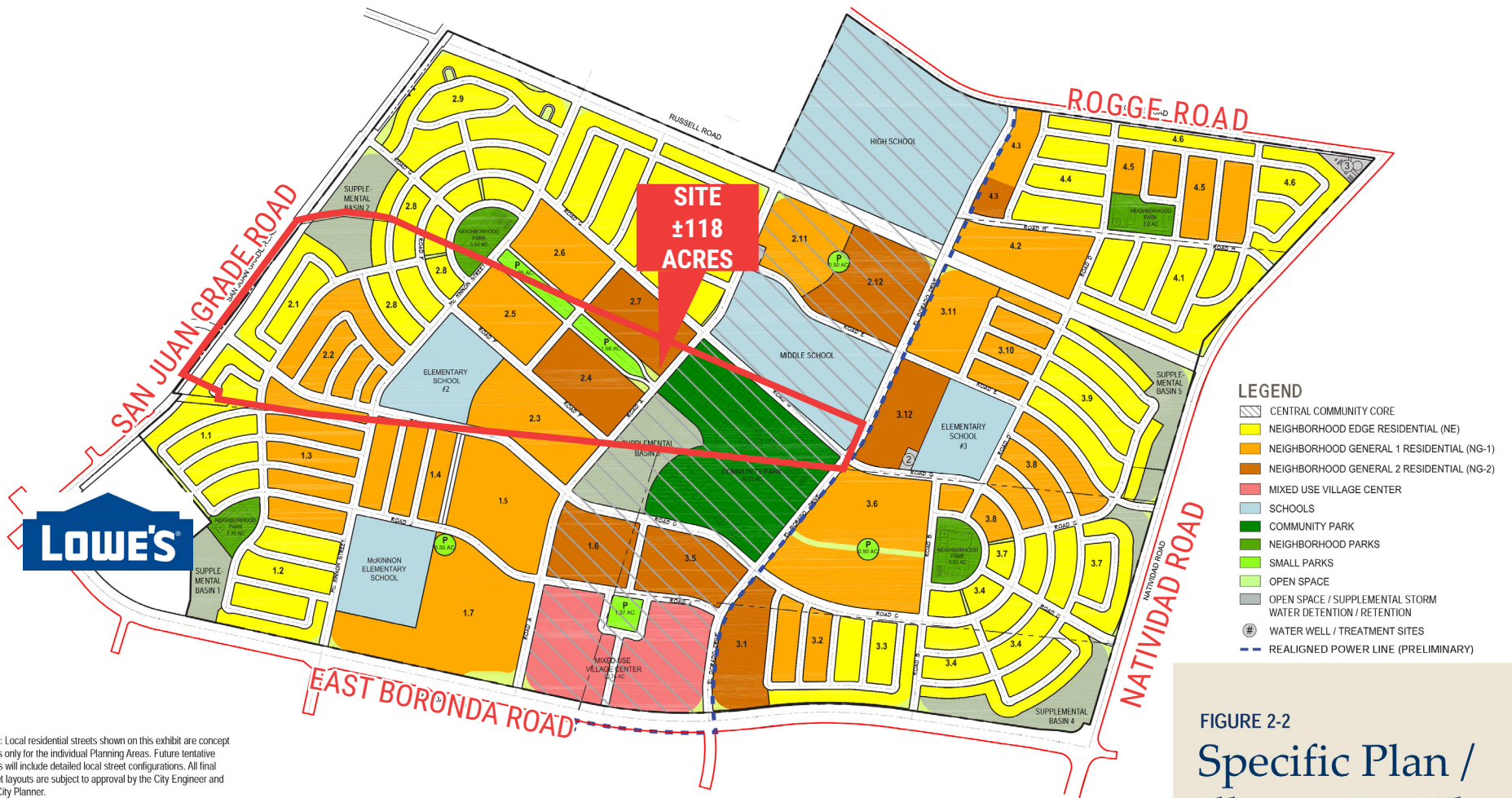
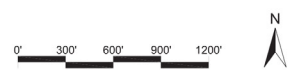


