

OFFICE BUILDING FOR LEASE

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE



4,000 SF - 13,344 SF AVAILABLE (\$1.70 PSF + GROSS)

893 Blanco Circle, Salinas, CA 93901

Presented by:

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OFFERING SUMMARY

Available SF:	4,000-13,334 SF
Lease Rate:	\$1.70 SF/month (Gross)
Lot Size:	12.0 Acres
Year Built:	1992

PROPERTY OVERVIEW

Beautifully renovated Monterey County Office of Education building known as "The Morgantini Building" available for lease in South Salinas.

PROPERTY HIGHLIGHTS

- Excellent location near Highway 68 Corridor and easy access to Highway 101. Highly visible location and signage opportunity along Blanco Road.
- Access to the Monterey County Office of Education's (MCOE) ultra-high speed internet service provider.
- Excellent on-site parking for a large workforce under new solar panel structures with superb lighting at night, on-site security, and 24-7 surveillance.
- The building is perfectly suited towards the needs of an agricultural company, government contractor, medical offices, professional office spaces, educational center, non-profit, or a law firm.
- Space is suitable for a single tenant or may be divisible into smaller spaces.
- On site "washout" with fenced in secure yard to allow for cleaning and storage of company work trucks.

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ADDITIONAL PHOTOS

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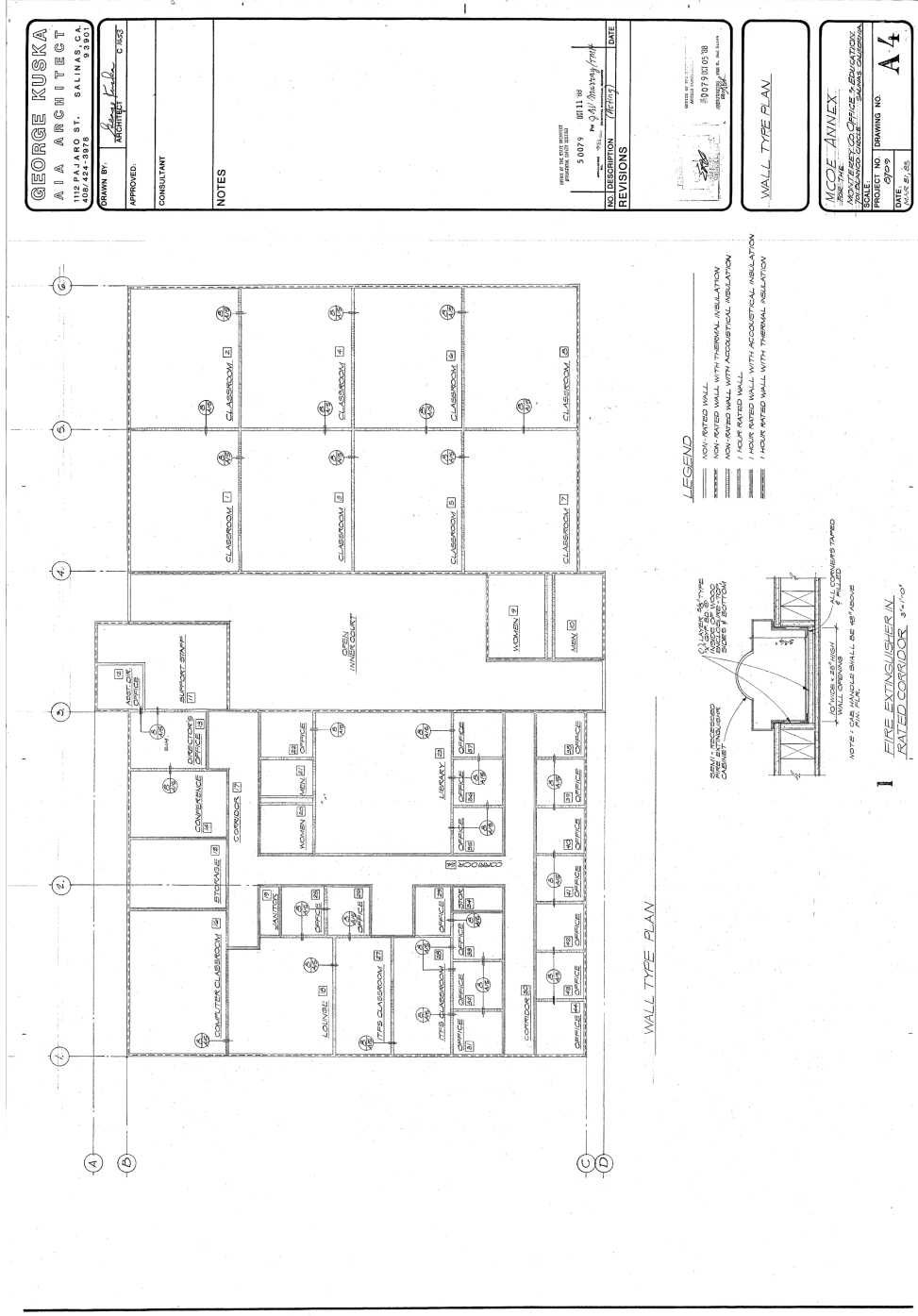


