

FOR LEASE

PRIME 18,000 - 37,200 SF GROUND LEASE OR BTS
1200 De La Torre St., Salinas, CA



LOCKEHOUSE

KURT GRUNDMAN

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ADDRESS 1200 De La Torre St., Salinas, CA
SF SIZE ±18,000 - ±37,200 SF
RENT Contact Broker



PRIME GROUND LEASE OR BTS OPPORTUNITY

STRATEGIC LOCATION

High-visibility site at 1200 De La Torre, ideal for a variety of commercial uses - QSR with potential drive-thru. Ground lease or BTS.

LOT SIZE

18,000 SF of versatile land, perfect for storage, parking, retail, or development. Potential to assemble with adjacent gas station lot for a total of 37,200 SF.

ZONING & USE FLEXIBILITY

Suitable for commercial, industrial, or mixed-use applications (confirm with city zoning).

EASY ACCESS

Convenient access to I-101, major roads, nearby business hubs, and Salinas Municipal Airport.

HIGH-TRAFFIC AREA

Strong exposure for businesses with consistent vehicle and foot traffic. Outparcel to numerous hotels and other restaurants.

LEASE TERMS

Call for pricing.



1 MILE AERIAL



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POPULATION

1 MILE	3 MILES	5 MILES
6,243	99,703	161,553



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,436	26,211	43,814



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$81,456	\$102,689	\$112,948



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$647,594	\$818,440	\$968,085



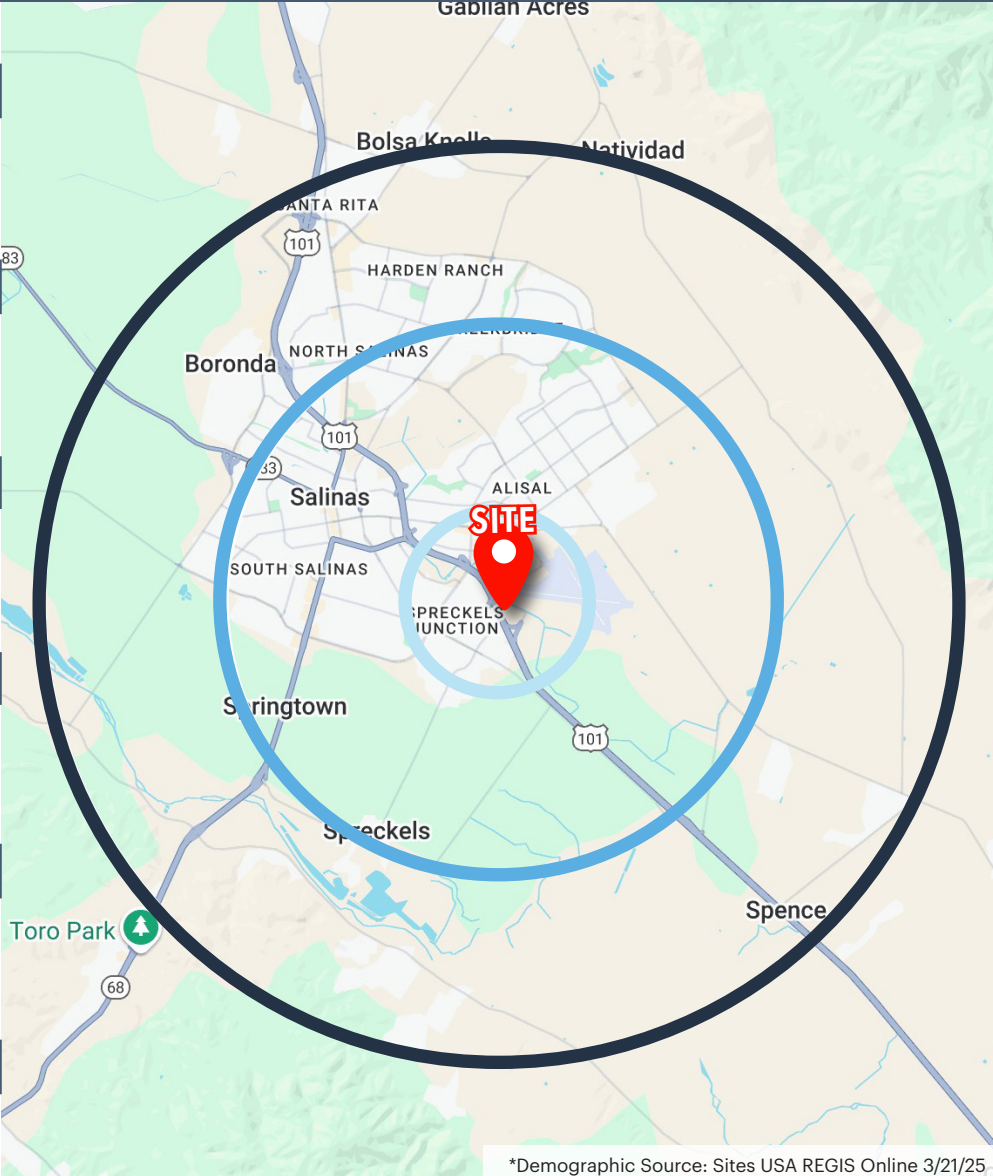
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
7.2%	14.9%	17.8%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$72.9 M	\$1.4 B	\$2.61 B



*Demographic Source: Sites USA REGIS Online 3/21/25