FIGURE 2-2
Specific Plan /
Illustrative Plan

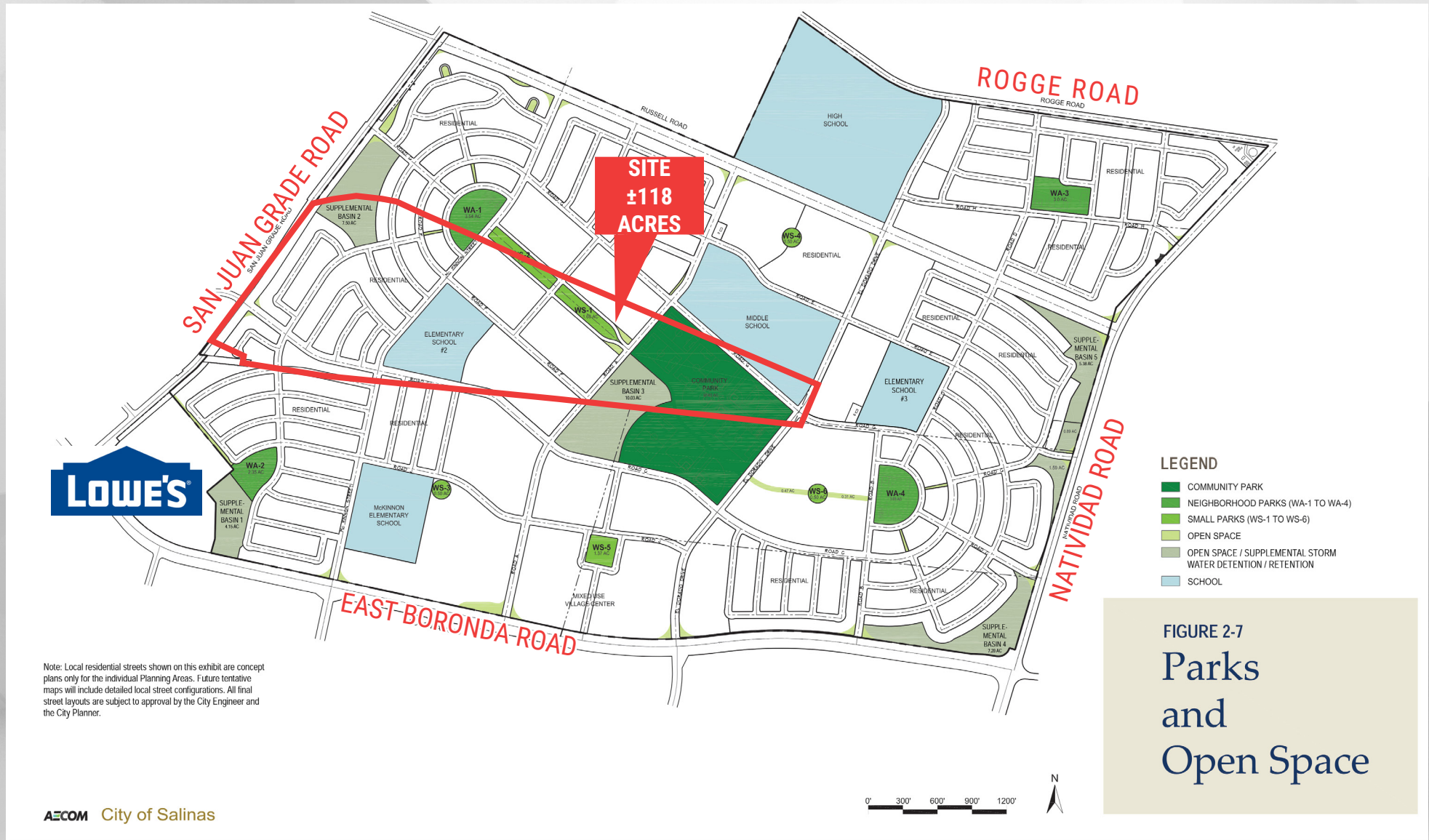
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WEST AREA PARKS AND OPEN SPACE



