

JUNIOR ANCHOR SPACE FOR LEASE

WESTRIDGE SHOPPING CENTER



1223 North Davis Road | Salinas, CA

Property Features:

- Part of the Westridge Shopping Center, with co-tenants that include Costco, Wal-Mart, Ross, Petsmart, Office Max, Dick's Sporting Goods, Dollar Tree, Jo-Ann's and many others.
- Site is adjacent to the central Highway 101 interchange in Salinas and is characterized by heavy traffic
- Pylon signage on Highway 101
- Salinas (Population 151,060) is the largest city in Monterey County, making the city the major retail hub for the ±400,000 residents in Monterey County

Demographics:	1 Mile	3 Mile	5 Mile	10 Mile
Population	17,377	111,177	163,574	228,077
Avg HH Income	\$61,789	\$65,272	\$65,595	\$70,841

Location:

NWQ of Laurel Drive & Davis Road at Highway 101 in Salinas, CA

Space Available:

±16,500 Sq. Ft. (±83' F × ±200' D)

Traffic Counts:

Davis Road	19,377 ADT
Laurel Drive	33,339 ADT
Highway 101	79,946 ADT
Total	217,323 ADT

Source: KSS Fuels, 2012



COMMERCIAL | RETAIL ASSOCIATES

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WESTRIDGE SHOPPING CENTER

Salinas - Market Aerial



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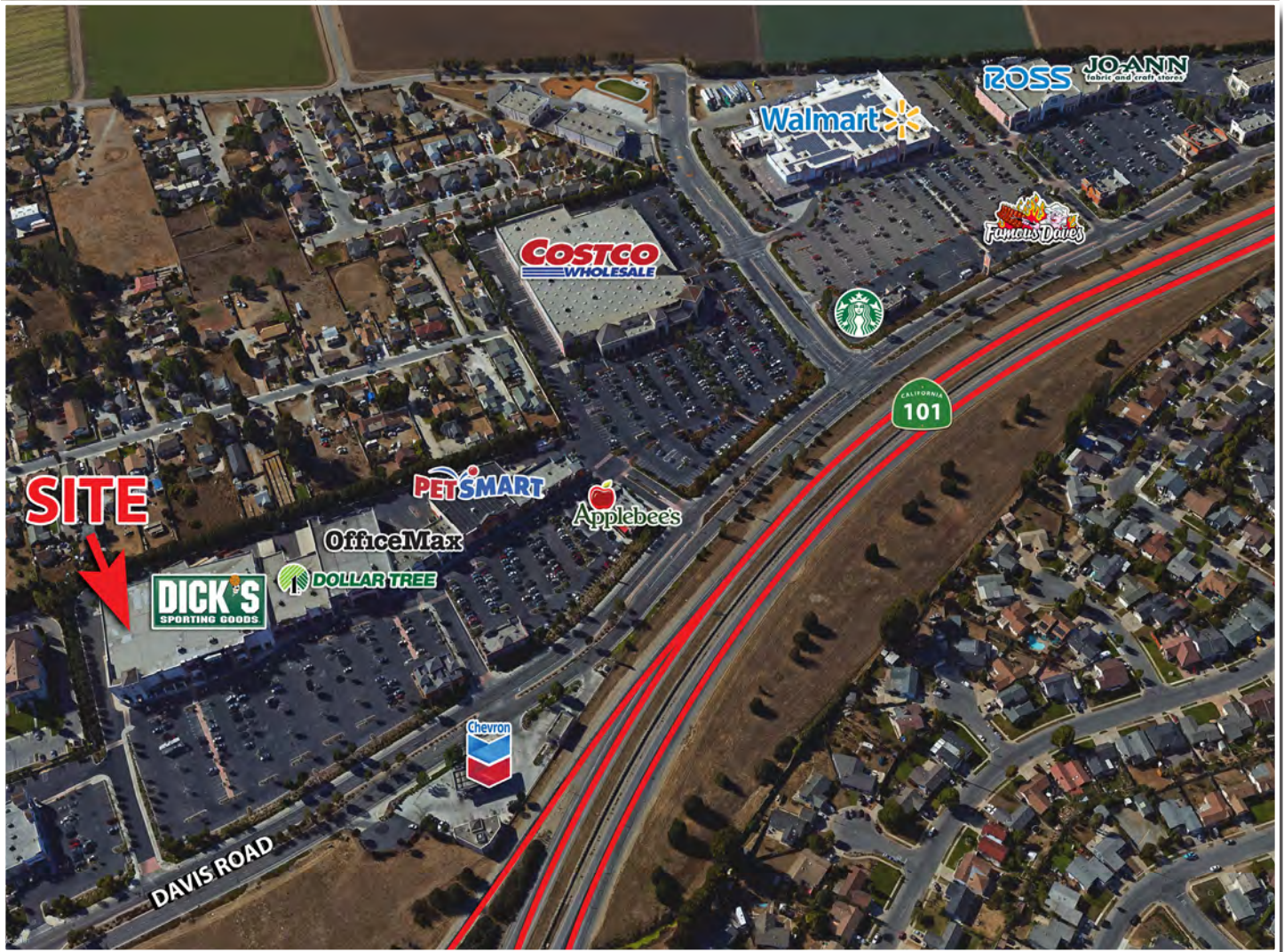
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Westridge Shopping Center - Zoom Aerial



