



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

\$150K NNN/YR

GROUND LEASE

±43,240

PARCEL SF

JON STANSBURY

408.588.2340

jon.stansbury@kidder.com

LIC N° 01125699

JAMES GAGLIONE

408.588.2336

james.gaglione@kidder.com

LIC N° 01372575

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Kidder Mathews

GROUND LEASE

Walmart Pad C Outparcel

MARINA LANDING SHOPPING CENTER | BEACH RD | MARINA, CA



Traffic Counts

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

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 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

JON STANSBURY
408.588.2340
jon.stansbury@kidder.com
LIC N° 01125699

JAMES GAGLIONE
408.588.2336
james.gaglione@kidder.com
LIC N° 01372575

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



GROUND LEASE

Walmart Pad C Outparcel

MARINA LANDING SHOPPING CENTER | BEACH RD | MARINA, CA



MARINA
STATE
BEACH

JON STANSBURY
408.588.2340
jon.stansbury@kidder.com
LIC N° 01125699

JAMES GAGLIONE
408.588.2336
james.gaglione@kidder.com
LIC N° 01372575

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews