

2ND GENERATION DRIVE THRU ADJACENT TO HIGH VOLUME CHEVRON STATION IN SALINAS, CA

**945 ABBOTT ST,
SALINAS, CA**



SUBJECT SPACE

YOUR NAME HERE

2,500 SF

BRAND NEW STARBUCKS & CIRCLE K COMING SOON



John Schaefer
415.235.8115
john@keystonerea.com
Lic. 01251740

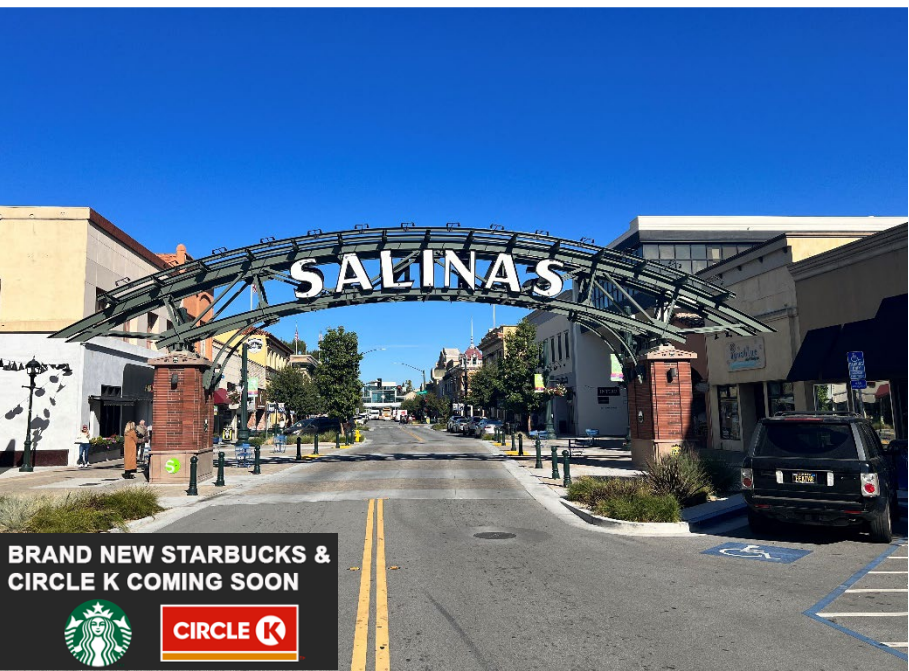
Grey Bradshaw
415.728.7036
grey@keystonerea.com
Lic. 02200913



1129 Industrial Ave, #205, Petaluma, CA 94952

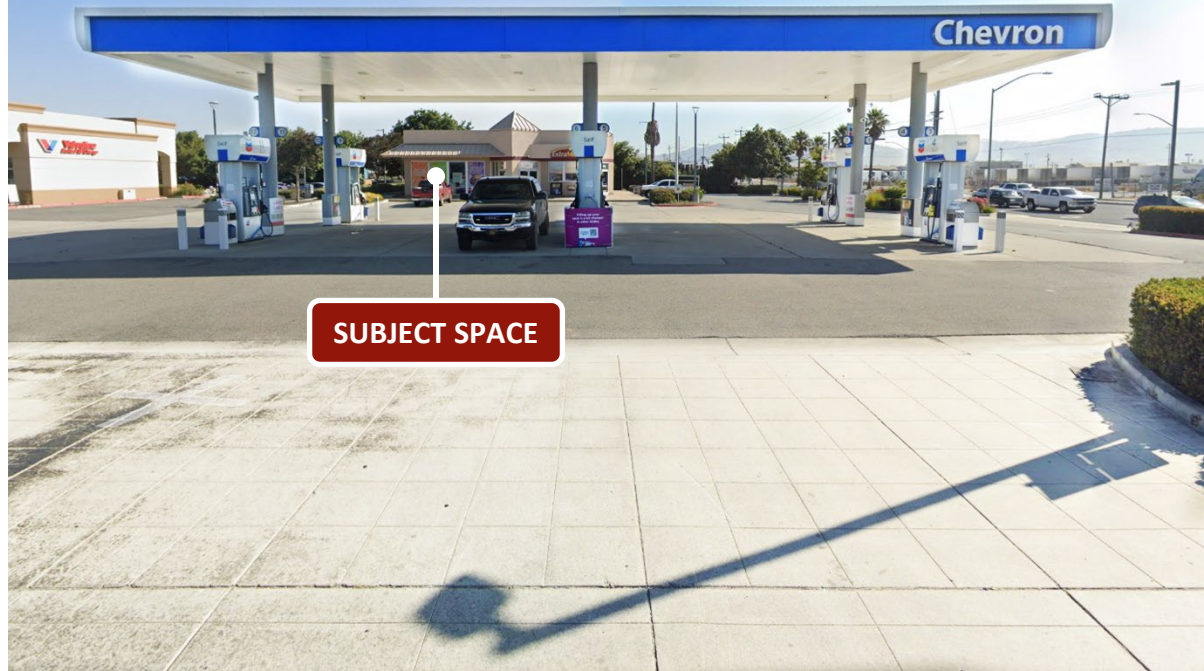
Keystone Real Estate Advisors, Inc.
www.keystonerea.com
info@keystonerea.com
Lic. 022117431

