

631 E. ALVIN DRIVE SALINAS, CALIFORNIA

±2,232 - ±2,720 SF | FOR LEASE



HIGH VISIBILITY OFF NATIVIDAD AND E. ALVIN DRIVE

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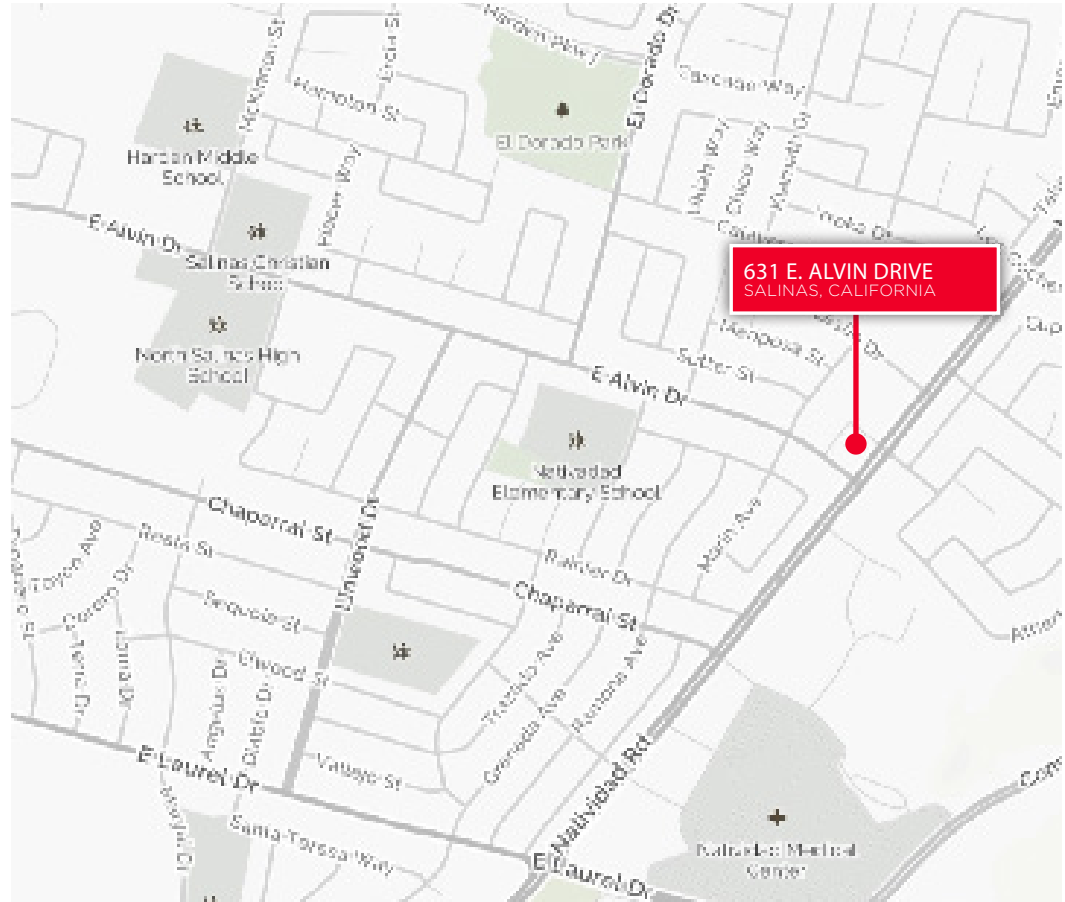
SALINAS, CALIFORNIA

PROPERTY HIGHLIGHTS

- High Visibility off Natividad and E. Alvin Drive
- Monument Sign Opportunity
- Ample Parking
- Zoned ("CR") Commercial Retail
- Consistently High Traffic Counts

SUITE DETAILS

- Suite H ±2,720 SF Available, asking price \$2.05 PSF, NNN
- Suite I ±2,232 SF Available, asking price \$1.95 PSF, NNN
- NNN are currently estimated at \$0.75 PSF
- Tenant pays their proportionate share of Real Estate taxes, insurance and common area maintenance



