



SIZE

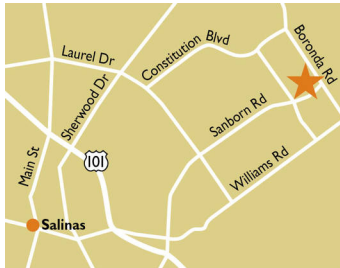
93,071 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
18,556	92,352	163,204
Households		
3,955	20,843	43,141
Median HH Income (\$)		
83,264	84,380	83,288

MAJOR TENANT(S)

Food 4 Less
Anytime Fitness
Starbucks



LOCATION

1576 N. Sanborn Road | Salinas, CA 93905

PROPERTY HIGHLIGHTS

- Anchored by Food 4 Less with Starbucks, Anytime Fitness and Sally Beauty Supply
- The population is dense with over 92,300 people in a three-miles radius, with significant additional residential growth anticipated in the immediate area
- Located on Boronda Road, the main arterial road for Salinas, providing excellent visibility for 21,700 VPD
- The average household income is more than \$106,000 in a three-miles radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

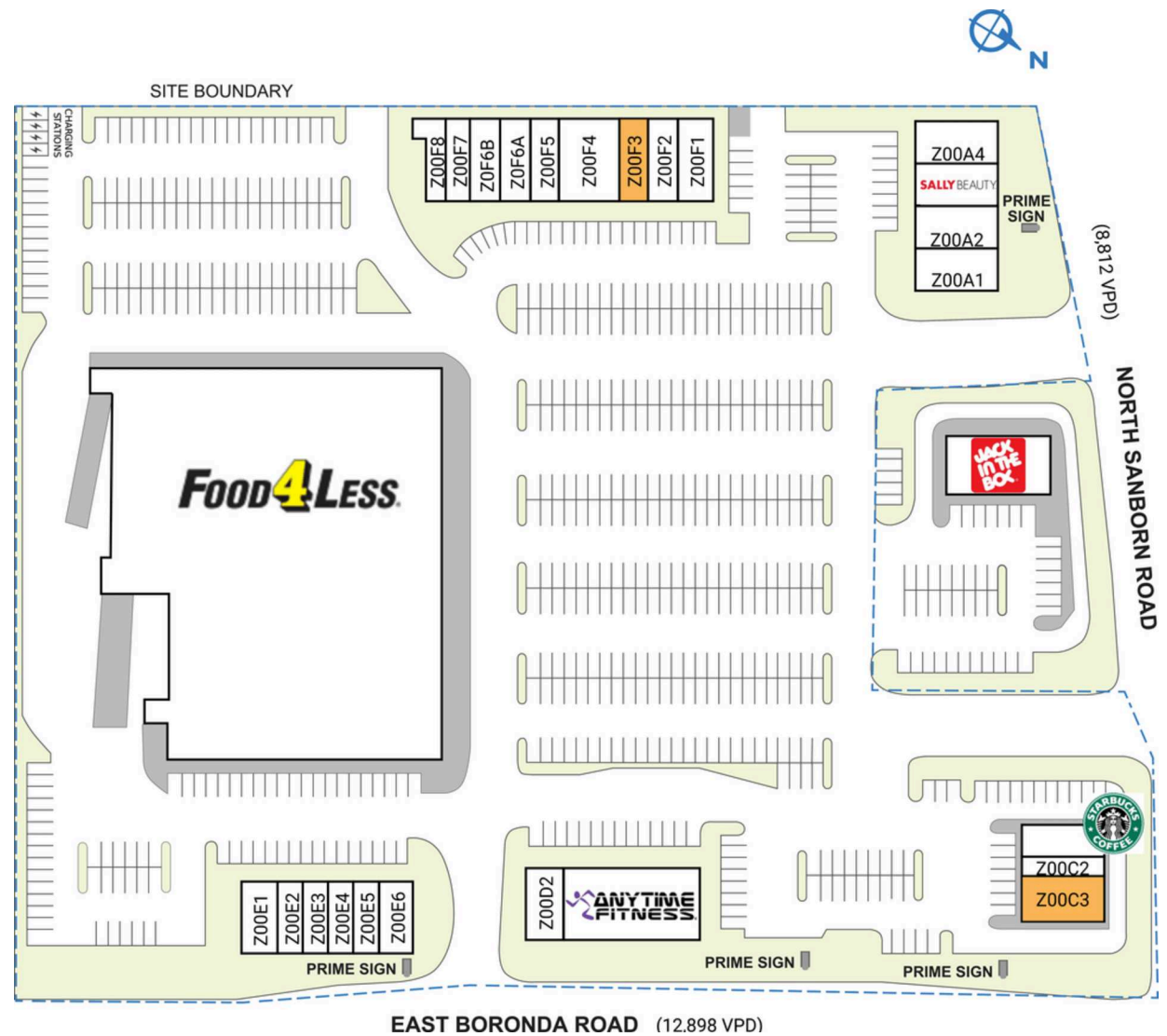


BORONDA PLAZA

1576 N. Sanborn Road | Salinas, CA 93905

SPACE	TENANT	SQ. FT.		SQ. FT.
OUT1	Jack in the Box		Z00E3	Fiesta Time 900 SF
SHAD1	Jack in the Box		Z00E4	Salud y Engergia Celeste 900 SF
Z0001	Food 4 Less	58,687 SF	Z00E5	Extreme Salon 900 SF
Z00A1	Crystal Dental	1,500 SF	Z00E6	Saltillo Mexican Deli 1,200 SF
Z00A2	New China Restaurant	1,500 SF	Z00F1	Taqueria Dos Gallos De Oro 1,800 SF
Z00A3	Sally Beauty Supply	1,500 SF	Z00F2	Panaderia 3 Hermanos 1,200 SF
Z00A4	Botanica Del La Cienica Victorias Fashion Boutique	1,500 SF	Z00F3	AVAILABLE 1,200 SF
Z00C1	Starbucks	1,700 SF	Z00F4	Lou's Super Wash 2 2,400 SF
Z00C2	Constant Staffing	800 SF	Z00F5	Kelly Nails Spa 1,200 SF
Z00C3	AVAILABLE 1,983 SF		Z00F7	Tus Amigos Insurance & Tax Services 900 SF
Z00D1	Anytime Fitness	4,997 SF	Z00F8	Water Pure and Snack Bar 900 SF
Z00D2	Honey Berry	1,000 SF	Z0F6A	Western Wear 1,200 SF
Z00E1	Aladdin Bail Bonds	1,104 SF	Z0F6B	Illusion Smoke Shop 1,200 SF
Z00E2	Contreras Financial	900 SF		TOTAL SQ. FT. 93,071

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

BORONDA PLAZA

1576 N. Sanborn Road | Salinas, CA 93905



East Boronda Road (12,898 VPD)

Boronda Plaza

North Sanborn Road (8,812 VPD)

BORONDA PLAZA

