


338 Monterey Street

SALINAS, CALIFORNIA

±3,000 SF | FOR LEASE

A photograph of the exterior of a single-story office building. The building has a white facade with a dark red horizontal band above the entrance. The words "VALLEY HEALTH ASSOCIATES" are printed in large, dark, serif capital letters across the white section above the entrance. The entrance features a glass door with a silver handle and a small sign above it. To the left of the door is a large window with a white frame, reflecting the street scene. The address number "338" is visible on the wall to the left of the door. The sky is overcast.

VALLEY HEALTH ASSOCIATES

SPACIOUS OFFICE UNIT FOR LEASE

Letty Bugarin
Senior Associate
+1 831 755 1646
leticia.bugarin@cushwake.com
LIC #01978668

328-B Main Street
Salinas, CA 93901
main +1 831 449 8000
fax +1 831 769 0314
cushmanwakefield.com



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PROPERTY HIGHLIGHTS

- Approximately 3,000 SF
- Within walking distance to Old Town and City Hall
- 8 Offices
- 1 Break room
- 1 Conference room
- 2 ADA compliant restrooms
- Spacious lobby and reception areas
- 3 designated parking spaces right in front of unit
- City parking within walking distance

ASKING RENT \$1.30 PSF MODIFIED GROSS



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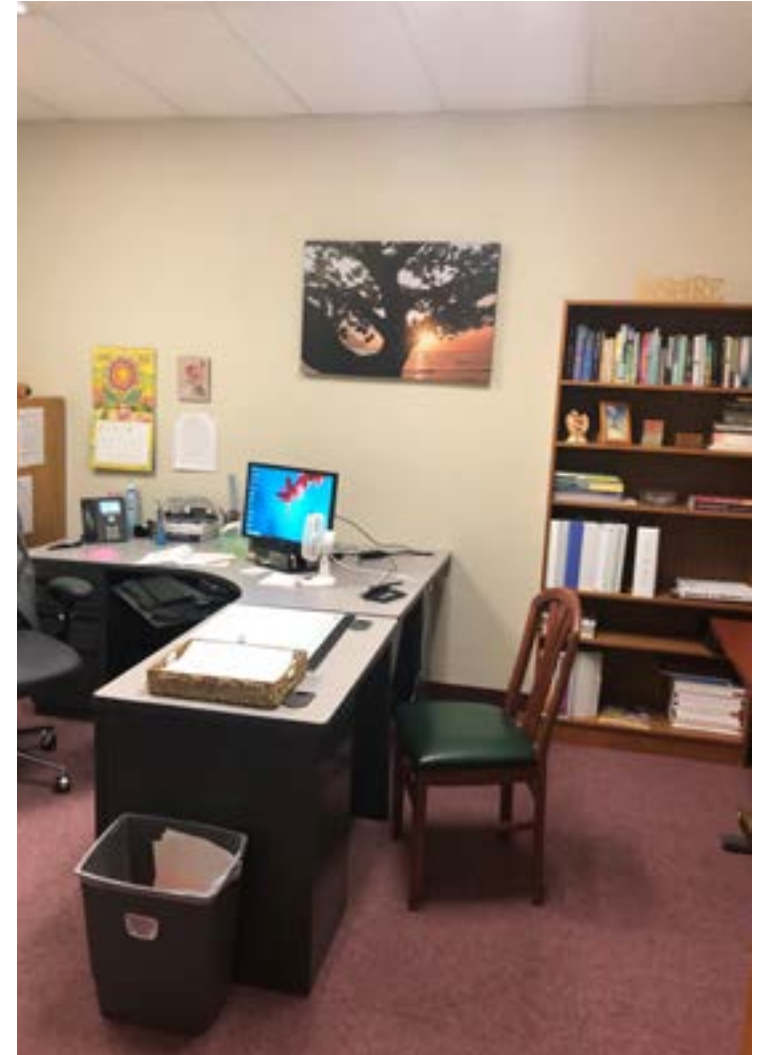
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DEMOGRPHICS

Cushman & Wakefield Demographics



338 Monterey St, Salinas, California, 93901
Rings: 1, 3, 5 mile radii

	1 mile	3 miles
Population		
2000 Population	19,031	129,009
2010 Population	19,004	122,151
2018 Population	19,294	125,692
2023 Population	19,538	128,128
2000-2010 Annual Rate	-0.01%	-0.54%
2010-2015 Annual Rate	0.18%	0.35%
2015-2020 Annual Rate	0.25%	0.38%
2018 Male Population	49.9%	50.8%
2018 Female Population	50.1%	49.2%
2018 Median Age	33.0	30.0
Households		
2000 Households	6,570	32,212
2010 Households	6,634	32,984
2018 Total Households	6,742	33,773
2023 Total Households	6,830	34,355
2000-2010 Annual Rate	0.10%	0.24%
2010-2015 Annual Rate	0.20%	0.29%
2015-2020 Annual Rate	0.26%	0.34%
2018 Average Household Size	2.79	3.65
Median Household Income		
2018 Median Household Income	\$49,033	\$53,359
2023 Median Household Income	\$56,908	\$60,886
2015-2020 Annual Rate	3.02%	2.67%
Average Household Income		
2018 Average Household Income	\$72,495	\$71,235
2023 Average Household Income	\$87,988	\$84,536
2015-2020 Annual Rate	3.95%	3.48%
Median Home Value		
2018	\$486,337	\$396,894
2023	\$560,859	\$493,266
Data for all businesses in area		
	1 mile	3 miles
Total Businesses:	1,696	4,175
Total Employees:	15,889	49,971
Total Residential Population:	19,294	125,692
Employee/Residential Population Ratio:	0.82:1	0.4:1

TRAFFIC COUNTS

Monterey RD @ W. Alisal St	10,760 ADT
E Alisal St @ Pajaro St	21,000 ADT



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