

SHERWOOD GARDENS SHOPPING CENTER

901 - 1057 North Main Street, Salinas, California

For Lease
Shop & Pad
Space Available



PROPERTY PROFILE

Location: NWC of North Main Street & West Bernal Street
Salinas, Monterey County, California

Space Available: Retail: **9,010 (divisible) 3569, 1980 ± SF**
Office: **9,010 (divisible) 2500 ± SF**

Anchor Tenants: Dollar General, dd's Discounts, Santa Fe Market
Harbor Freight Tools, O'Reilly's Auto Parts, Jack in the Box
Lumber Liquidators, Stanton Optical, T-Mobile
Starbuck's, Rent-A-Center, Farmers Insurance
Salon Centric, Nationwide Auto Insurance, Subway
Advance America, Springleaf Financial, Paladina Health

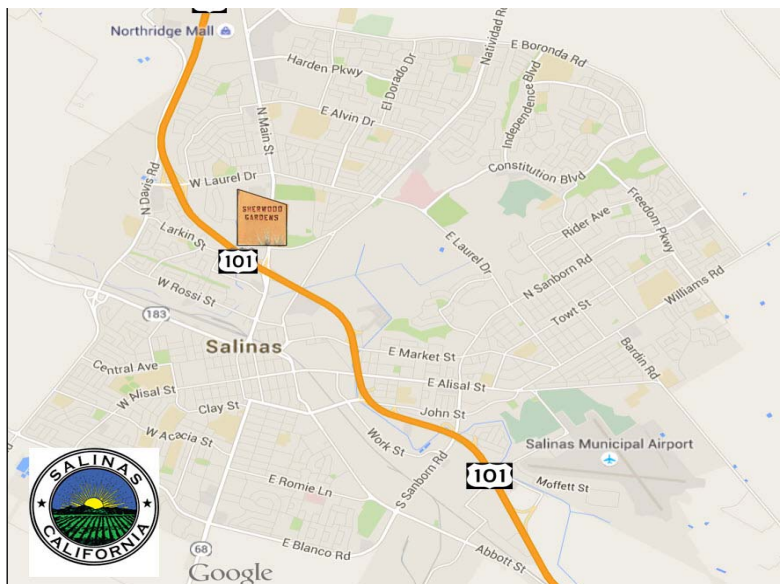
Project Highlights 185,403 SF Community Center anchored by national regional and daily traffic generating tenants.

DEMOGRAPHICS

Drive Time	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Population (2017)	42,101	155,687	175,241
Population (2022)	43,822	163,847	185,653
Households (2017)	12,015	42,709	49,513
Median HH Income (2017)	\$48,122	\$55,188	\$79,907
Average HH Income (2017)	\$62,510	\$72,526	\$102,003

TRAFFIC COUNT (2017)

CA State Hwy 101 at North Main	62,900 (AADT) CALTRANS
North Main Street at West Bernal	39,966 (ADT)



JNM Company
Commercial Real Estate

John McCormack DRE#:00911993
831.625.1414 831.250.3348

johnmccormackjr@montereybay.com
www.jnmcommercial.com

The above information has been obtained from sources we deem reliable, but make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or suitable in all respects to your contemplated use.



