

Coming soon...
Monterey County's Newest
favorite travel stop

AVAILABLE
FOR SALE • BUILD TO SUIT
GROUND LEASE • TENANT SPACE

Monterey County Wine Country

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THE VINES
AT GREENFIELD

THE VINES

AT GREENFIELD

WELCOME TO GREENFIELD

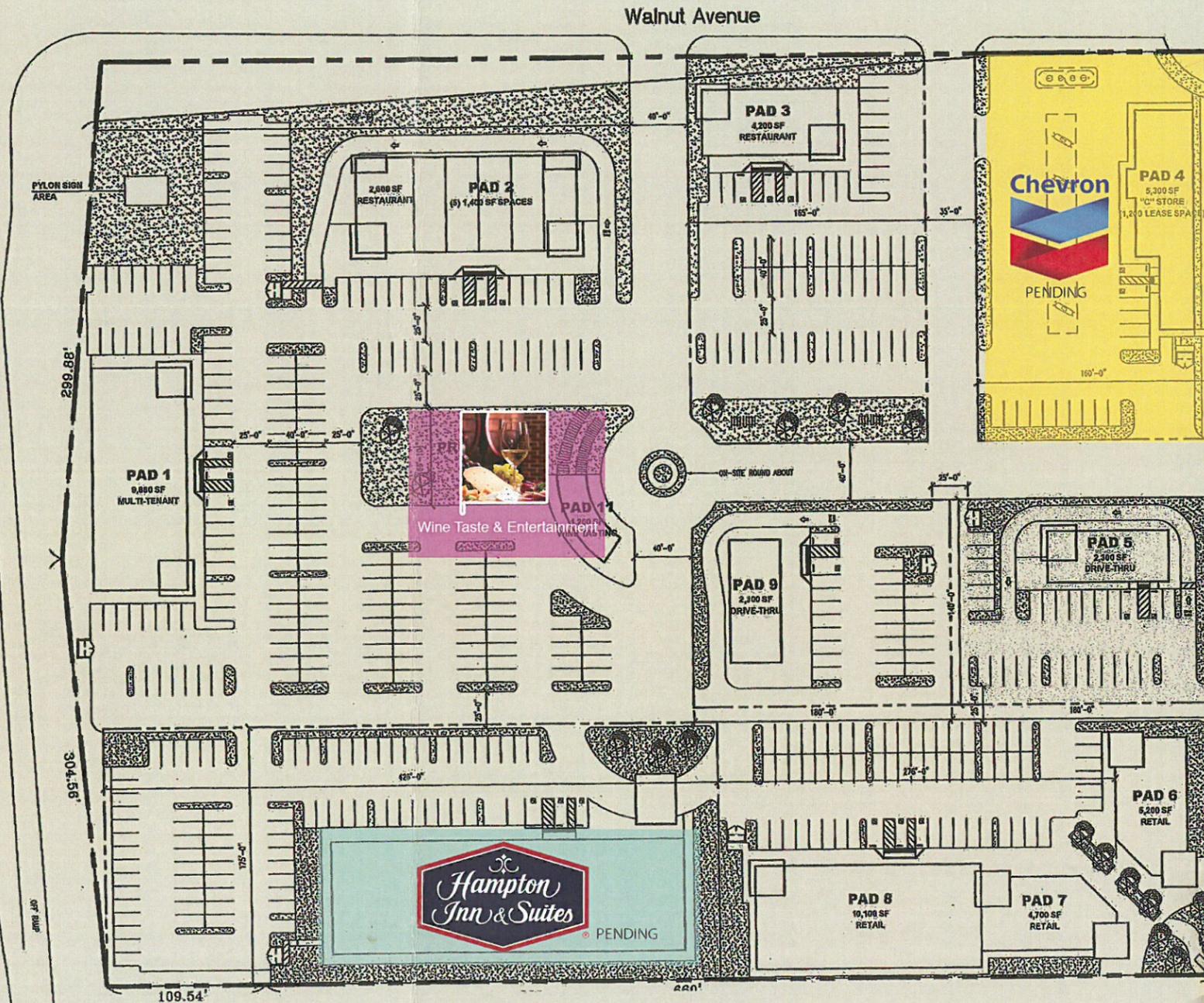
Nestled in the heart of the fertile Salinas Valley is the progressive and developing community of Greenfield (established in 1920). The incorporated City of Greenfield currently has a population of 25,000 (2016) with a total population of 75,000 within a 15 mile radius of Greenfield, which includes the cities of King City, Soledad, Gonzales, and Chualar.

