

# California Commercial Properties

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## BUILDING FOR SALE

IMAGINE YOUR BUSINESS IN SALINAS, CALIFORNIA

**HEART OF  
DOWNTOWN**



**LOCATION:** 344 Main Street, Salinas, CA. Complimentary destination and convenience retail shops, restaurants, banking, offices, and services. Abundant public parking.

**AVAILABLE:** +/- 11,742 SF total enclosed space with elevator and awning storefront for sale. This 2 story building is +/- 5,919 SF ground level and +/- 5,553 SF mezzanine and 2<sup>nd</sup> level and sits on +/- .15 acres of land.

**ASKING:** \$1,650,000.00 (+/- \$141 PSF – below replacement cost!)

**OTHER:** Beautiful architecture, situated in the heart of the historic downtown

**IMPORTANT:** Do Not Disturb Owner!

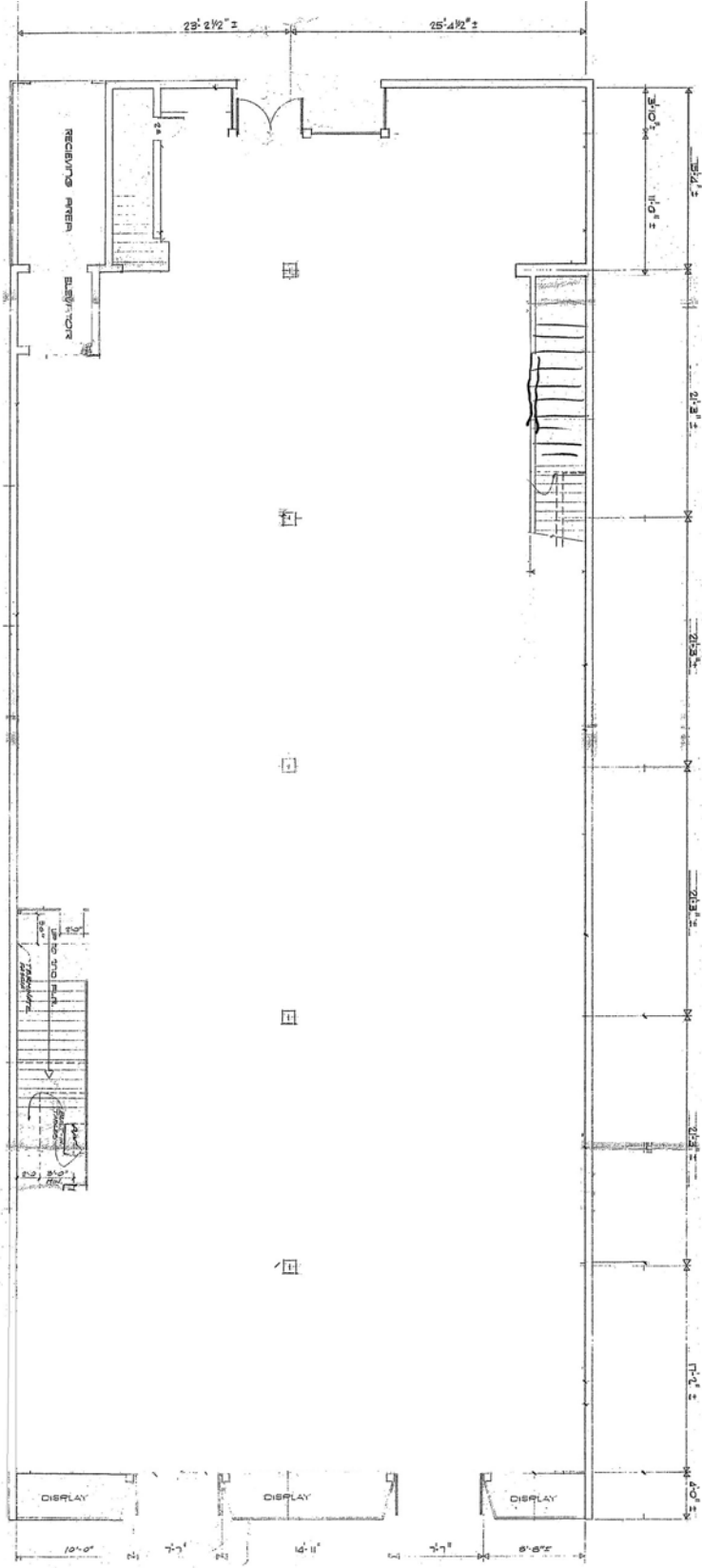
- HIGH VISIBILITY LOCATION
- COMPLIMENTARY SHOPPING
- HEART OF HISTORIC DOWNTOWN
- ABUNDANT PUBLIC PARKING
- GREAT DEMOGRAPHICS
- CONVENIENT HIGHWAY ACCESS