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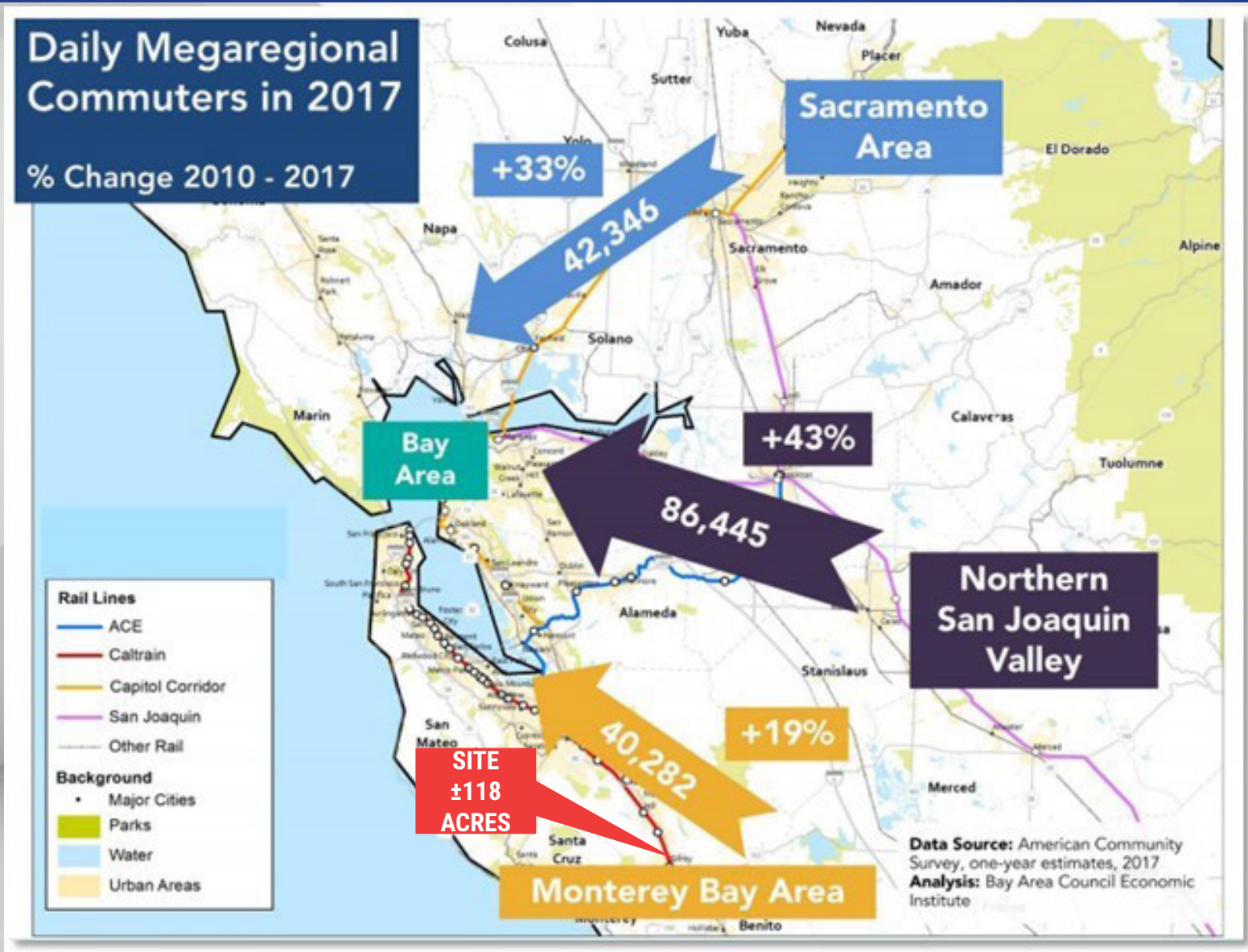
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COMMUNITY SERVICES / FREEWAY ACCESS



