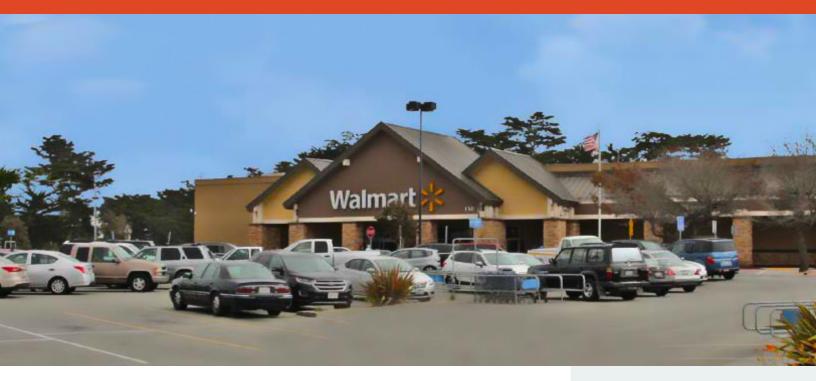
## GROUND LEASE

# Marina Landing Shopping Center

PAD C | BEACH RD | MARINA, CA



## Walmart Pad-Outparcel Ground Lease

**LOCATION** Pad C on Beach Rd, Marina, CA

**SPACE AVAILABLE** ±43,240 SF parcel

MAXIMUM buildable GLA 5,400 SF

HIGH volume Walmart

\$150K NNN/YR

**GROUND LEASE** 

**GREAT** identity access

**ONLY** Walmart in Monterey Bay Trade Area

**RECIPRICAL** easement for access and parking on Walmart parcel

**APN** 033-111-012-000



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### **GROUND LEASE**

# Walmart Pad-Outparcel

MARINA LANDING SHOPPING CENTER | BEACH RD | MARINA, CA



## **Traffic Counts**

Hwy 1 towards Beach Rd	43,805 ADT
Hwy 1 at Reservation Rdd	110,700 ADT
Reservation Rd @ Del Monte Rd	9,630 ADT

#### **DEMOGRAPHICS**

2021	1 Mile	3 Miles	5 Miles
Population	12,732	24,152	35,978
Households	4,775	8,223	12,450
Avg HH Income	\$84,874	\$86,555	\$93,212
Daytime Employment	2,092	4,402	5,881

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### **GROUND LEASE**

# Walmart Pad-Outparcel

MARINA LANDING SHOPPING CENTER | BEACH RD | MARINA, CA



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