

FOR SALE

1124 ABBOTT ST.

SALINAS, CA 93901

LOCATED IN AN OPPORTUNITY ZONE

±2,881 SF OWNER USER / INVESTMENT OPPORTUNITY

ASKING PRICE: \$1,200,000 | OFFICE BUILDING



CUSHMAN &
WAKEFIELD

1124 ABBOTT ST.



Cushman & Wakefield is pleased to present an owner-user/investor opportunity for a free standing office building totaling 2,881 SF located on a 0.61 acre parcel in the middle of the Salinas Agricultural/Industrial Hub. This prime location at the corner of Abbott Street and Merrill Street offers great visibility and on-site parking and convenient access to the core Salinas AG/Industrial businesses and to South Monterey County via Hwy 101.

PROPERTY FEATURES

Asking Price	\$1,200,000
Building Size:	±2,881 SF
Parcel Size:	±26,401 SF
APN:	002-881-037
Zoning:	<u>Industrial General District (IG)</u>



1124 ABBOTT ST.



PROPERTY INFORMATION

Location: 1124 Abbott Street (the "Property")
Salinas, CA 93901

Building Size: ±2,881 gross SF

Lot Size: 26,401 SF

APN: 002-881-037

Zoning: Industrial General District (IG)

Year Built: 1970

Parking: 34 parking spaces

Construction: Wood frame and brick

Heating & Cooling: Forced Air & HVAC

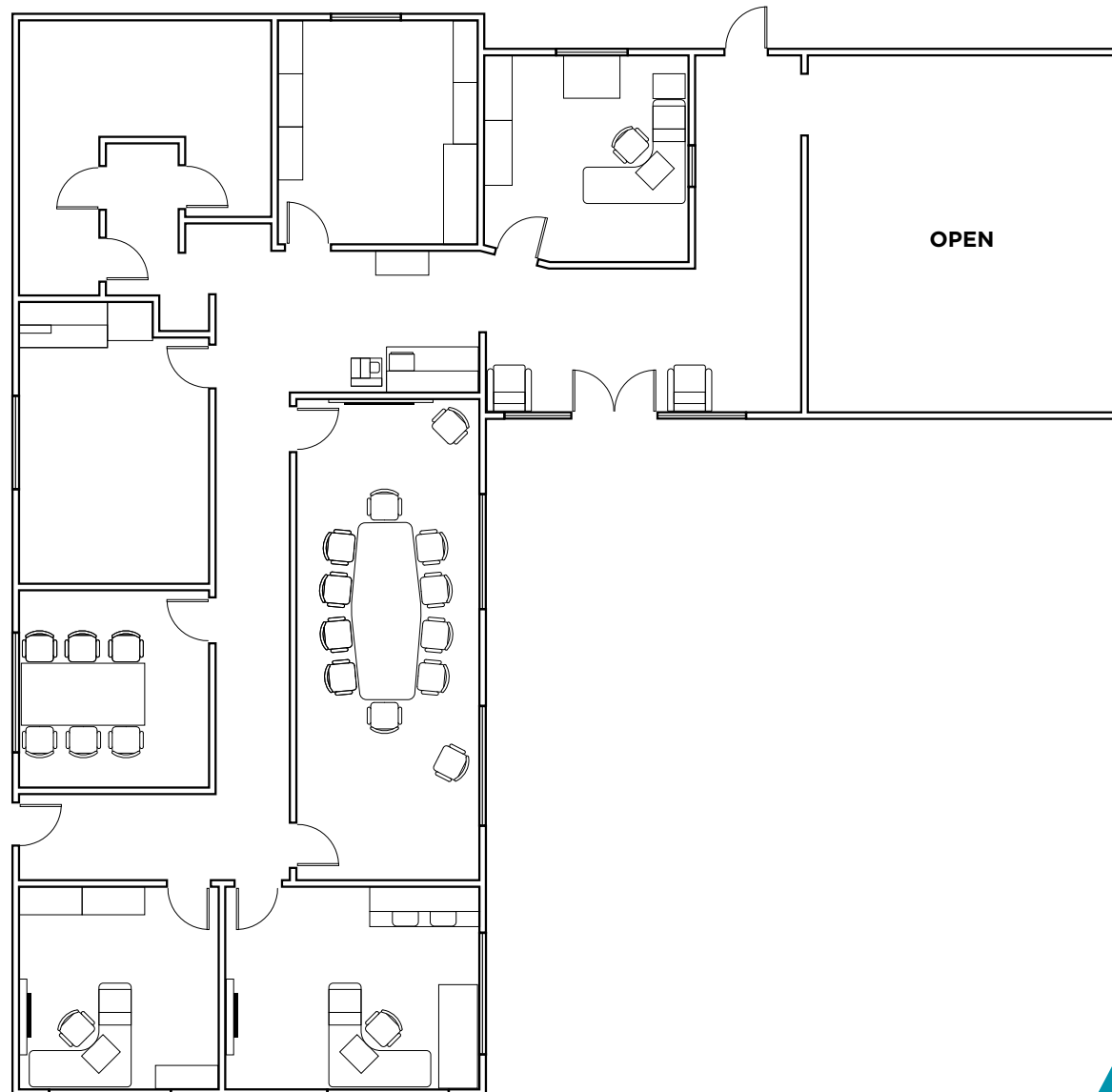
Comments: Located in Opportunity Zone

- The site is positioned in a federal Qualified Opportunity Zone Census Tract 06053014500.
- QOZ-designated, under-improved infill site with interim commercial utility and redevelopment upside.
- QOZ tax benefits are generally eligible investment through a Qualified Opportunity Fund.
- Parcel size supports a FAR of .40%



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FLOOR PLAN



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EXTERIOR PHOTOS



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AREA OVERVIEW

The Salinas Valley is known as “The Salad Bowl of the World” for the production of lettuce, broccoli, mushrooms and strawberries along with numerous other crops. Monterey County has become one of California’s premium grape growing regions and is home to over 70 wineries.

