

MARINA LANDING SHOPPING CENTER PHASE II FOR LEASE!

WALMART ANCHORED - 150 BEACH ROAD, MARINA, CA 93933



DE MONTE BOULEVARD - 33,000 ADT

HIGHWAY 1 43,000 ADT



BEACH ROAD - 6,000 ADT



LOCKEHOUSE



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DEMOGRAPHICS

150 Beach Road, Marina, CA

MARINA LANDING SHOPPING CENTER PHASE II

PROPERTY PROFILE

AVAILABLE SPACE	.70 Acres to 6.77 Acres, Multiple Pad Sites
TRAFFIC COUNT	22,000 ADT on Reservation Road 43,000 ADT on Highway 1
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> ◆ Gateway to the City of Marina's downtown ◆ Excellent Visibility from Highway 1 ◆ Convenient Ingress + Egress ◆ Single or Double Sided Drive-Thru Configurations ◆ Located at the Entrance to Walmart Supercenter ◆ Freestanding Restaurant or Retail Pads ◆ Coffee with Drive Thru Opportunities

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	12,284	23,509	33,820
AHHI	\$74,683	\$73,415	\$73,327
DAYTIME POPULATION	3,387	5,828	7,930

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



IDEAL LOCATION FOR QSRs, COFFEE WITH DRIVE THRU, RETAIL, BANKS, ETC.

