



**CUSHMAN &
WAKEFIELD**

Land Lease / 5.79 Acre Development Site

Marina, CA Monterey County • Irreplaceable Coastal Retail-Commercial-Hotel Development

- Divisible to 1 Acre Sites
- Drive Through Permitted



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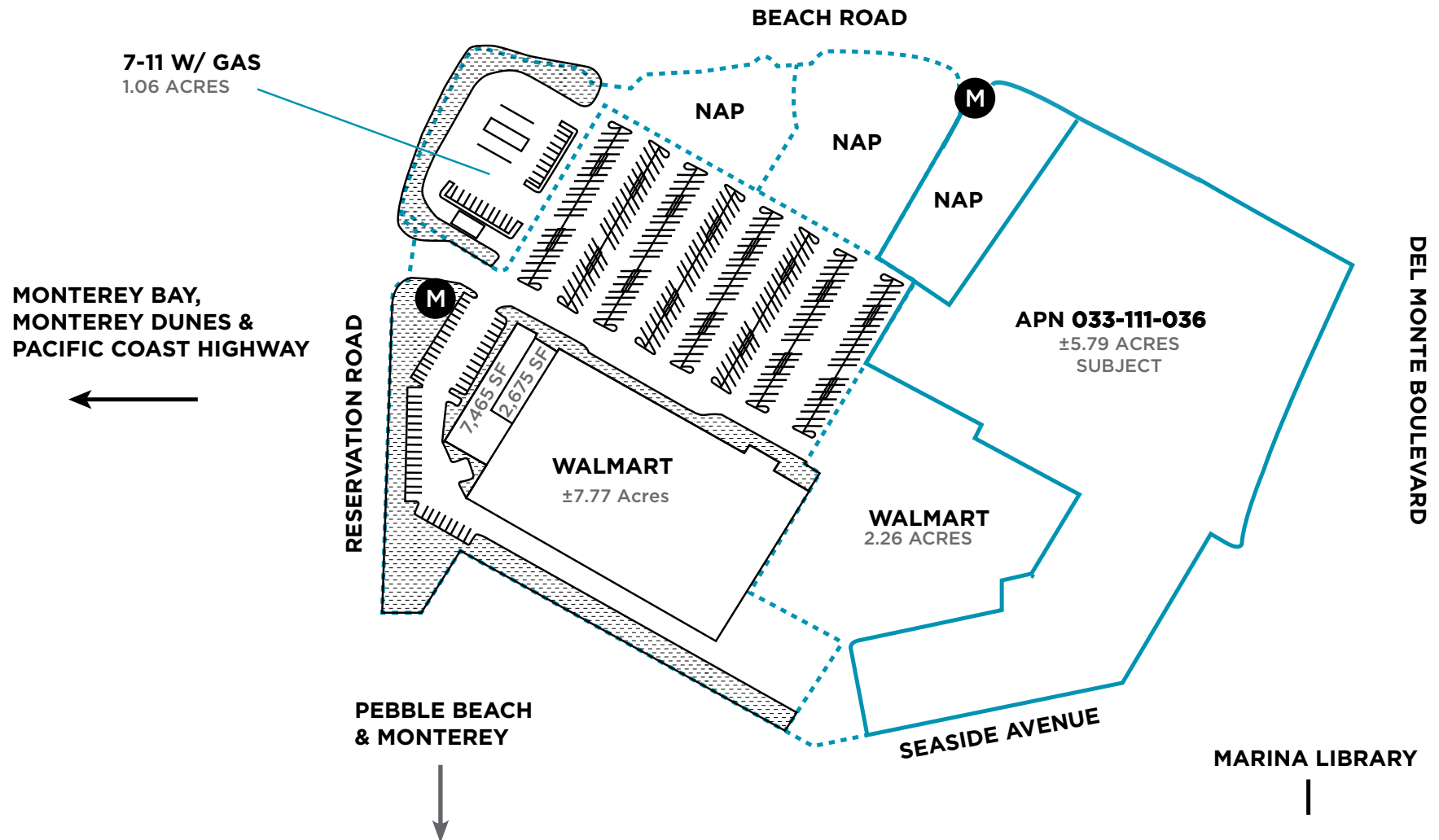
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AERIAL PHOTO



