

PROPERTY SUMMARY



SALE PRICE	\$18,497,000
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OFFERING SUMMARY

BUILDING SIZE:	102,153 SF
LOT SIZE:	19.24 Acres
PRICE / SF:	\$181.07
CAP RATE:	6.78%
NOI:	\$1,234,544
YEAR BUILT:	1975/2010
ZONING:	5Q
APN:	127-012-021, 127-012-022, 127-012-031, 127-012-039, 127-012-042, 127-012-043, 127-012-048, 127-012-049

PROPERTY OVERVIEW

Prunedale Shopping Center is a Retail / Commercial (Retail - Office) property totaling 102,153 SF of NRA located on a 19.24-acre site at 8099 San Miguel Canyon Road in Salinas, California. It considered mixed-use with both traditional retail/shopping center space as well as office. This large investment property of anchor, shop, pad and office space with a tenant composition of national, regional and local tenants. National Credit Tenants like Grocery Outlet, CVS Pharmacy, O'Reilly's, Goodwill, Round Table, Burger King, Monterey County Free Libraries, Subway, Comerica Bank. The notable physical strength of the subject property is its generally good access and linkage.

PROPERTY HIGHLIGHTS

- National Credit Tenants: Grocery Outlet, CVS Pharmacy, O'Reilly's, Goodwill, Round Table, Burger King, Monterey County Free Libraries, Subway, Comerica Bank
- A quarter mile of U.S. Highway 101 and within one mile of CA Highway 156.
- Low Vacancy, Less than 2.5%
- Renovated in 2010
- 8 Separate Parcels

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

The subject site has frontage on an arterial and a neighborhood street. It is located less than a quarter mile of U.S. Highway 101 and within one mile of CA Highway 156. Prunedale Shopping Center is located in Monterey County, the only county in the Salinas, CA MSA. Monterey County is situated along the California coastline nearly at its midpoint. The Monterey County area is generally rural in nature with an agriculturally based economy. The largest industries in the county besides agriculture are government and tourism. In Monterey County, tourism is a core industry. Approximately 8.39 million people visit Monterey County annually, with 7.08 million visiting for leisure and 1.31 million visiting for business-related events. The most popular attraction is the Monterey Bay Aquarium, with 1.8 million visitors annually.



**FOR MORE ADDITIONAL INFORMATION, PLEASE FILL OUT AND
EMAIL US YOUR PERSONAL INFORMATION AS LISTED BELOW**

NAME:

TITLE:

COMPANY:

PHONE NUMBER:

EMAIL:

ADDRESS:

Are you in a 1031 exchange?

Are you a Principal or a Broker?

CONTACT US

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