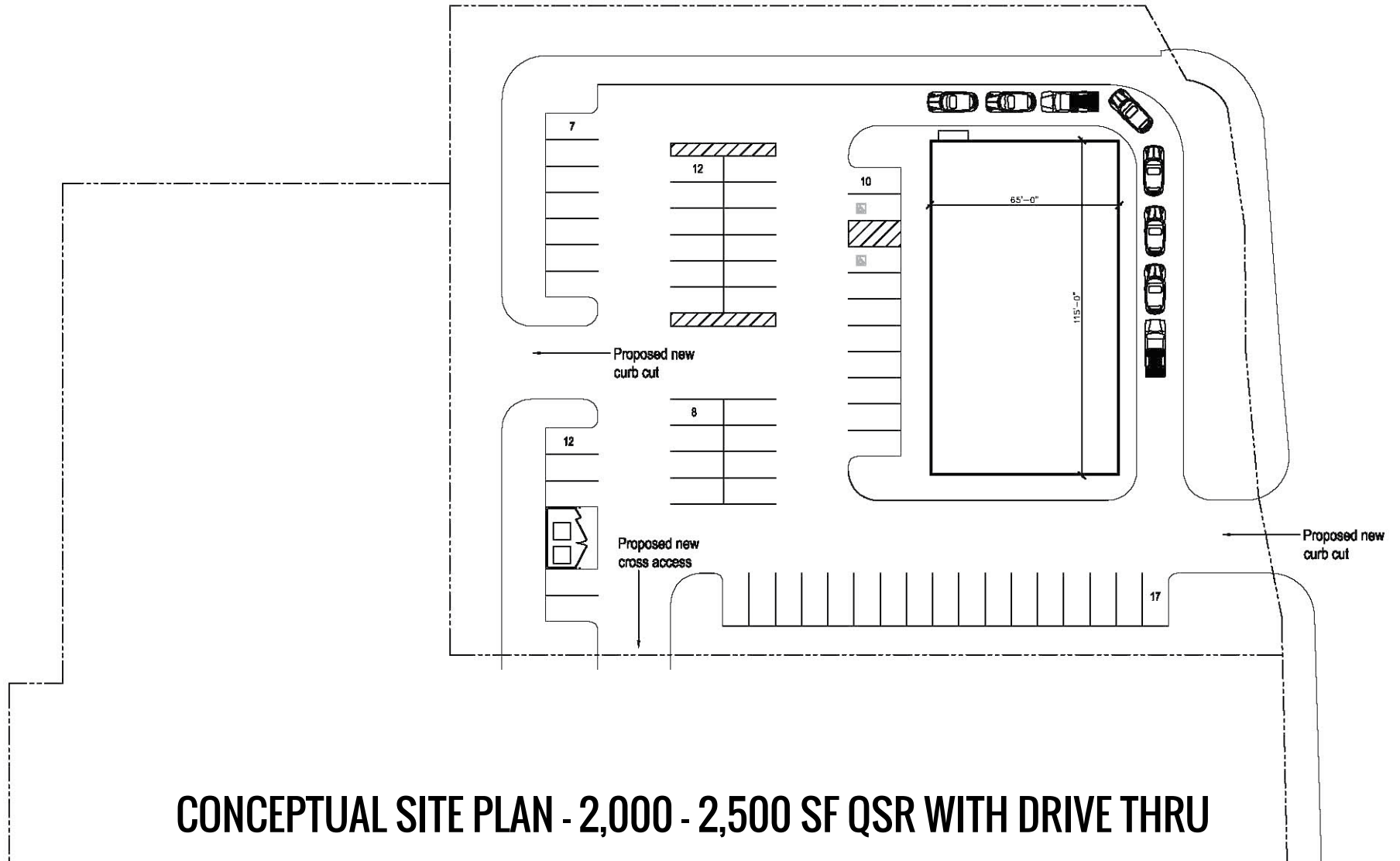


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POTENTIAL CONFIGURATION

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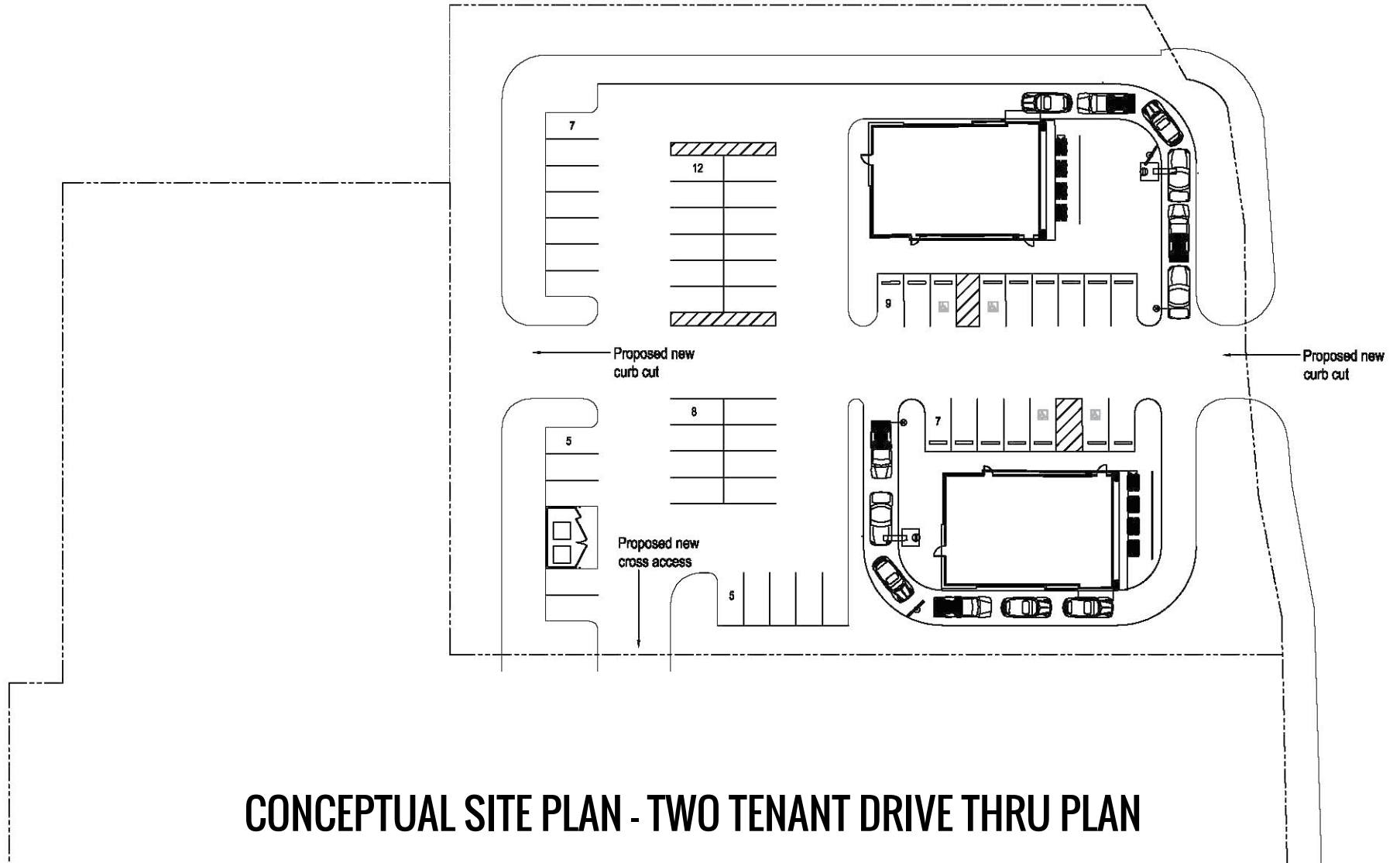


CONCEPTUAL SITE PLAN - 2,000 - 2,500 SF QSR WITH DRIVE THRU

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CONCEPTUAL SITE PLAN - TWO TENANT DRIVE THRU PLAN

MARKET AERIAL

150 Beach Road, Marina, CA

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ABOUT MARINA

150 Beach Road, Marina, CA

MARINA LANDING SHOPPING CENTER PHASE II

The City of Marina is located along the central coast of California, 8 miles west of Salinas, and 8 miles north of Monterey. At an elevation of 43 feet above sea level, Marina is situated at the southern end of the Monterey Bay. The city was incorporated in 1975 and is the newest on the Monterey Peninsula. Marina includes part of the California State University, Monterey Bay campus, the UCMBEST branch research center of UC Santa Cruz (35 miles north), and the Veterans Transition Center (VTC).



The City of Marina has approximately 93 full time employees, several seasonal workers, part-time/temporary workers and volunteers, including Volunteer Fire Fighters and Police Reserves. The general fund budget is \$17.1 million, a total budget of \$36.8 million.

In 2012, Marina was named one of the **100 Best Community for Young People by America's Promise Alliance**. The Fort Ord Station Veterinary Hospital, built in 1941 to provide healthcare for U.S. Army horses and mules, was listed on the National Register of Historic Places in 2014. This is the first such official recognition on old Fort Ord. New VA Hospital opened 8/4/2017.