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FLOOR PLAN

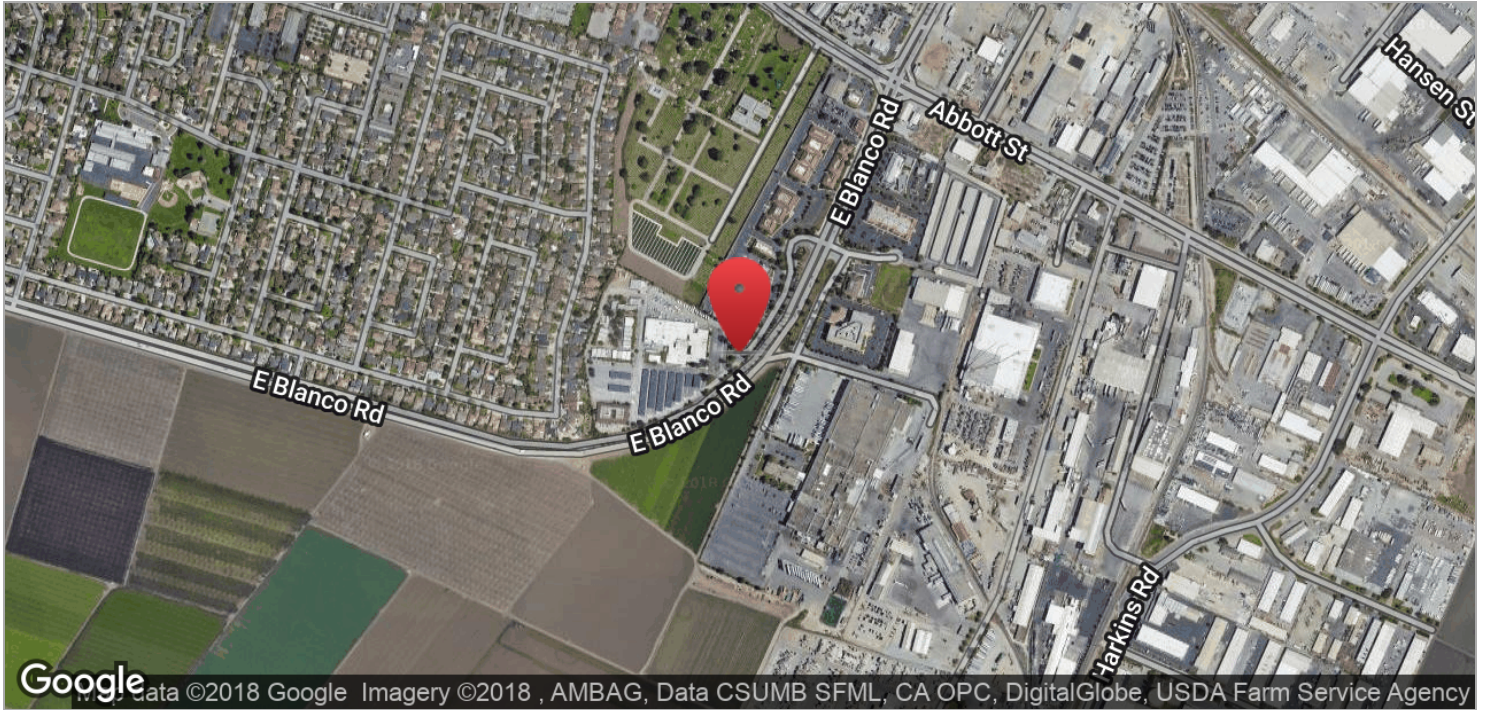
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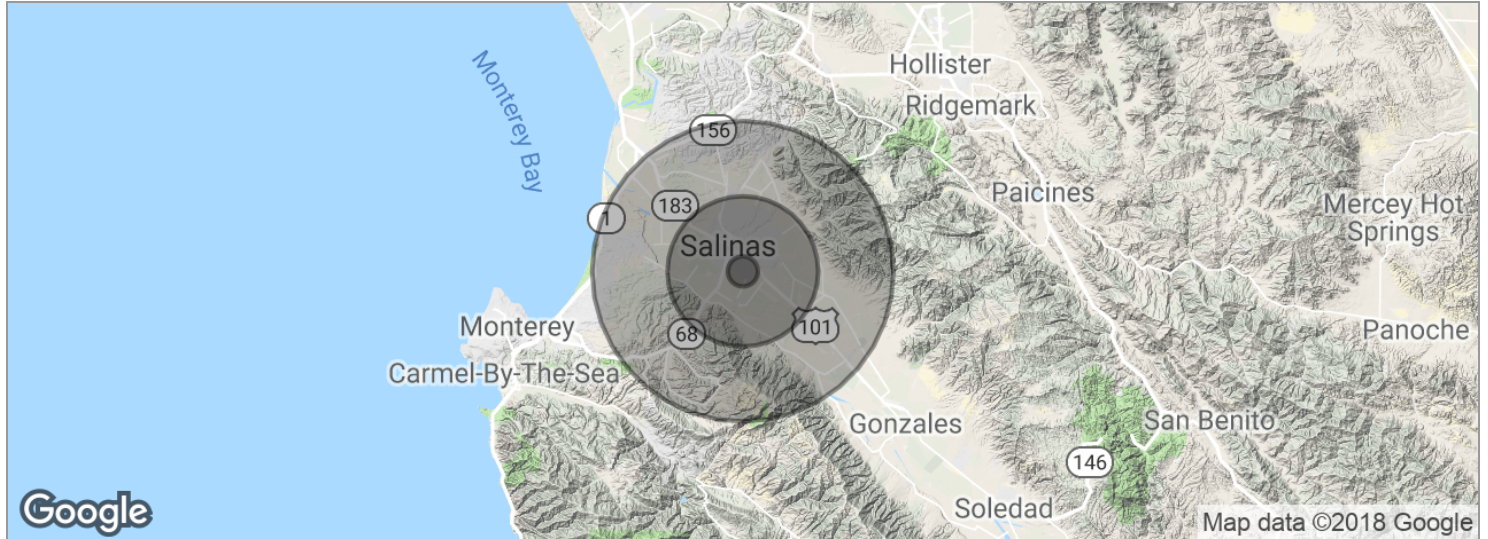
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DEMOGRAPHICS MAP



