

LOCATED IN AN
OPPORTUNITY ZONE

TRADER JOE'S
ANCHORED

THE DUNES

*on Monterey Bay
Marina, CA*



FOR LEASE

**Dunes Promenade: Retail/Restaurant/Medical Buildings
400 - 3,028 sf**



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WORK



LIVE



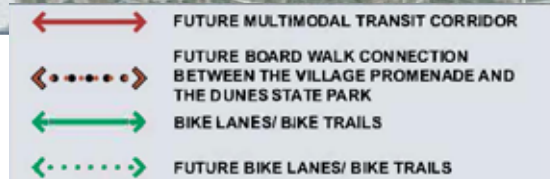
SHOP



THE DUNES
on Monterey Bay



The master development consists of three phases. Phase I includes 524 homes (84 multi-family/livework/condos to be completed), almost 400,000 square feet of retail, a movie theater, a 140,000 square foot Veteran's Administration clinic, a 106-room SpringHill Suites hotel, a 96 unit Home 2 Suite and parks. Phase 2 has already begun and includes the development of an additional 287 single family homes, 142 rental units and more than 30 acres of park land and open space. Phase 3 will add an additional 284 single family homes, a 26 acres business park and will begin selling in spring 2025.



Dunes Promenade - Potential Uses

THEATER

Cinemark Marina is a 5-screen theater completed 8 years ago.

SPECIALTY GROCER

RETAIL/RESTAURANTS

PROFESSIONAL OFFICE

MEDICAL

LEASE RATE - Call for details



Dunes Promenade - Building Square Footages

LEGEND

	Retail/Restaurants		Retail/Restaurant Buildings Available For Lease
	Livework		
	Flats		
	Townhomes		

	Retail/Restaurant Pads:	
Building - A (Trader Joe's)	LEASED	
Building - B (Pending)	1,247 sf	
Building - C (The Brass Tap)	LEASED	
Building - D (Lalla Grill & El Charrito)	LEASED	
Building - E (Pending)	3,028 sf	
Building - F (Available)	2,319 sf	
Building - G (Bay Federal/MBO)	LEASED	

Residential Shown:

