



### Property Highlights

- Fit Republic - Generating New Traffic
- Renovated Landscape Plan
- Strongest Retail Nucleus in Salinas
- Anchored by High Volume Food Anchor
- Strong National Co-Tenancy
- Directly Across the Street from Northridge Mall

### Traffic Counts

- East Boronda Road: 40,651 ADT
- North Main Street: 22,059 ADT

### Demographics

	1 Mile	2 Mile	3 Mile
Population	19,590	81,234	162,409
Daytime Population	5,957	22,349	54,800
AVG. HH Income	\$58,972	\$66,100	\$63,454

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## Site Plan



Suite #	Tenant	SF
1900-04	Verizon Wireless	5,651
1906-08	Taqueria Los Gallos	2,412
1910	Sosi's Hair Salon	880
1912	Coghlan Law Office	880
1914	Pro Top Nail	880
<b>1916</b>	<b>Available</b>	<b>2,400</b>
1920	H&R Block	2,250
1924	Fit Republic	17,068
1928-34	Aaron's Sales & Lease	7,106
1936-38	Dim Sum Inn	3,815
1940	Thanh Loi Noodle	2,700
1942	Linda's Laundromat	2,240
1944	Style Hair Salon	1,200
1946	Cost U Less Insurance	1,142
1948	Advance America	1,080
1950	Monky Bowl	1,080
1952-56	Application Support Center	4,500
1962	FoodMaxx	51,008
1964	Starbucks	1,348
1970	Salinas Smiles Dentistry	2,152
1974	Vitamin Shoppe	3,504
1976	Great Clips	1,495
1980A	Erik's Deli	1,400
1980B	State Farm	845
1988	Buffalo Wild Wings	6,183

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## Demographics - 1 Mile Radius

<b>Summary</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
Population	19,758		19,834		20,244	
Households	6,154		6,130		6,254	
Families	4,547		4,538		4,634	
Average Household Size	3.21		3.23		3.23	
Owner Occupied Housing Units	2,444		2,321		2,337	
Renter Occupied Housing Units	3,710		3,809		3,917	
Median Age	29.1		29.7		30.7	
<b>Trends: 2015 - 2020 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.41%		0.73%		0.75%	
Households	0.40%		0.74%		0.77%	
Families	0.42%		0.76%		0.69%	
Owner HHs	0.14%		0.61%		0.70%	
Median Household Income	2.03%		3.36%		2.66%	
<b>Households by Income</b>	<b>2015</b>				<b>2020</b>	
	Number		Percent		Number	Percent
<\$15,000	590		9.6%		553	8.8%
\$15,000 - \$24,999	610		10.0%		459	7.3%
\$25,000 - \$34,999	629		10.3%		531	8.5%
\$35,000 - \$49,999	939		15.3%		891	14.2%
\$50,000 - \$74,999	1,477		24.1%		1,483	23.7%
\$75,000 - \$99,999	866		14.1%		1,078	17.2%
\$100,000 - \$149,999	754		12.3%		926	14.8%
\$150,000 - \$199,999	207		3.4%		263	4.2%
\$200,000+	59		1.0%		72	1.2%
Median Household Income	\$53,354		\$58,997			
Average Household Income	\$62,792		\$70,462			
Per Capita Income	\$19,155		\$21,482			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,914	9.7%	1,859	9.4%	1,876	9.3%
5 - 9	1,701	8.6%	1,754	8.8%	1,716	8.5%
10 - 14	1,624	8.2%	1,591	8.0%	1,685	8.3%
15 - 19	1,576	8.0%	1,501	7.6%	1,467	7.2%
20 - 24	1,621	8.2%	1,599	8.1%	1,490	7.4%
25 - 34	3,326	16.8%	3,349	16.9%	3,274	16.2%
35 - 44	2,629	13.3%	2,670	13.5%	2,907	14.4%
45 - 54	2,246	11.4%	2,108	10.6%	2,191	10.8%
55 - 64	1,624	8.2%	1,750	8.8%	1,808	8.9%
65 - 74	818	4.1%	1,029	5.2%	1,178	5.8%
75 - 84	506	2.6%	447	2.3%	475	2.3%
85+	174	0.9%	177	0.9%	178	0.9%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,802	44.5%	8,605	43.4%	8,687	42.9%
Black Alone	527	2.7%	493	2.5%	461	2.3%
American Indian Alone	260	1.3%	259	1.3%	271	1.3%
Asian Alone	1,730	8.8%	1,683	8.5%	1,644	8.1%
Pacific Islander Alone	65	0.3%	62	0.3%	61	0.3%
Some Other Race Alone	7,133	36.1%	7,485	37.7%	7,857	38.8%
Two or More Races	1,241	6.3%	1,247	6.3%	1,262	6.2%
Hispanic Origin (Any Race)	13,847	70.1%	14,504	73.1%	15,429	76.2%