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,498	173,364	222,798
Median age	40.2	30.0	30.9
Median age (Male)	39.3	29.2	30.1
Median age (Female)	41.4	30.8	31.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,326	48,576	64,531
# of persons per HH	2.6	3.6	3.5
Average HH income	\$88,845	\$66,039	\$71,139
Average house value	\$587,909	\$505,306	\$544,764

* Demographic data derived from 2010 US Census

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Monterey County's Population Growth

Traditionally, our population growth has been lower than the state average, growth in Monterey County is limited by available water supply and environmental constraints. Most counties along the central coast are growing about 1% annually. Between 2007 and 2012, the population of Monterey County grew at an average rate of 0.7 percent per year. In 2013 the county's population was 428,826 in 2013 and is projected to rise to ±475,000 by 2025.

Monterey County's Key Industries:

Agriculture

The Salinas Valley is the center for Monterey County's \$4.379 billion agriculture industry and continues to be a leader in agricultural exports with over 785 million pounds of produce exported in 2013. Top importers of Salinas Valley produce include Canada, Japan, Hong Kong, Taiwan, Mexico and the European Union. Organic produce is an expanding market and has been incorporated into the holdings of most large companies. There are currently over 46,500 acres of organic products being grown in Monterey County.



Tourism

The Monterey Peninsula's scenic cities and unincorporated rural areas have economies that are primarily tourist-driven. Second only to agriculture, hospitality is a \$2.3 billion plus per year industry and employs approximately 22,000 people, over 12 percent of the workforce in Monterey County. Over 8.39 million visitors travel to Monterey County annually, double that of Yosemite Park. Within California, Monterey County ranks 11th of all 58 counties in tourism expenditures.

Higher Education

Contributing approximately \$1.9 billion in operating budgets and \$365 million in research budgets to the local economy, Higher Education institutions are important elements in our local economy. The Monterey Bay region is home to more than twenty higher education and research institutions, including three community colleges, two state universities, an international institute, a college of law, two specialized military institutions and several research organizations. Combined, these institutions employ over 12,110 faculty and staff and have enrollment of 78,000 students.



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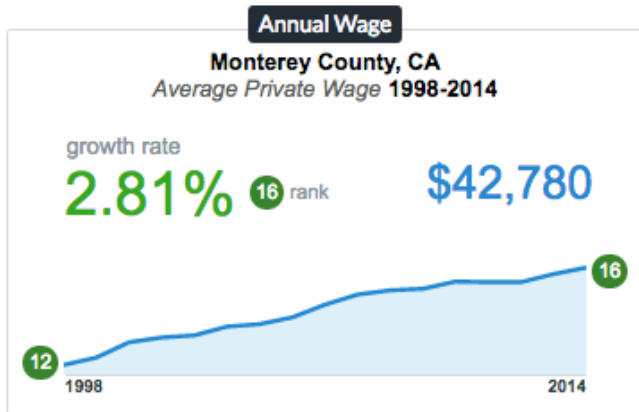
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Performance and Drivers

The Performance & Drivers page outlines the key economic outcomes and drivers of this region, based on over 52 data indicators. Click the link below to view the full set of charts.

Ranks are by percentile from 1-100 among all 3221 U.S. counties:

- 1-20 (first quintile)
- 21-40 (second quint.)
- 41-60 (third quint.)
- 61-80 (fourth quint.)
- 81-100 (fifth quint.)



Source: U.S. Cluster Mapping (<http://clustermapping.us>), Institute for Strategy and Competitiveness, Harvard Business School. Copyright © 2014 President and Fellows of Harvard College. All rights reserved. Research funded in part by the U.S. Department of Commerce, Economic Development Administration.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

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