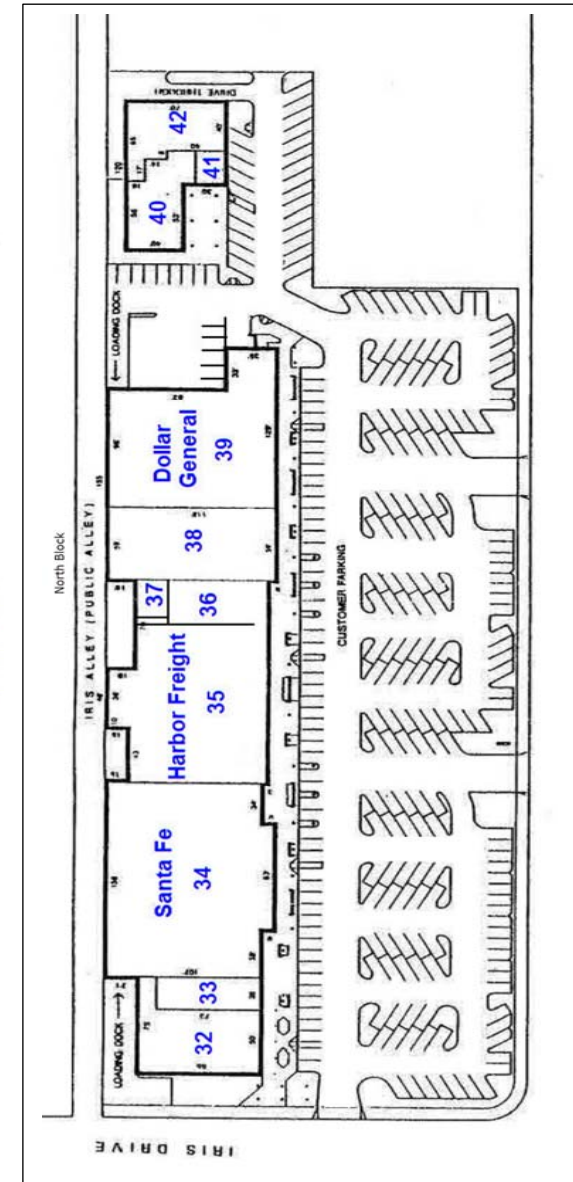
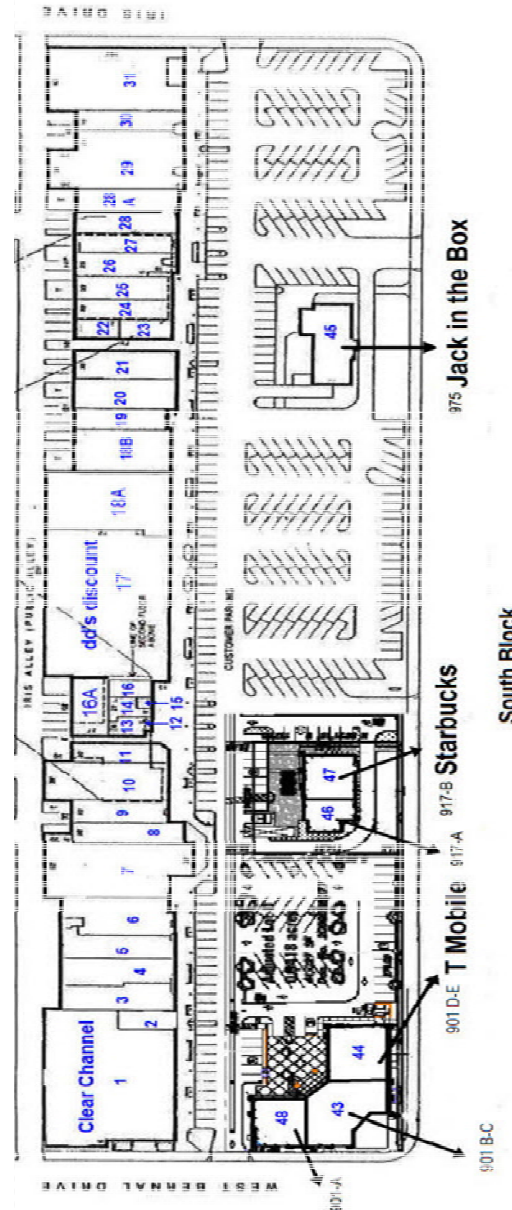
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SOUTH BLOCK				NORTH BLOCK			
1	903	Paladina Health		32	1007	Rent-A-Center	
2	905-909	AVAILABLE	9,010	33	1011	Massage Spa	
3	911	Farmers Insurance		34	1017	Santa Fe Market	
4	915	Lotus Hair & Nails		35	1025	Harbor Freight	
5	919	Boy Scouts		36	1035	Fiesta Auto Ins	
6	921	Hawaiian BBQ		38	1043	Lumber Liquidators	
7	923	Taquito's Mexican		39	1044	Dollar General	
8	925	Mandarin Garden		40	1053	Saltillo Deli	
9	927	Exclusive Ink		41	1055	Arcoiris Kids	
10	929	Salinas Dental		42	1057	Laundromat	
11	931	Subway					
13	937	Tax Service					
14	939	Sherwood Beauty					
15	941	Laboratorios Chinos					
16	943	Herbalife					
16A	945	Kid's Gym					
17	949	dd's Discounts					
18	957-959	Salon Centric					
19	961	Springleaf Financial					
20	963	Beauty Touch					
21	965	Magana's Meat					
22	967	Salinas Leather					
23	987C	The Spot					
24	969	Discount Cigarettes					
25	971A	Water Store					
26	973	Nationwide Ins					
27	977	Advance America					
28	979	Salinas Leather					
28A	979-A	AVAILABLE	1,448				
29	981	Furniture 4 Less					
30	983	Japanese Rest					
31	989	O'Reilly Auto Parts					
43	901-B	Stanton Optical					
43	901-A	AVAILABLE	1,980				
44	901-D	T-Mobile					
45	976	Jack in the Box					
45	917B	Starbucks					
46	917A	Ivo Beauty					
OFFICE SPACE – 2 nd Floor							
CALL FOR AVAILABILITY							
		AVAILABLE	168 -621 \$				



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831 625-1414

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Space #1, 903 N Main St - Frontage on West Bernal Street



Space #1, 903 N Main St - Frontage on N Main Street

FOR LEASE

Retail or Office Space

Available: Vacant
Size: Up to 9,010SF
Sub-Dividable

For More Information, Contact:

John McCormack

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CA License # 00911993

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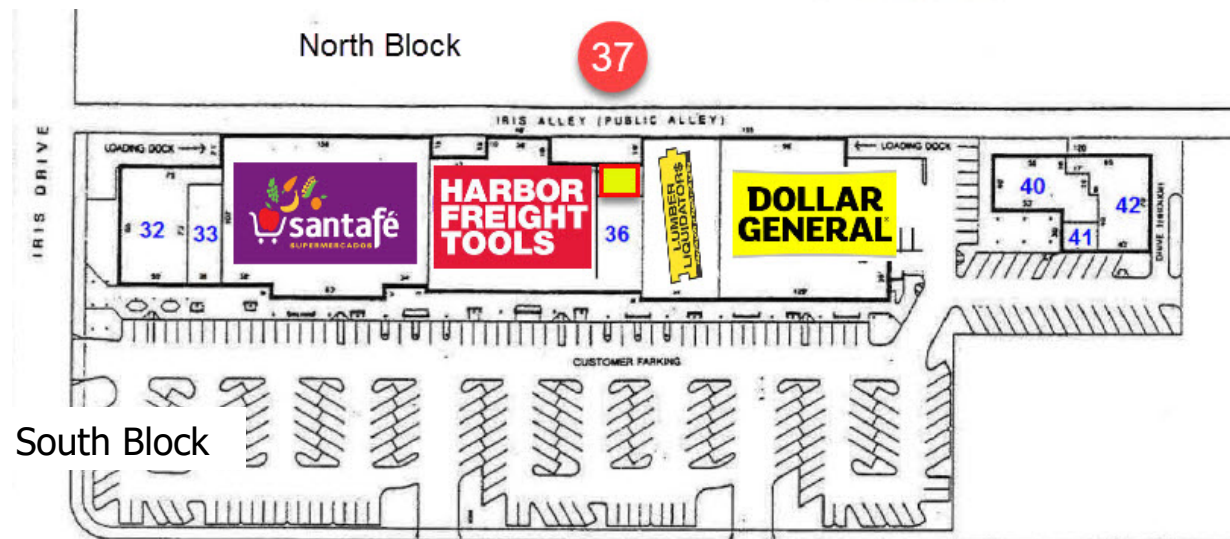
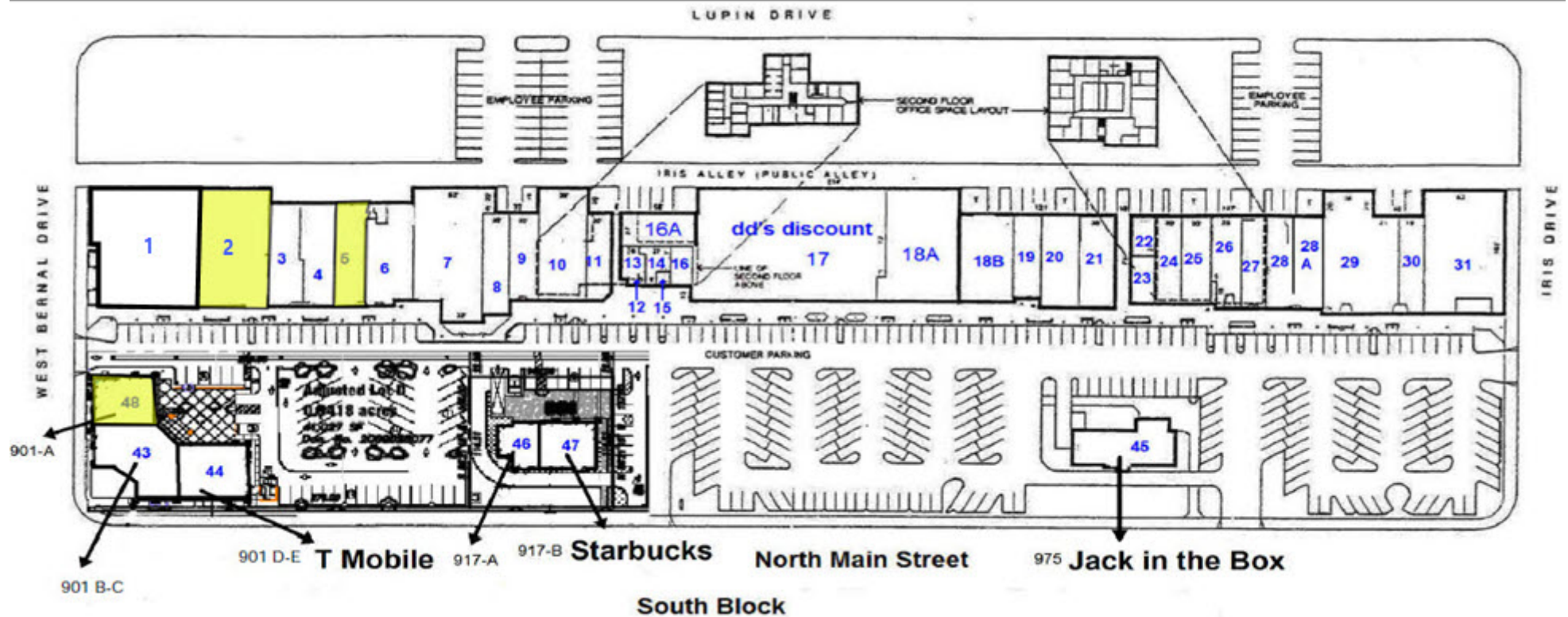
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Exclusive Listing Agent

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