

FOR LEASE

PRIME 12,200 - 23,500 SF GROUND LEASE OR BTS

51 John Street, Salinas, CA



LOCKEHOUSE

RETAIL GROUP

KURT GRUNDMAN

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CAROLINE LEWIS

(208) 484-5654

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License #02256598

ADDRESS 51 John St., Salinas, CA
SF SIZE ±12,200 - ±23,500 SF
RENT Contact Broker



PRIME GROUND LEASE OR BTS OPPORTUNITY

STRATEGIC LOCATION

High-visibility site at signalized hard corner, ideal for a variety of commercial uses - QSR with potential drive-through. Ground lease or BTS.

LOT SIZE

12,200 SF of versatile land, perfect for retail, QSR, or development. Potential to assemble with adjacent gas station lot for a total of 23,500 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, and retail and business hubs.

HIGH-TRAFFIC AREA

One block from Downtown Salinas. Strong exposure for businesses with consistent vehicle and foot traffic.

LEASE TERMS

Call for pricing.



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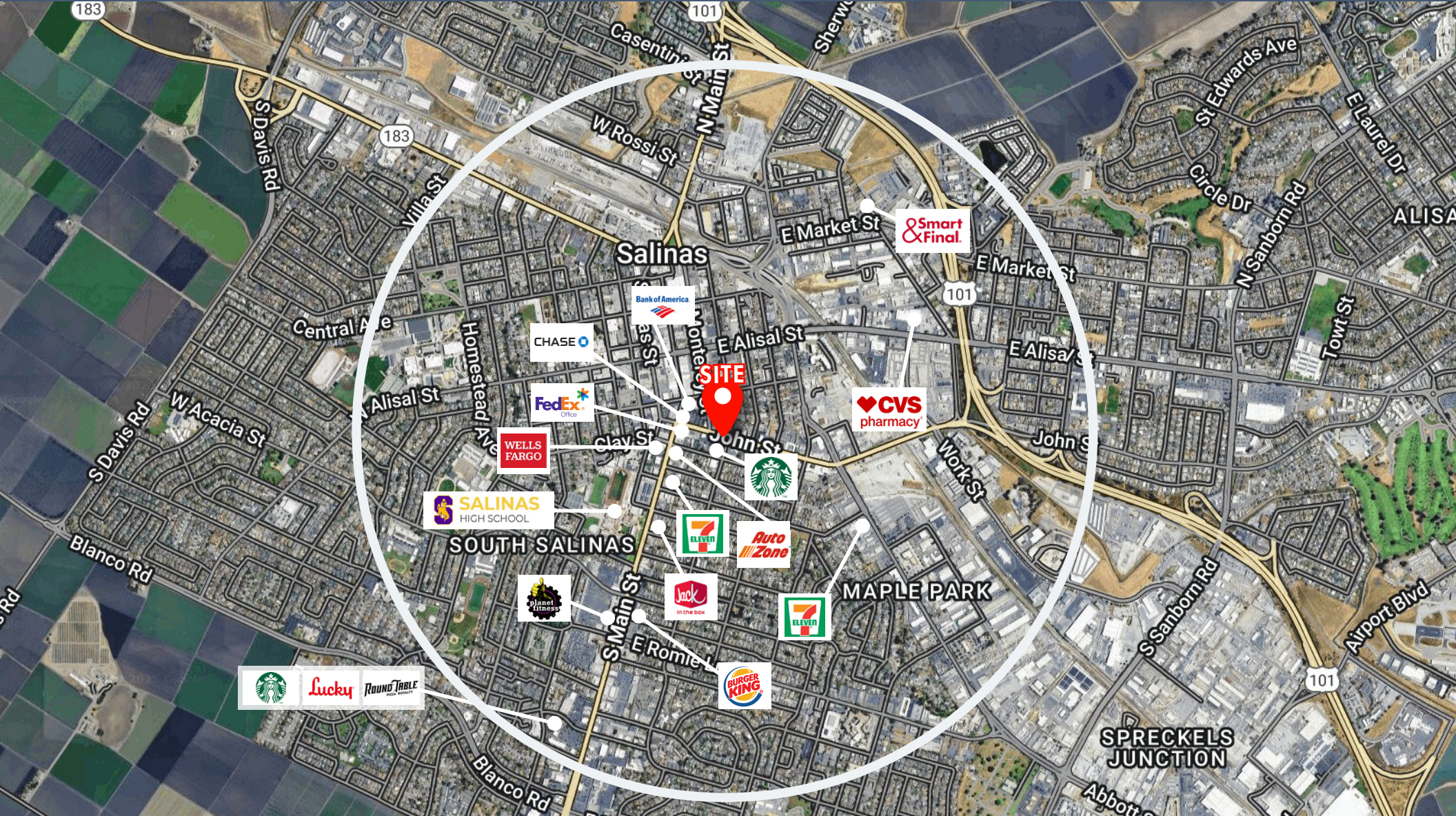
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POPULATION

