



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

GREAT identity access

ONLY Walmart in Monterey Bay Trade Area

RECIPROCAL easement for access and parking on Walmart parcel

APN 033-111-012-000

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\$150K NNN/YR

GROUND LEASE

±43,240

PARCEL SF

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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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