	Livework:	13 units
	Flats:	53 units
	Townhomes	8 units
	Subtotal ±	84 units

Dunes Promenade - Potential Demising Options

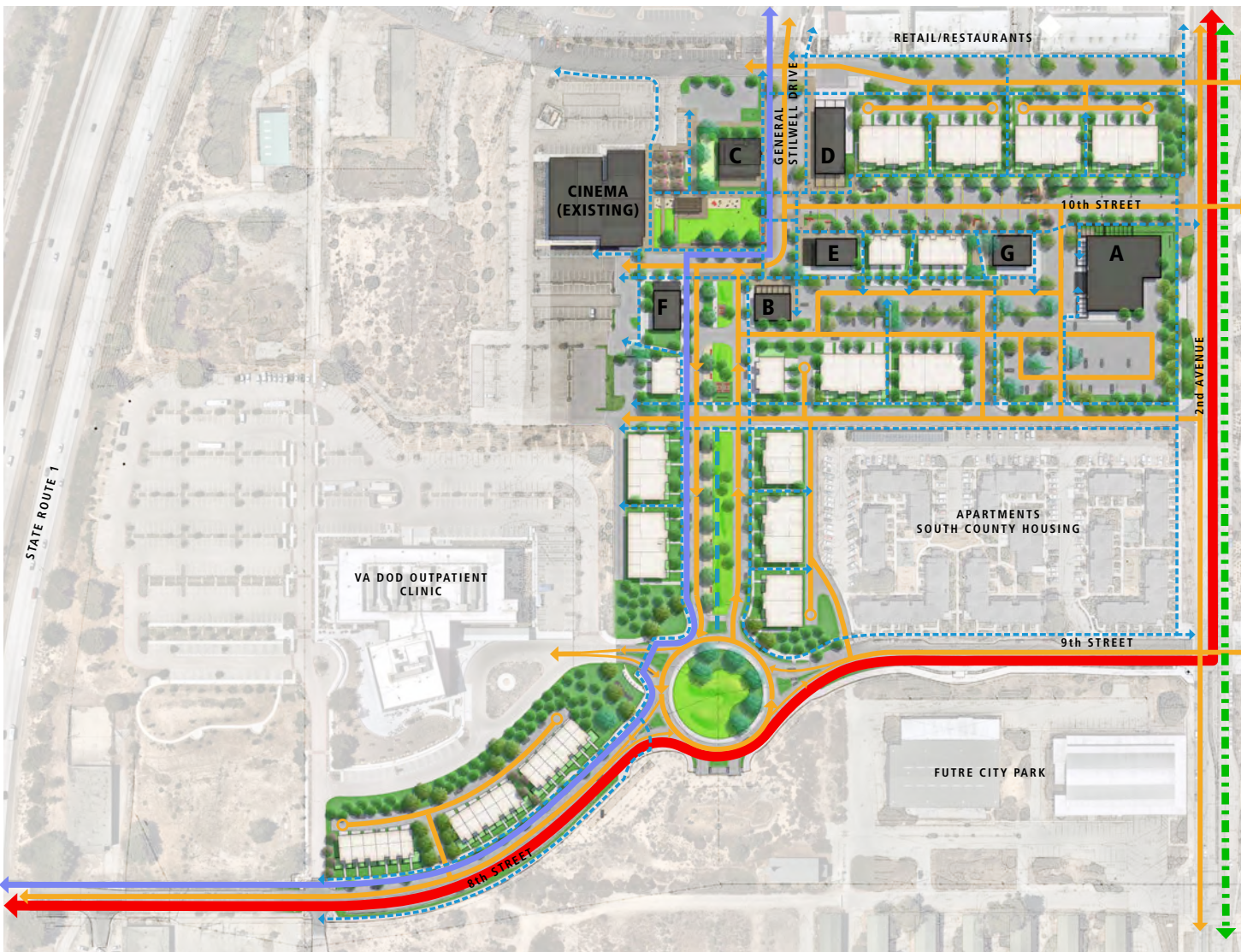
- Building B (see page 12)
Suite 1 - 1,247 sf (**PENDING**)
- Building D
LEASED
- Building E (see page 13)
Suite 1 - 3,028 sf (**PENDING**)
- Building F (see page 14)
Suite 1 - 2,319 sf
- Building G (see page 15)
LEASED



Dunes Promenade - Lot/Pad Square Footages



PAD	LOT SQFT	BLDG SQFT	PATIO SQFT	PARKING ONSITE	PARKING OFFSITE	TOTAL PARKING	PARKING RATIO
A	80,830	12,500	-	110	0	110	8.8 per 1000 sf
B	7,406	2,487	789	18	20	38	5 per 1000 sf
D	13,831	5,373	North - 712 South - 857	35	37	72	5 per 1000 sf
E	9,061	3,028	885	20	21	41	5 per 1000 sf
F	8,965	2,319	582	18	19	37	5 per 1000 sf
G	10,028	2,748	-	14	15	29	5 per 1000 sf
Total	130,121	28,455	3,825	215	112	327	-



Dunes Promenade - Overall Circulation Plan

LEGEND

- Multimodal Transit Corridor
- Board Walk Connection between The Village Promenade and The Dunes State Park
- - - Bike Lanes/Bike Trails
- - - Pedestrian Connection
- Vehicular Circulation

The Dunes Promenade



3D RENDERING



THE DUNES
on Monterey Bay



The Dunes Promenade/ Village Square



3D RENDERING



THE DUNES
on Monterey Bay



The Dunes Promenade/ Village Square



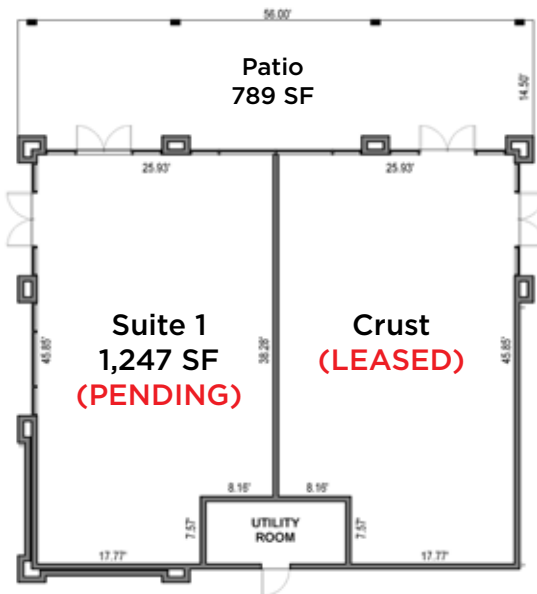
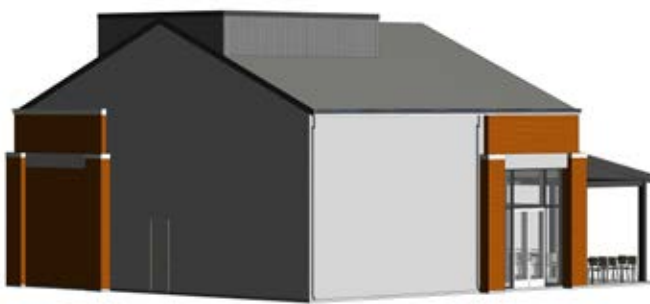
3D RENDERING