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SUITE H



SUITE I



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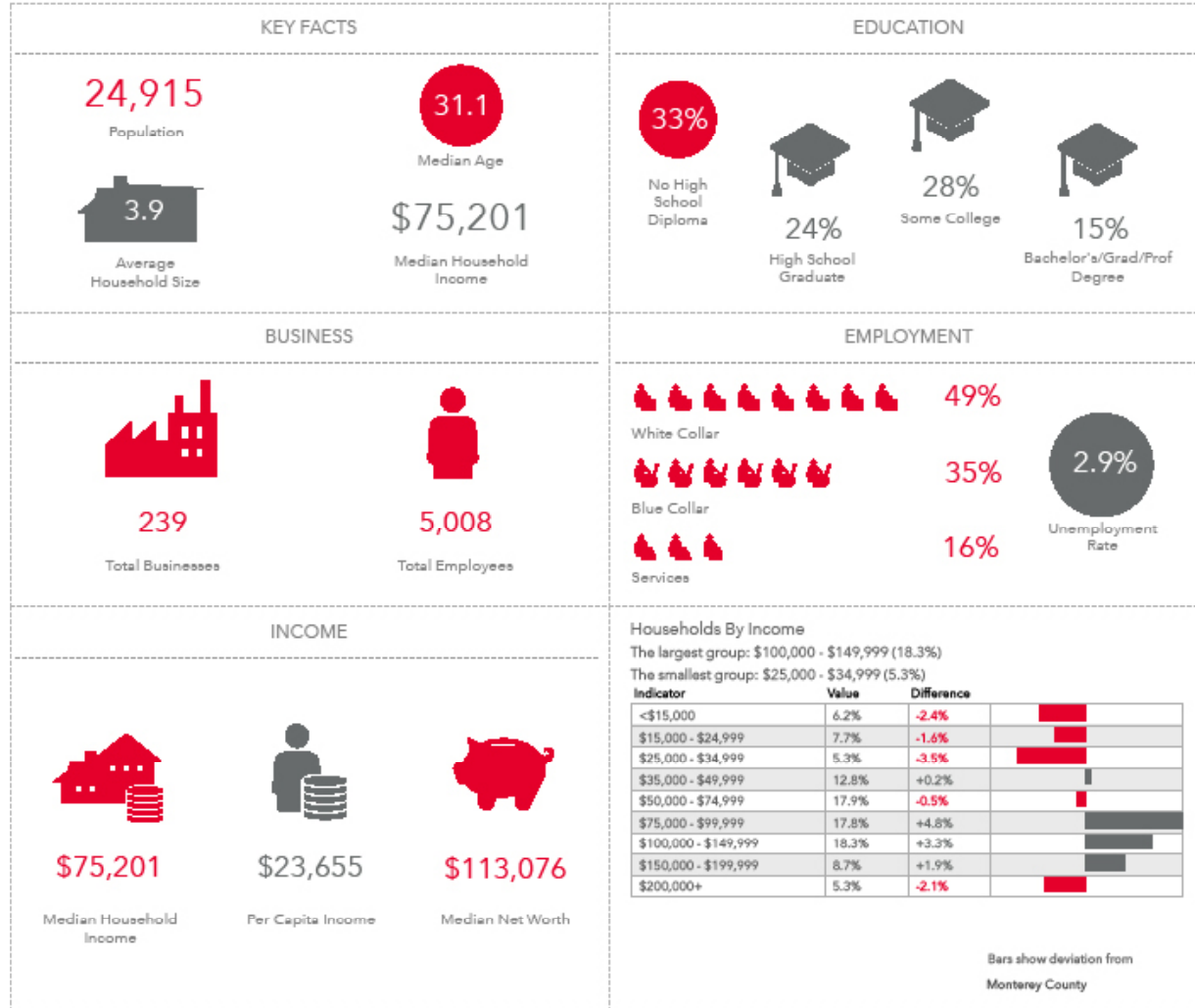


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DEMOGRPHICS



TRAFFIC COUNTS

E. Alvin Drive @ Natividad RD 6,001 - 10,840 ADT

Natividad RD @ E. Alvin Drive 20,000 - 25,000 ADT



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