1576 N. Sanborn Road | Salinas, CA 93905



Boronda Plaza

FOOD4LESS **ANYTIME FITNESS**
SALLY BEAUTY **STARBUCKS COFFEE**

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.693444

Longitude: -121.594871

Boronda Plaza Salinas, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	18,556	92,352	163,204
	2028 Projected Population	19,354	96,455	169,873
	2010 Census Population	17,286	90,018	155,706
	2000 Census Population	13,465	84,008	155,978
	1990 Census Population	6,400	59,130	113,812
	Historical Annual Growth 1990 to 2000	7.72%	3.57%	3.20%
	Historical Annual Growth 2000 to 2010	2.53%	0.69%	-0.02%
	Estimated Annual Growth 2010 to 2023	0.52%	0.19%	0.34%
	Projected Annual Growth 2023 to 2028	0.85%	0.87%	0.80%
	Median Age	31.3	31.9	33.4
Households	Q4 2023 Estimated Households	3,955	20,843	43,141
	2028 Projected Households	4,125	21,776	44,904
	2010 Census Households	3,544	19,724	41,759
	2000 Census Households	2,739	17,892	39,593
	1990 Census Households	1,465	14,723	34,779
	Historical Annual Growth 1990 to 2000	6.45%	1.97%	1.30%
	Historical Annual Growth 2000 to 2010	2.61%	0.98%	0.53%
	Estimated Annual Growth 2010 to 2023	0.80%	0.40%	0.24%
	Projected Annual Growth 2023 to 2028	0.85%	0.88%	0.80%
	Population per Household	4.67	4.37	3.72
Population by Race	White	3.1%	6.0%	11.9%
	Black or African American	0.6%	0.7%	1.0%
	Asian & Pacific Islander	5.2%	4.9%	5.3%
	Other Races	1.2%	1.4%	2.1%
	Hispanic Population	90.0%	87.1%	79.6%
Income	Average Household Income	\$103,662	\$106,094	\$103,564
	Median Household Income	\$83,264	\$84,380	\$83,288
	Per Capita Income	\$22,181	\$24,228	\$27,816
Education (Age 25+)	Elementary	29.8%	32.5%	25.3%
	Some High School	17.6%	15.1%	13.0%
	High School Graduate	26.3%	22.4%	23.3%
	Some College	11.1%	13.1%	16.5%
	Associates Degree Only	6.4%	5.9%	7.0%
	Bachelors Degree Only	6.6%	8.3%	11.0%
	Graduate Degree	2.1%	2.8%	4.0%
Business	Number of Businesses	119	1,582	5,483
	Total Number of Employees	1,423	15,796	63,494
	Employees per Business	11.98	9.98	11.58
	Residential Population per Business	156.24	58.36	29.76

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.