THE DUNES
on Monterey Bay



Dunes Promenade- Building B



BUILDING B - NORTH ELEVATION



BUILDING B - EAST ELEVATION



BUILDING B - SOUTH ELEVATION



BUILDING B - WEST ELEVATION

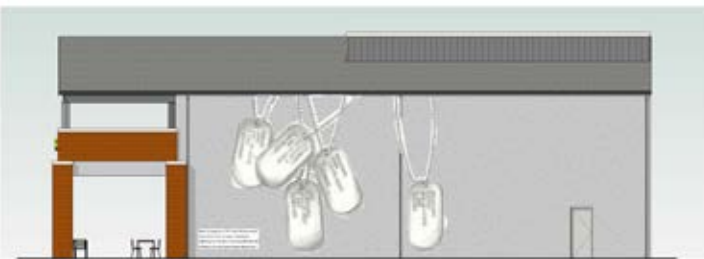
BUILDING B ELEVATIONS

The aerial site plan illustrates the proposed development at 1000 East 1st Street. The plan shows a large, multi-story building footprint (labeled 'E') with a central courtyard area. Surrounding the building are various parking lots and landscaped areas. Key streets shown include 1st Street, 2nd Street, 3rd Street, 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, 10th Street, 11th Street, 12th Street, 13th Street, 14th Street, 15th Street, 16th Street, 17th Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, 46th Street, 47th Street, 48th Street, 49th Street, 50th Street, 51st Street, 52nd Street, 53rd Street, 54th Street, 55th Street, 56th Street, 57th Street, 58th Street, 59th Street, 60th Street, 61st Street, 62nd Street, 63rd Street, 64th Street, 65th Street, 66th Street, 67th Street, 68th Street, 69th Street, 70th Street, 71st Street, 72nd Street, 73rd Street, 74th Street, 75th Street, 76th Street, 77th Street, 78th Street, 79th Street, 80th Street, 81st Street, 82nd Street, 83rd Street, 84th Street, 85th Street, 86th Street, 87th Street, 88th Street, 89th Street, 90th Street, 91st Street, 92nd Street, 93rd Street, 94th Street, 95th Street, 96th Street, 97th Street, 98th Street, 99th Street, 100th Street. The plan also shows existing structures like the 'CINEMA (EXISTING)' and 'APARTMENTS SOUTH COUNTY HIGHWAY'. The overall layout suggests a modern, multi-story residential or commercial development with integrated green spaces and parking.



A simple line drawing of a house with a chimney and a door. The house is a light gray color with a dark gray roof. A chimney is located on the right side of the roof. A door is located on the left side of the house. The house is set against a light blue background.

The image shows the exterior of a building with a grey facade and a dark grey roof. On the left, there is a large window with a decorative frame. To its right, the name "Sheela Paripada" is written in a stylized, cursive font. Further right, there is a large glass entrance area with a wooden frame. Above the entrance, the name "Sheela Paripada" is written again in a simpler font. The building is set against a light blue sky.