**FOR ADDITIONAL INFORMATION CONTACT:**

ROBERT BURGESS  
415-860-5000

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

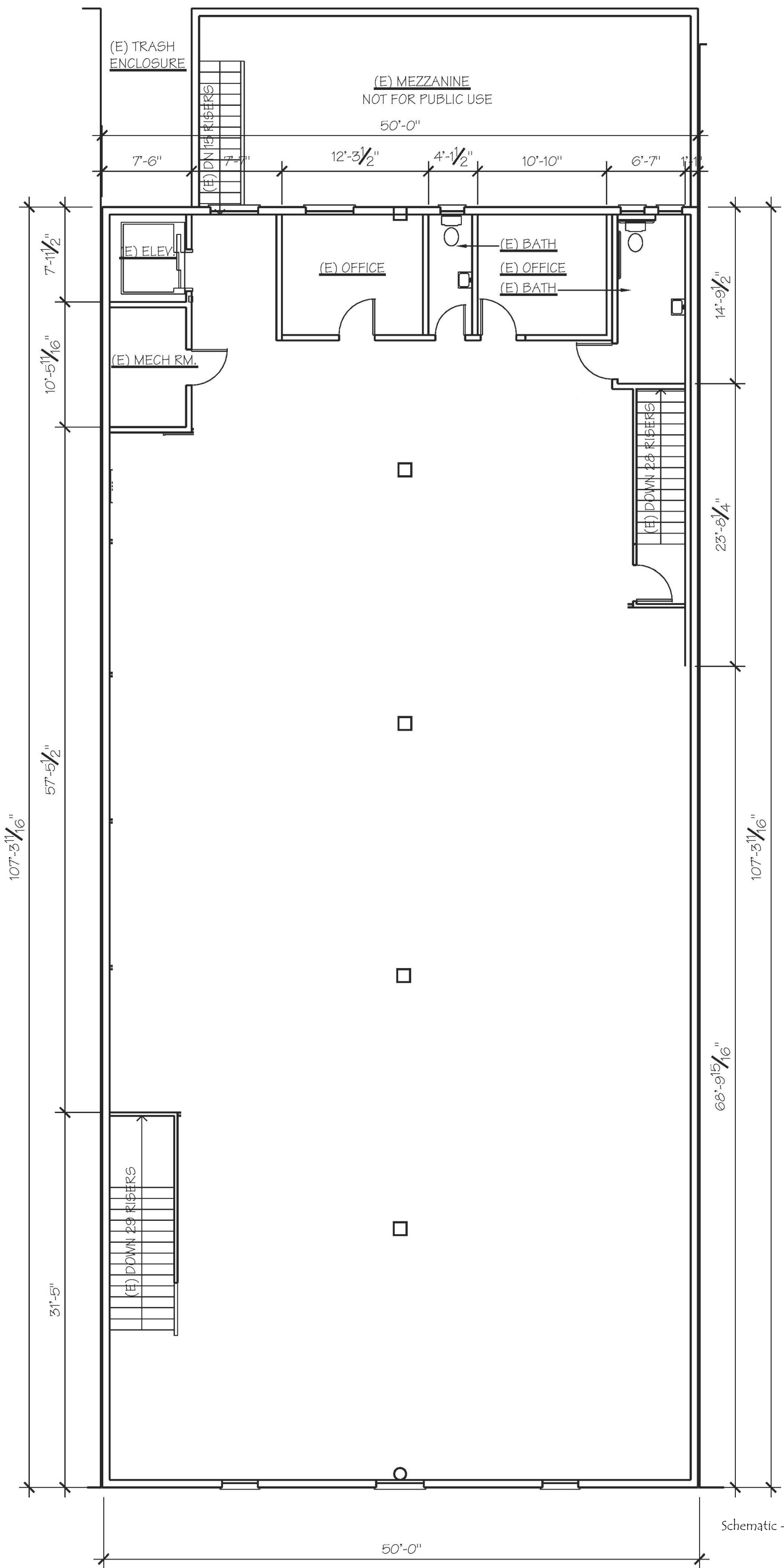
SCHEMATIC DRAWING  
Ground Level  
(Not to Scale)



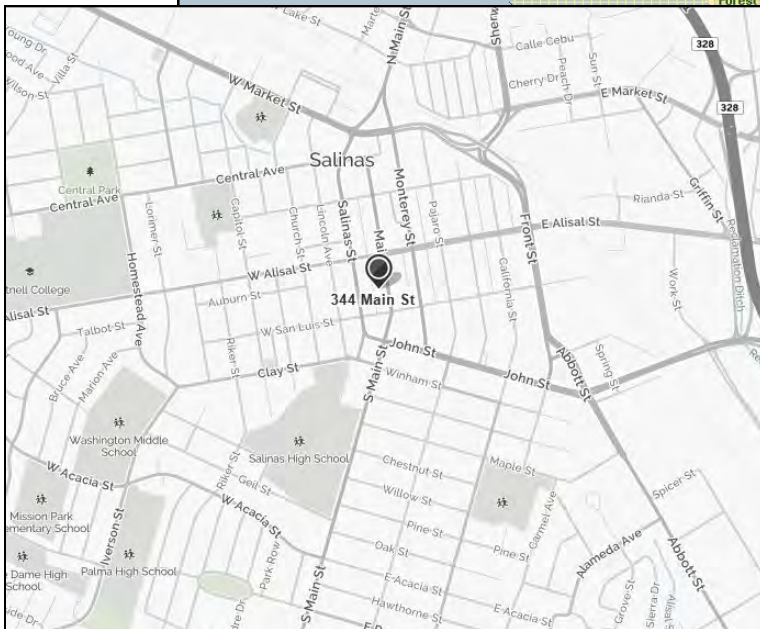
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SCHEMATIC DRAWING

2nd and Mezzanine Level



# MAPS



**344 MAIN STREET**

# PICTURES



# AERIAL SITE PLAN

## 344 MAIN STREET, SALINAS, CA



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# FROM ASSESSORS PARCEL MAP



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## ZONING FROM CITY'S WEBSITE

Mixed Use (MX) District. The mixed use district provides opportunities for mixed use, office, public and semipublic uses, and commercial uses that emphasize retail, entertainment, and service activities. Medium and high density residential uses are encouraged within MX districts to facilitate pedestrian-oriented activity centers