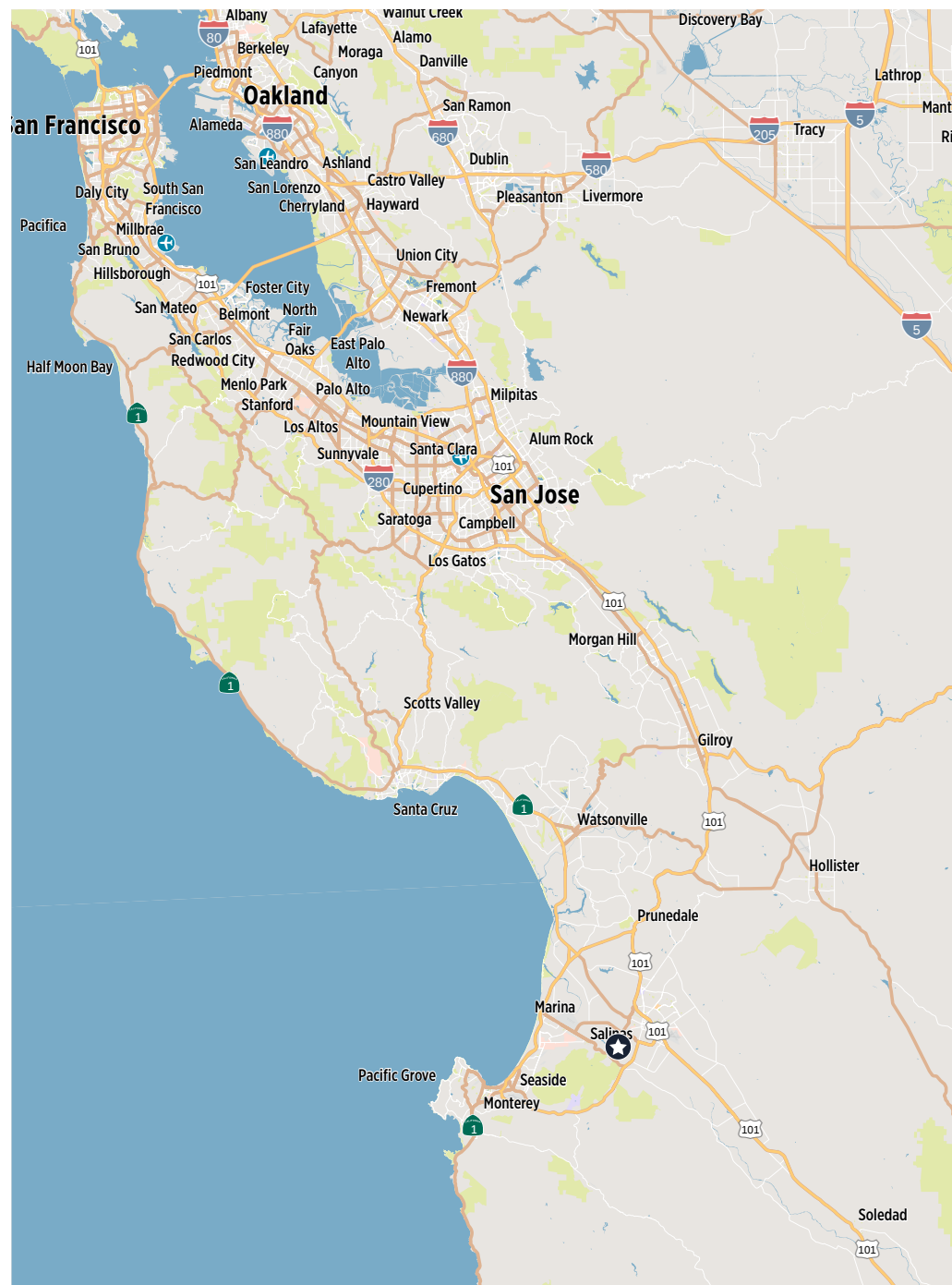
Although agriculture forms an economic base, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital.

Salinas’ ideal geographic location, unmatched natural resources, and unique workforce advantages make this Central Coast city a good place to do business. Salinas is situated just 60 miles south of Silicon Valley, the innovation capital of the world; 20 minutes east of the Monterey Peninsula, with its world-class amenities, including golf at Pebble Beach and the cities of Carmel and Monterey; and right next to Highway 101, which runs from Canada to Mexico and is among the most important north-south corridors in the United States.

Salinas is the regional trade center for California’s Central Coast counties, and the industrial, commercial and residential hub of the Salinas Valley. The city is also the county seat of Monterey County, and the largest municipality by population in the Central Coast region.

Demographics

	1 Mile	3 Mile	5 Mile
Population	4,828	96,478	163,533
AVG. HH Income	\$115,535	\$98,710	\$112,083
Daytime Population	17,736	98,566	150,265



1124 ABBOTT ST.

AERIAL MAP





For more information, please contact:

MICHAEL SCHOEDER
Executive Managing Principal
+1 831 595 1010
michael.schoeder@cushwake.com
Lic. 0098926

WOODY FENLEY
Associate
+1 831 320 8060
richard.fenley@cushwake.com
LIC #02253434

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