## Demographics - 3 Mile Radius

<b>Summary</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
Population	83,435		84,477		86,839	
Households	23,345		23,517		24,196	
Families	18,268		18,429		18,974	
Average Household Size	3.50		3.52		3.52	
Owner Occupied Housing Units	11,315		10,965		11,156	
Renter Occupied Housing Units	12,030		12,552		13,041	
Median Age	29.6		30.2		31.4	
<b>Trends: 2015 - 2020 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.55%		0.73%		0.75%	
Households	0.57%		0.74%		0.77%	
Families	0.58%		0.76%		0.69%	
Owner HHs	0.35%		0.61%		0.70%	
Median Household Income	2.53%		3.36%		2.66%	
<b>Households by Income</b>	<b>2015</b>				<b>2020</b>	
	Number		Percent		Number	Percent
<\$15,000	2,294		9.8%		2,160	8.9%
\$15,000 - \$24,999	2,171		9.2%		1,636	6.8%
\$25,000 - \$34,999	2,170		9.2%		1,832	7.6%
\$35,000 - \$49,999	3,488		14.8%		3,316	13.7%
\$50,000 - \$74,999	4,836		20.6%		4,895	20.2%
\$75,000 - \$99,999	3,361		14.3%		4,114	17.0%
\$100,000 - \$149,999	3,745		15.9%		4,460	18.4%
\$150,000 - \$199,999	890		3.8%		1,110	4.6%
\$200,000+	561		2.4%		672	2.8%
Median Household Income	\$56,253		\$63,731			
Average Household Income	\$69,623		\$77,958			
Per Capita Income	\$19,699		\$22,014			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,563	9.1%	7,507	8.9%	7,613	8.8%
5 - 9	6,958	8.3%	7,097	8.4%	6,965	8.0%
10 - 14	6,661	8.0%	6,649	7.9%	6,917	8.0%
15 - 19	7,135	8.6%	6,357	7.5%	6,334	7.3%
20 - 24	6,892	8.3%	7,078	8.4%	6,214	7.2%
25 - 34	13,482	16.2%	14,212	16.8%	14,467	16.7%
35 - 44	11,260	13.5%	10,991	13.0%	12,291	14.2%
45 - 54	10,097	12.1%	9,664	11.4%	9,496	10.9%
55 - 64	6,954	8.3%	7,830	9.3%	8,230	9.5%
65 - 74	3,473	4.2%	4,257	5.0%	5,196	6.0%
75 - 84	2,157	2.6%	1,999	2.4%	2,225	2.6%
85+	802	1.0%	835	1.0%	891	1.0%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,546	45.0%	37,016	43.8%	37,640	43.3%
Black Alone	1,997	2.4%	1,892	2.2%	1,791	2.1%
American Indian Alone	1,101	1.3%	1,105	1.3%	1,155	1.3%
Asian Alone	7,167	8.6%	7,018	8.3%	6,893	7.9%
Pacific Islander Alone	315	0.4%	308	0.4%	300	0.3%
Some Other Race Alone	30,675	36.8%	32,436	38.4%	34,265	39.5%
Two or More Races	4,633	5.6%	4,702	5.6%	4,796	5.5%
Hispanic Origin (Any Race)	59,021	70.7%	62,220	73.7%	66,549	76.6%

## Demographics - 5 Mile Radius

Summary	Census 2010		2015		2020	
Population	159,717		162,805		168,188	
Households	43,092		43,602		44,996	
Families	33,667		34,155		35,303	
Average Household Size	3.65		3.68		3.68	
Owner Occupied Housing Units	20,096		19,545		20,008	
Renter Occupied Housing Units	22,996		24,057		24,988	
Median Age	29.1		29.7		31.0	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.65%		0.73%		0.75%	
Households	0.63%		0.74%		0.77%	
Families	0.66%		0.76%		0.69%	
Owner HHs	0.47%		0.61%		0.70%	
Median Household Income	2.51%		3.36%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Number	Percent
<\$15,000	4,719		10.8%		4,520	10.0%
\$15,000 - \$24,999	4,638		10.6%		3,549	7.9%
\$25,000 - \$34,999	4,932		11.3%		4,270	9.5%
\$35,000 - \$49,999	6,354		14.6%		6,202	13.8%
\$50,000 - \$74,999	8,192		18.8%		8,411	18.7%
\$75,000 - \$99,999	5,885		13.5%		7,208	16.0%
\$100,000 - \$149,999	6,090		14.0%		7,362	16.4%
\$150,000 - \$199,999	1,685		3.9%		2,125	4.7%
\$200,000+	1,106		2.5%		1,349	3.0%
Median Household Income	\$52,434		\$59,365			
Average Household Income	\$66,955		\$75,421			
Per Capita Income	\$18,258		\$20,499			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,073	9.4%	15,050	9.2%	15,296	9.1%
5 - 9	13,694	8.6%	14,066	8.6%	13,941	8.3%
10 - 14	12,736	8.0%	13,053	8.0%	13,824	8.2%
15 - 19	13,705	8.6%	12,237	7.5%	12,557	7.5%
20 - 24	13,412	8.4%	13,758	8.5%	12,064	7.2%
25 - 34	25,990	16.3%	27,146	16.7%	27,208	16.2%
35 - 44	21,248	13.3%	21,249	13.1%	23,632	14.1%
45 - 54	18,629	11.7%	17,965	11.0%	18,086	10.8%
55 - 64	12,867	8.1%	14,694	9.0%	15,497	9.2%
65 - 74	6,385	4.0%	7,896	4.8%	9,863	5.9%
75 - 84	4,172	2.6%	3,855	2.4%	4,352	2.6%
85+	1,808	1.1%	1,836	1.1%	1,868	1.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,225	46.5%	73,748	45.3%	75,407	44.8%
Black Alone	3,068	1.9%	2,945	1.8%	2,833	1.7%
American Indian Alone	2,030	1.3%	2,043	1.3%	2,139	1.3%
Asian Alone	9,892	6.2%	9,779	6.0%	9,681	5.8%
Pacific Islander Alone	499	0.3%	484	0.3%	473	0.3%
Some Other Race Alone	61,887	38.7%	65,504	40.2%	69,129	41.1%
Two or More Races	8,117	5.1%	8,302	5.1%	8,525	5.1%
Hispanic Origin (Any Race)	118,028	73.9%	124,598	76.5%	133,164	79.2%