Monterey County is well known for as one of the premier wine producing areas in the world with over 36 wineries dotted along the Monterey Coast, Carmel Valley, and the River Road Trail, each area with its own distinct and flavorful tastes and appeal. Greenfield sets at the beginning leg of the Monterey Wine Country. Come visit Greenfield for the highway convenience. Stay for ambience and charm.

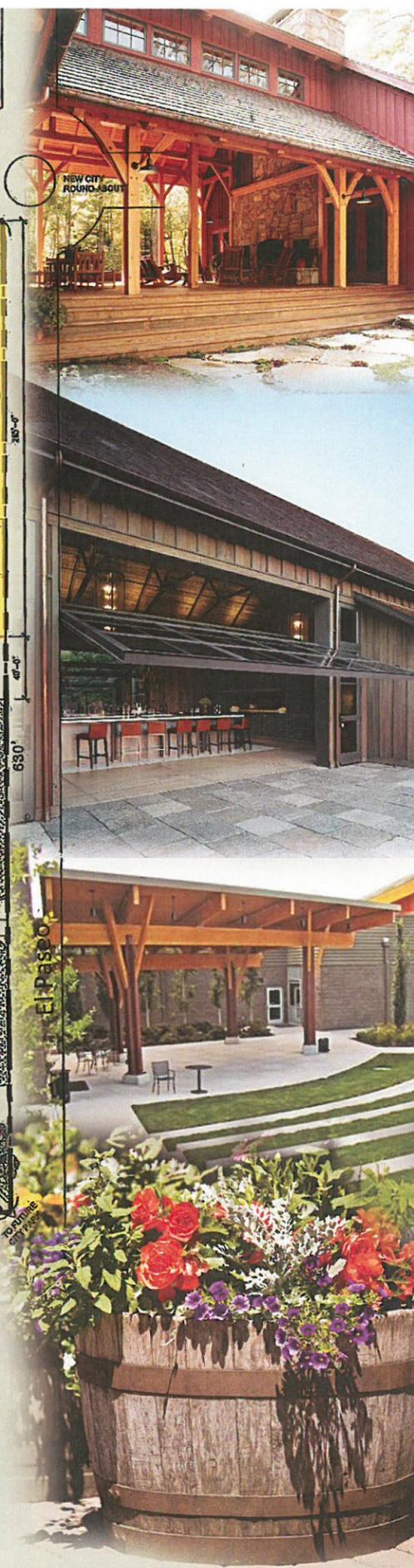


▲ San Francisco

FUTURE RETAIL DEVELOPMENT



The Vines at Greenfield Site Plan



GREENFIELD DEMOGRAPHIC INFO

| | Greenfield | GMA* |
|-------------------------------|------------|----------|
| 2016 Population | 25,000 | 75,000 |
| 2016 Households | 5,100 | 17,200 |
| 2016 Average Household Income | \$70,109 | \$59,130 |

* GMA - Greenfield Market Area (15-mile radius)

DAILY TRAFFIC COUNT

| | |
|--|-------------|
| U.S. Highway 101/Walnut Avenue Interchange | 41,000 AADT |
|--|-------------|

SOURCE: City of Greenfield

NOW SEEKING

- ❖ National / Regional Fast Food Restaurants
- ❖ Popular National Fast Casual Restaurants
- ❖ Specialty Coffee, Beverage, and Dessert
- ❖ Full Service Sit Down Restaurants
- ❖ Auto Parts Stores
- ❖ Sport Bars and Taverns

PROJECT CONCEPT

The Vines at Greenfield is the newest highway commercial development in California's picturesque Central Coast. Located in the fertile Salinas Valley on popular U.S. 101 in Greenfield, this 11-acre commercial project will feature easily recognized national retail tenants along with popular and valued local/ regional businesses synonymous with the enchanted Monterey Region in a rustic wine country/ "Americana" setting. "The Vines" is destined to be a favorite way station for travelers, area commuters, and the traveling public.