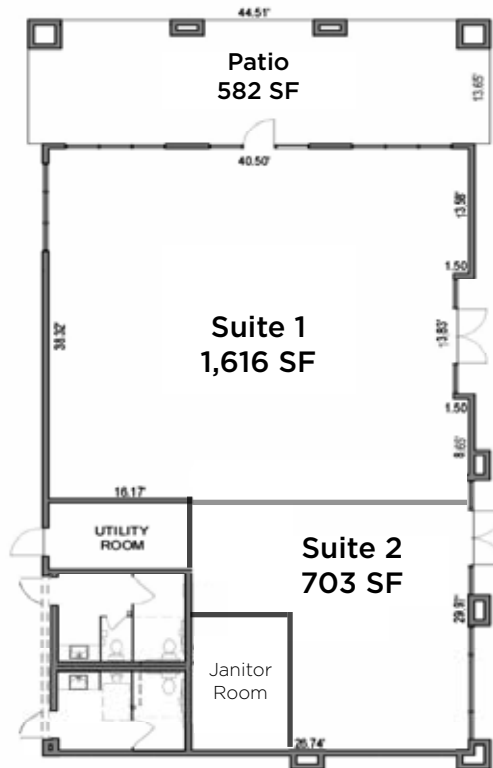


A 3D architectural rendering of a modern building. The building features a prominent overhang on the left side, supported by thick orange columns. A sign with the word "Duke" in yellow is mounted on the overhang. The building has a grey roof and walls, with large windows visible on the right side. The interior of the overhang shows a seating area with tables and chairs.



THE DUNES
on Monterey Bay

Dunes Promenade - Building F



BUILDING F - EAST ELEVATION



BUILDING F - WEST ELEVATION



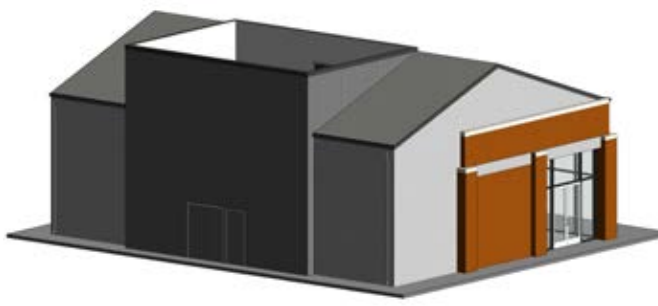
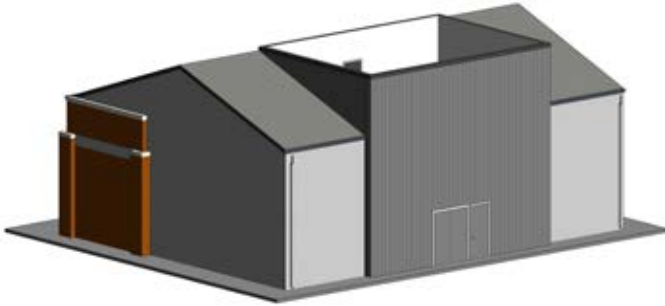
BUILDING F - NORTH ELEVATION



BUILDING F - SOUTH ELEVATION

BUILDING F ELEVATIONS

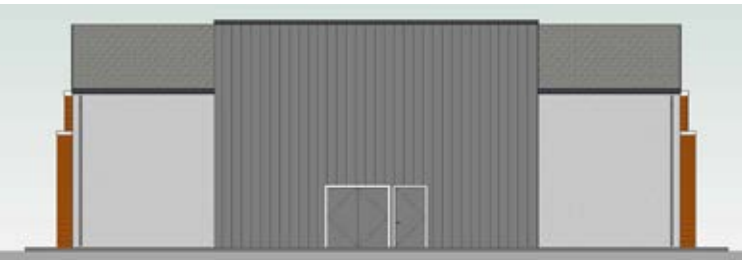
Dunes Promenade - Building G



BUILDING G - NORTH ELEVATION



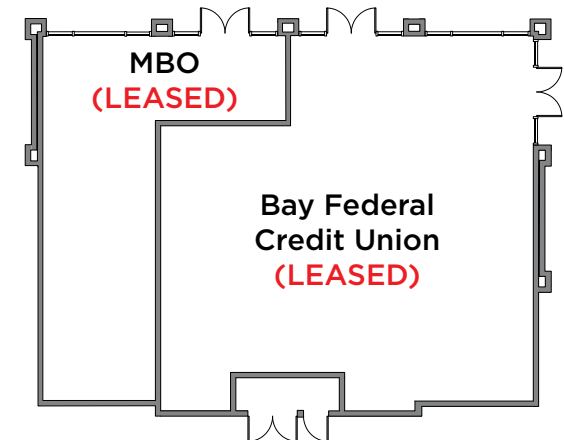
BUILDING G - EAST ELEVATION



BUILDING G - SOUTH ELEVATION



BUILDING G - WEST ELEVATION



TRAFFIC GENERATORS



CALIFORNIA STATE UNIVERSITY - MONTEREY BAY

±7,500 students, ±13,000 projected,
±2,000 employees
Over 50% of students live on campus