PROPERTY HIGHLIGHTS




BRAND NEW STARBUCKS & CIRCLE K COMING SOON







SUBJECT SPACE

 Highly visible **± 2,500 SF** drive thru co-tenant space available adjacent to Extra Mile and Chevron in Salinas, CA

 High volume Chevron station surrounded by medical uses and daily services w/ high daytime population

 Brand new Starbucks and Circle K coming soon

 Positioned in the heart of Salinas at the border of the industrial & residential corridor on the NWC of Abbott St. (22,624 VPD) & S. Sanborn Rd. (25,377 VPD)

 Direct access to and from Hwy 101 & en route to Hwy 68 via E Blanco Rd.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------------|------------------|------------------|
| Population | 20,979 | 95,186 | 173,710 |
| Avg. Household Income | \$97,646 | \$109,757 | \$107,951 |
| Daytime Population | 19,708 | 84,251 | 157,389 |

© 2024 Keystone Real Estate Advisors, Inc. (KREA) The information contained in this document has been obtained from sources believed reliable. While KREA does not doubt its accuracy, KREA has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. KREA and the KREA logo are service marks of Keystone Real Estate Advisors, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

John Schaefer
 415.235.8115
john@keystonerea.com
 Lic. 01251740

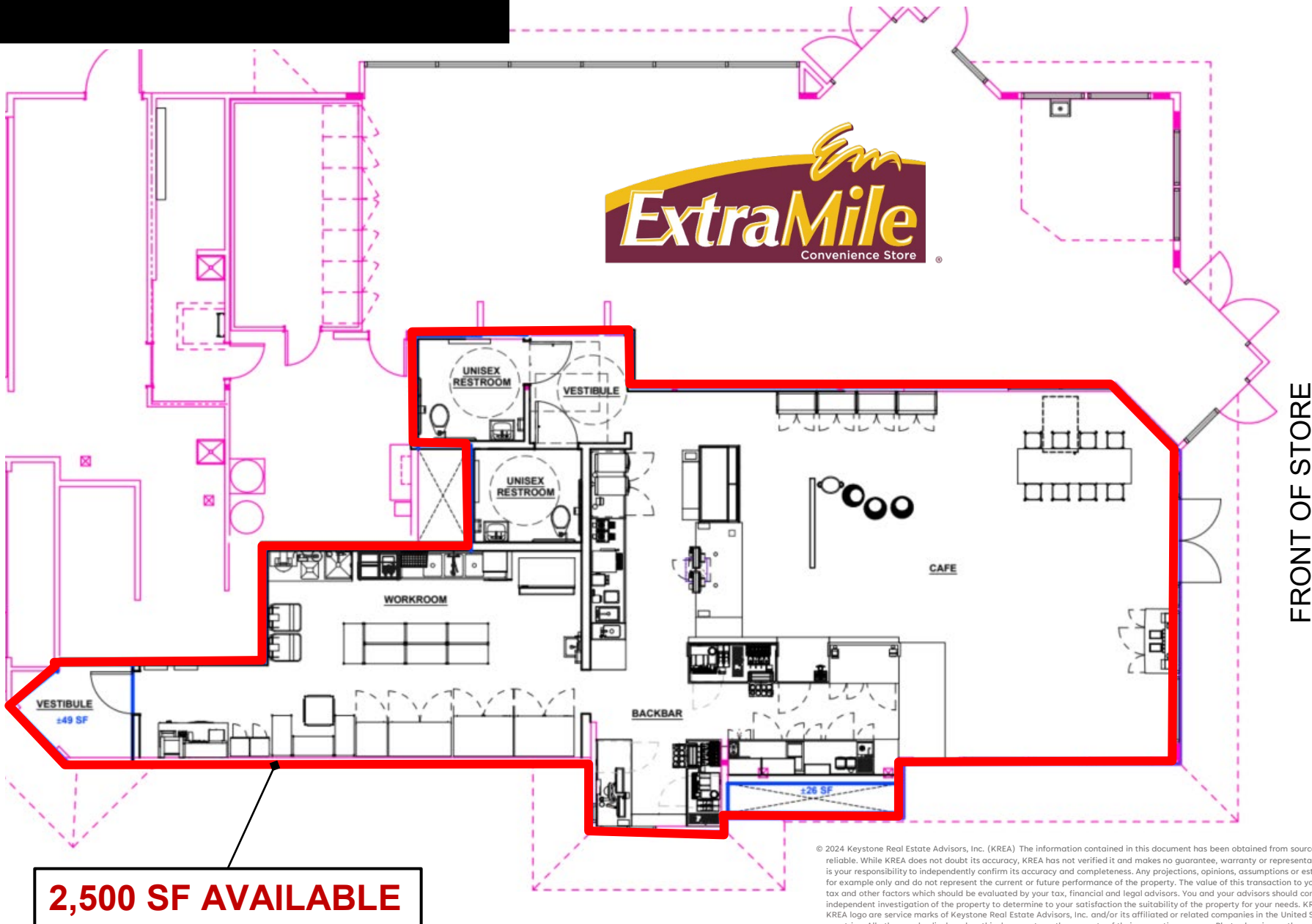
Grey Bradshaw
 415.728.7036
grey@keystonerea.com
 Lic. 02200913



1129 Industrial Ave, #205, Petaluma, CA 94952

Keystone Real Estate Advisors, Inc.
www.keystonerea.com
info@keystonerea.com
 Lic. 022117431

SPACE PLAN



© 2024 Keystone Real Estate Advisors, Inc. (KREA) The information contained in this document has been obtained from sources believed reliable. While KREA does not doubt its accuracy, KREA has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. KREA and the KREA logo are service marks of Keystone Real Estate Advisors, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

2,500 SF AVAILABLE

John Schaefer
415.235.8115
john@keystonerea.com
Lic. 01251740

Grey Bradshaw
415.728.7036
grey@keystonerea.com
Lic. 02200913



1129 Industrial Ave, #205, Petaluma, CA 94952

Keystone Real Estate Advisors, Inc.
www.keystonerea.com
info@keystonerea.com
Lic. 022117431



John Schaefer

415.235.8115
john@keystonerea.com
 Lic. 01251740

Grey Bradshaw

415.728.7036
grey@keystonerea.com
 Lic. 02200913

Keystone Real Estate Advisors, Inc.

www.keystonerea.com
info@keystonerea.com
 Lic. 022117431

1129 Industrial Ave, #205, Petaluma, CA 94952

TRADE AREA

945 ABBOTT RD, SALINAS, CA