1 MILE	3 MILES	5 MILES
21,230	119,605	167,129



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,167	32,882	45,620



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,506	\$102,460	\$114,228



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$812,534	\$801,809	\$986,209



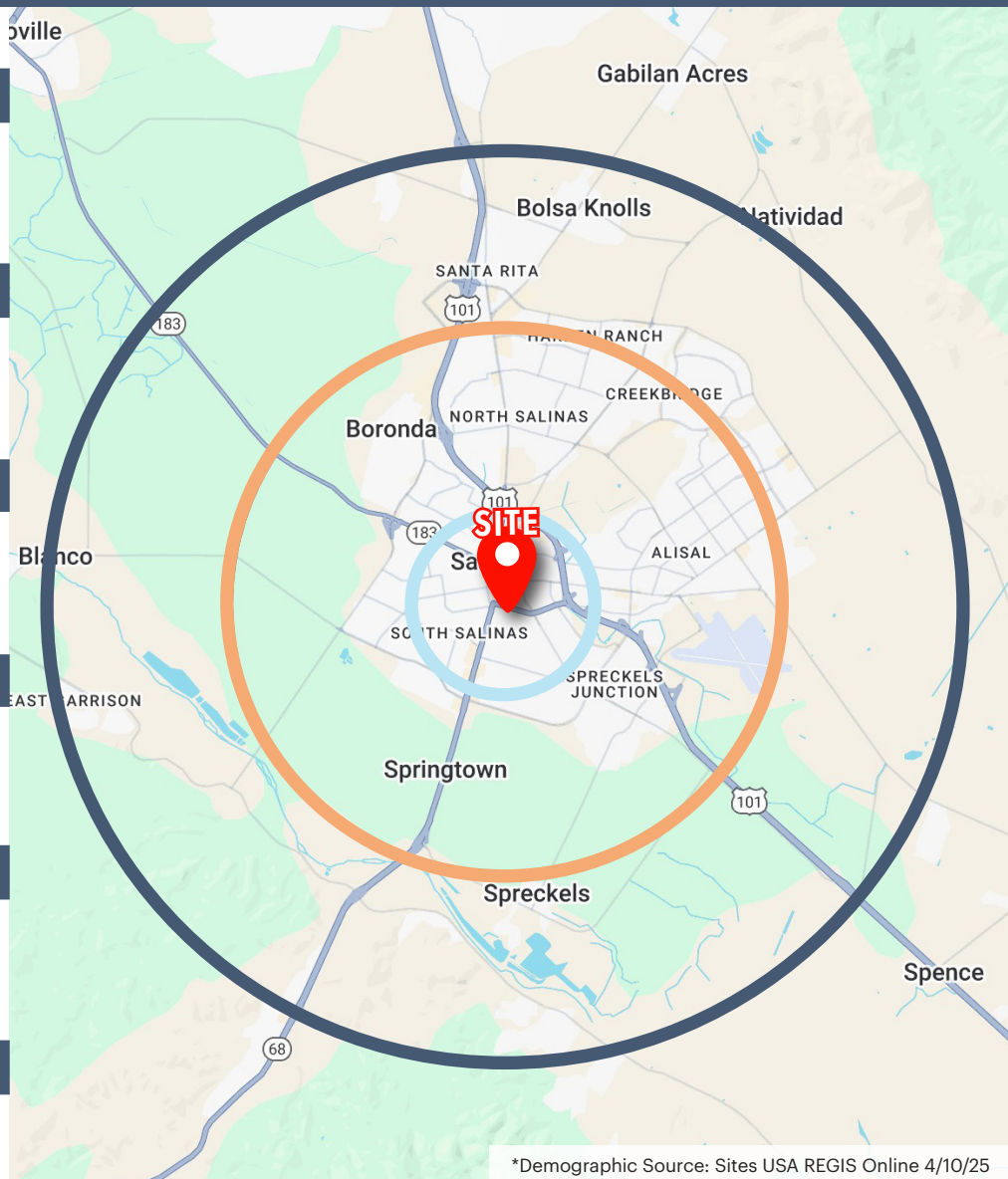
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
24.0%	16.1%	18.4%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$354.83 M	\$1.73 B	\$2.55 B



*Demographic Source: Sites USA REGIS Online 4/10/25