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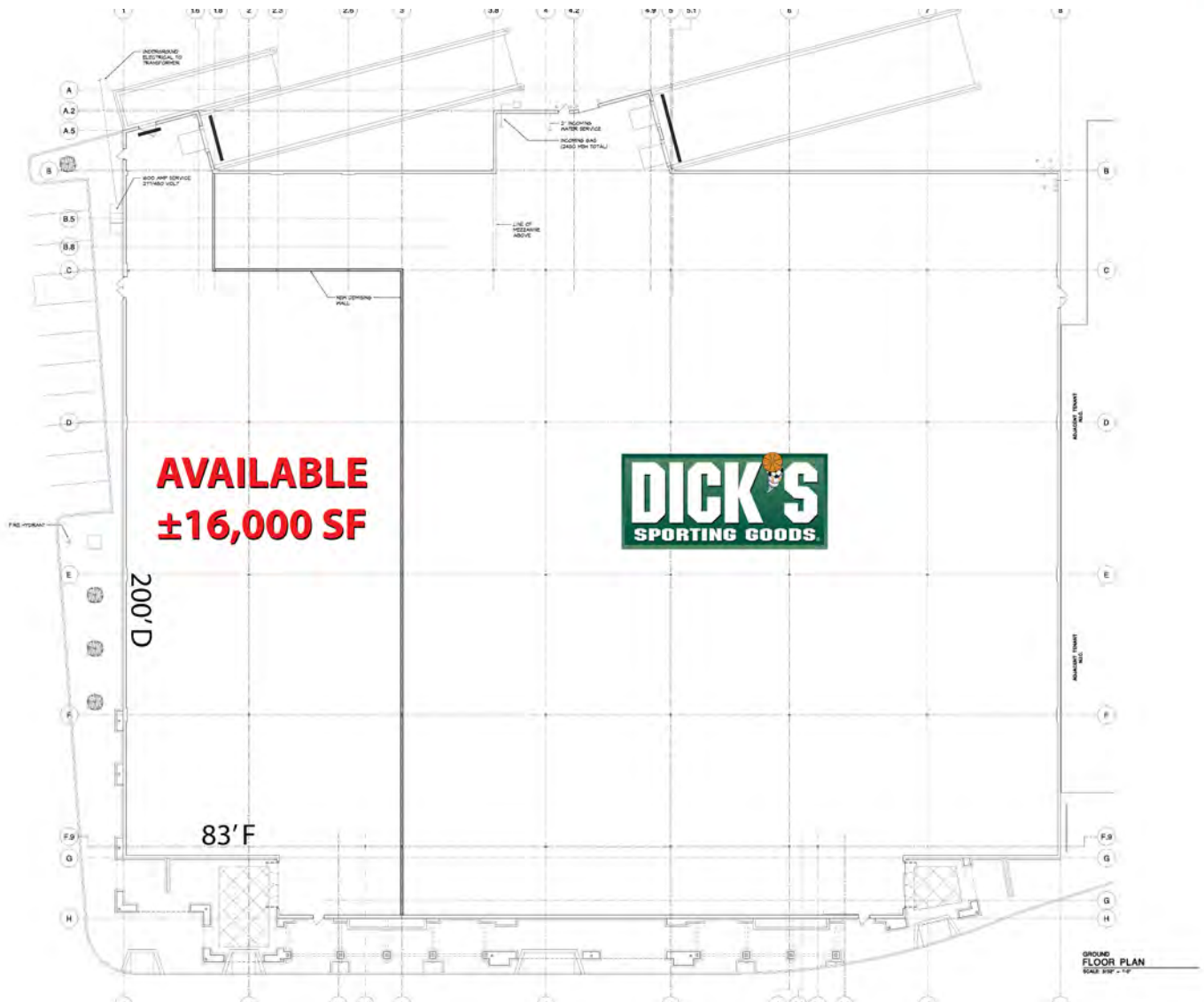
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Floor Plan



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