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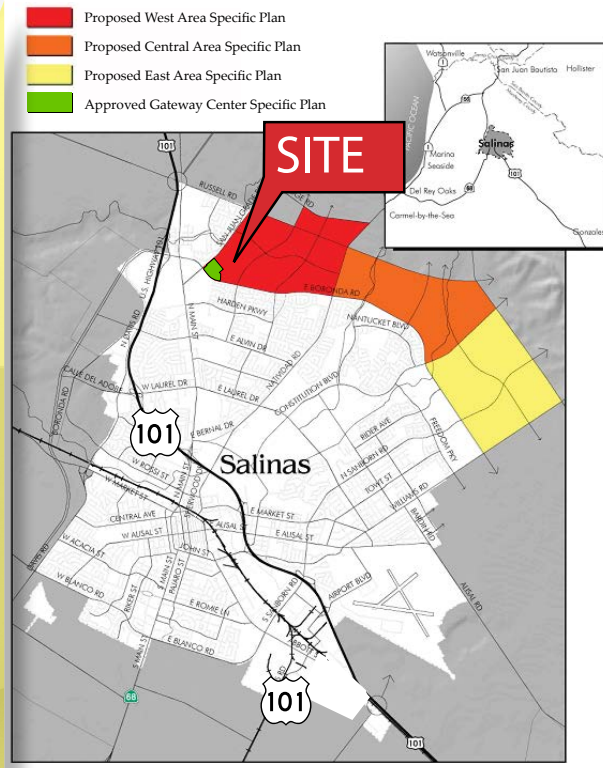
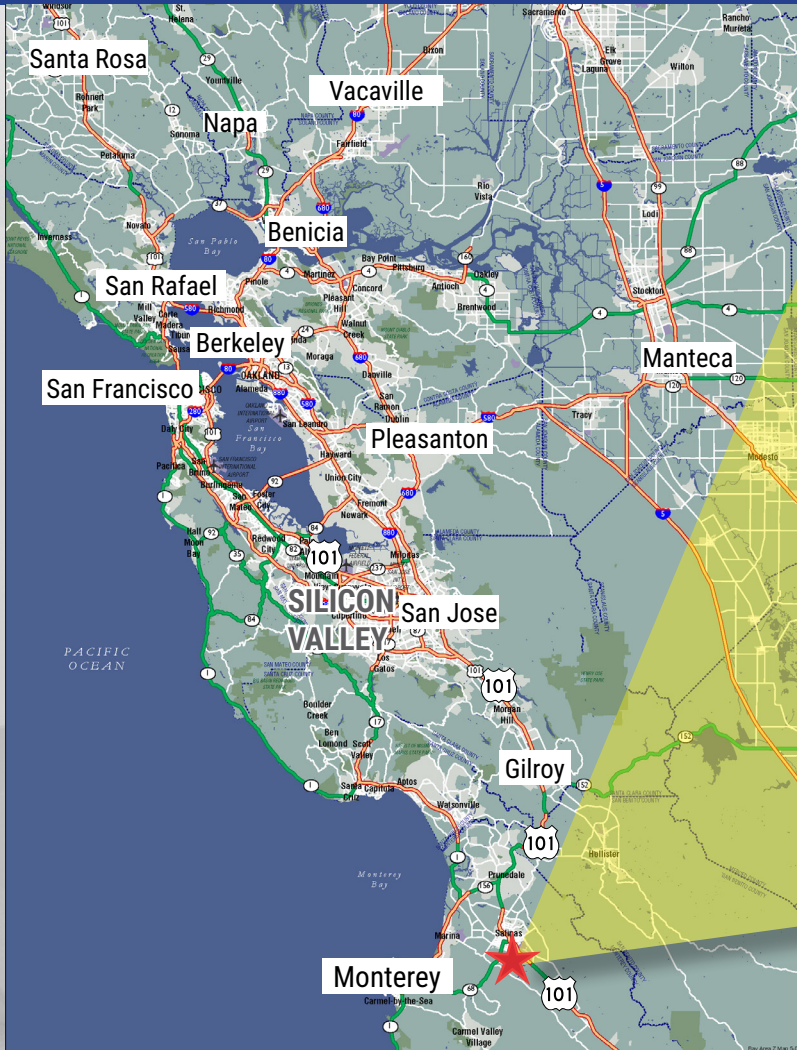
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LOCATION MAP/DEMOGRAPHICS



TOTAL POPULATION:

- 1-Mile 18,199
- 2-Mile - 53,453
- 3-Mile - 86,159

AVERAGE AGE:

- 1-MILE - 32.60
- 2-MILE - 33.30
- 3-MILE - 33.20

MEDIAN HOUSEHOLD INCOME:

- 1-MILE - \$55,864
- 2-MILE - \$59,878
- 3-MILE - \$59,129

MEDIAN HOUSEHOLD VALUE:

- 1-MILE - \$344,621
- 2-MILE - \$358,003
- 3-MILE - \$367,336

MEDIAN YEAR HOME BUILT:

- 1-MILE - 1979
- 2-MILE - 1977
- 3-MILE - 1980

AVERAGE ANNUAL SILICON VALLEY COMMUTER INCOME: \$100,000

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