MONTAGE WELLNESS CENTER

2,840 members



VA CLINIC

±140,000 SF medical center
±300 employees, 634 projected
±1,000 daily patient visits



CINEMARK THEATER

5 Screens now open



SPRINGHILL SUITES BY MARRIOTT

106 room hotel



THE DUNES AT MONTEREY BAY POWER CENTER

±450,000 SF
Featuring retailers such as Target, Kohl's, REI, Best Buy,
Michaels Arts & Crafts, Old Navy and Famous Footwear



MONTEREY PENINSULA COLLEGE (MARINA CENTER)

±400 students, ±50 staff



MARINA HIGH SCHOOL

±725 students



FORT ORD NATIONAL MONUMENT

A coastal gem with more than 86 miles of trails



TRAFFIC GENERATORS



CALIFORNIA STATE UNIVERSITY
MONTEREY BAY



VA CLINIC



CINEMARK THEATER



SPRINGHILL SUITES BY MARRIOTT



THE DUNES AT MONTEREY BAY
POWER CENTER

THE DUNES PROMENADE/VILLAGE SQUARE



MONTAGE WELLNESS CENTER



MONTEREY PENINSULA COLLEGE
(MARINA CENTER)



MARINA HIGH SCHOOL



1	PEBBLE BEACH GOLF COURSES
2	MONTEREY BAY AQUARIUM
3	CANNERY ROW
4	LAGUNA SECA RACEWAY
5	MONTEREY BAY WINERIES
6	CARMEL BY THE SEA

TRADE AREA	POPULATION	AVG HH INCOME	TRAFFIC
2022	431,347	\$119,620	81K ADT

The Monterey Bay Region remains one of the premiere tourist destinations in the United States. More than eight million tourists visit the region each year with 65% - 70% staying in the area for a minimum of three nights. Many visitors enjoy the area activities including over 24 area golf courses.



TRADE AREA SUMMARY

THE DUNES on Monterey Bay



3

7

5

1

2

6

4

**Over 2,459 newly built homes,
with another 4,000+ on the way!**

1

THE DUNES ON MONTEREY BAY

The residential component of this 330-acre mixed use community will include 1,237 homes including apartments, condos, townhouses and single family detached homes. Over 532 homes have already been built.

2

SEA HAVEN

This 248-acre project located one mile from The Dunes and is fully entitled for 1,050 single family homes and 192 affordable units. All infrastructure has been completed and 600 homes have already been built.

3

ENCLAVE

The Developer has completed the \$14M upgrade of the Bayonet and Black Horse golf courses at this future destination resort. The next phase of development located about two miles south of The Dunes will include a four-star hotel with approximately 275 rooms, 175 condominiums, including 125 custom residential houses fronting the two golf courses being developed by Shea Homes.

4

EAST GARRISON VILLAGE

This 244-acre community, being developed by Century Communities, is located in unincorporated Monterey County about 4 miles east from the Dunes development. The County has approved this development for 1,150 homes. Over 900 homes have already been built.

5

CSUMB

Adjacent to The Dunes on Monterey Bay is California State University, Monterey Bay. A public university of approximately 7,000 students with over 50% living on campus. Enrollment is projected to go to 12,500 students.

6

MARINA STATION

Includes 1,360 homes, located on 320 acres of the Armstrong Ranch, within the city limits of Marina and is fully entitled.

7

CAMPUS TOWN

Includes 1,485 housing units, 250 hotel rooms, and 150,000 square feet of retail on 122.23 acres of land. Developed by KB Home and Bakewell, fully entitled.

HOUSING SUMMARY



THE DUNES
on Monterey Bay





New Residential Communities



New Residential Communities



CSU Monterey Bay



Peninsula Wellness Center



Century Theaters

LOCATED IN AN OPPORTUNITY ZONE

WHAT ARE OPPORTUNITY ZONES?

- ✓ Part of the Tax Cuts & Jobs Act of 2017
- ✓ Tax incentive for investing in disadvantaged areas
- ✓ Capital gains tax benefit on front and back end
- ✓ Wide flexibility in investments; no limitations on number of deals

WHAT ARE THE BENEFITS?



Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.



Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity fund.

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