SITE PLAN

160 BEACH ROAD, MARINA, CA

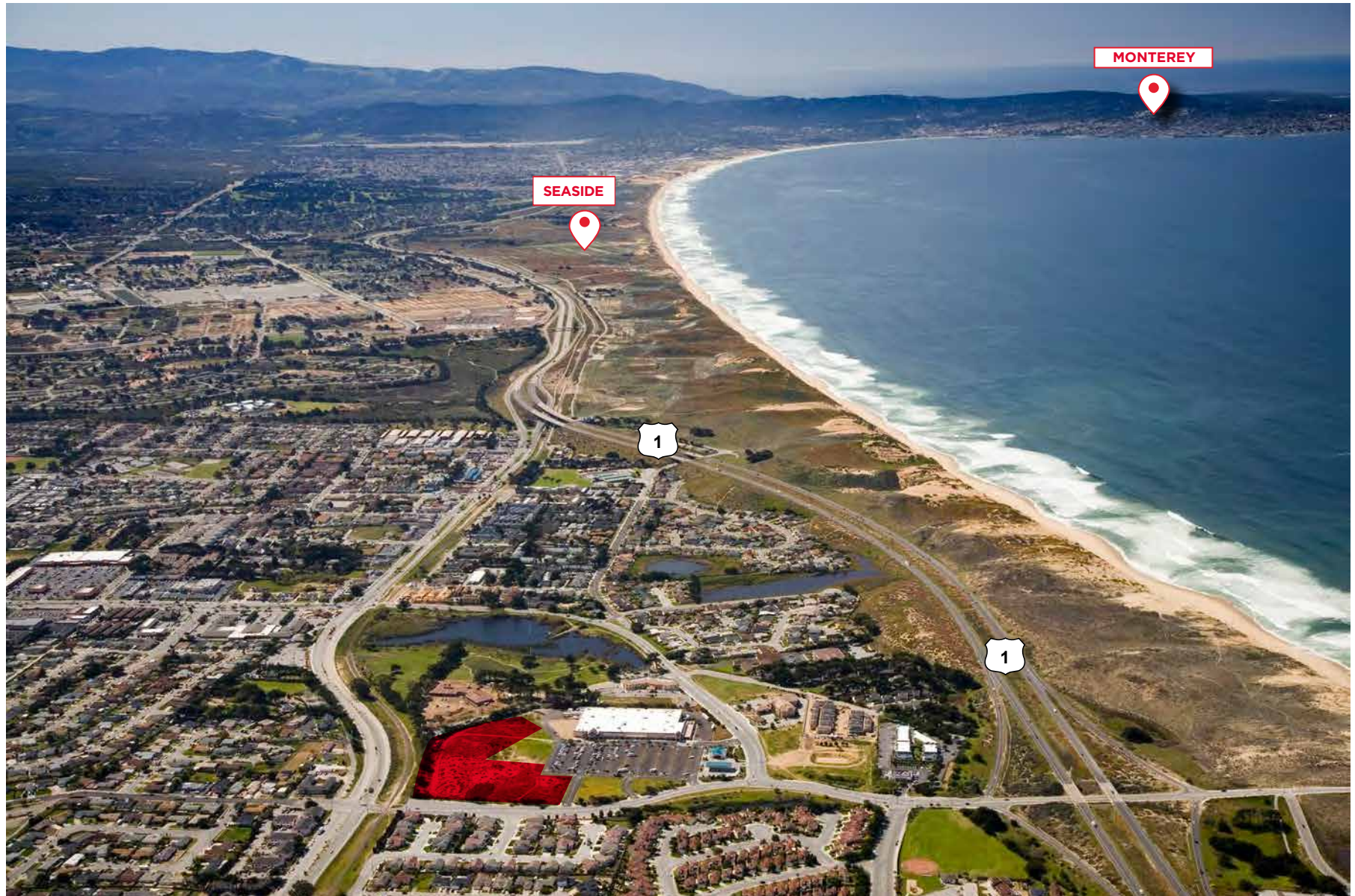


Address	160 Beach Road, Marina, California
Parcel	APN 033-111-036, ±5.79 Acres
Zoning	Planned Commercial District / Coastal Permit Zone
Utilities	Marina Coast Water District Pacific Gas & Electric Green Waste Recovery
Code	<p>Marina Municipal Code Chapter 17.26</p> <ul style="list-style-type: none"> - 17.26.010 Promote Orderly Development as primarily retail shopping to serve needs of coastal visitors and the residential community. - 17.26.020 Planning Commission and City Council Approval required. - 17.26.030 Permitted Uses, generally, grocery, retail stores and shops of light commercial character (retail stores, personal services, restaurants, hotels, etc.) - Drive-Through is permitted. - Subject to Local Coastal Plan which is primarily administered by the City. <p>The property is not within Fort Ord Reuse Authority (FORA) so there is no prevailing wage requirement to build.</p>
Existing Development	<p>Marina Landing Shopping Center was originally developed in 1992 as a K-Mart anchored center. In 1998 a 7-11 with Gas was added. In 2005 current ownership redeveloped the former K-Mart to a +-95,000 SF Walmart Division I Store, with grocery and pharmacy. The property was leased and then sold to Walmart in 2007. This is a high performing store. The development operates under a Reciprocal Easement and Operation Agreement.</p> <p>Immediately adjacent to Marina Landing is an existing 79-Room Holliday Inn Express. Directly across the street a new 90-Room 60,000 SF Hampton Inn & Suites by Hilton is under construction. It will be the only Hilton branded hotel in Marina. The Hilton site sold in 2019 for \$2,700,000 @ 1.96-acres = \$32 / SF.</p>

AERIAL PHOTO



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THE MONTEREY PENINSULA



Monterey County is located on the Pacific coast of California, its northwestern section forming the southern half of Monterey Bay. (Santa Cruz County forming the northern half). The county seat, not more than 4 miles to the east of Marina, is Salinas. Monterey County is a member of the regional governmental agency, Association of Monterey Bay Area Governments.

The beautiful coastline, including Big Sur, California Highway 1, and the 17 Mile Drive on the Monterey Peninsula has made the county world famous. The city of Monterey was the capital of California under Spanish and Mexican rule. The economy is primarily based upon tourism in the coastal regions, and agriculture in the Salinas River valley. Most of the population is concentrated along the northern coast and Salinas valley, while the southern coast and inland mountain regions toward Big Sur are almost devoid of human habitation.

Visitors enjoy strolling the streets of Monterey, absorbing the historical and cultural past. It features an array of fine restaurants, boutiques, galleries, inns and recreational opportunities and is host to a wide variety of festivals and world class events including The Monterey Jazz Festival, The Monterey Blues Festival, Cherries Jubilee, The Great Monterey Squid Festival and Monterey Wine Festival, as well as major automobile and motorcycle races at nearby Laguna Seca Raceway.

Cannery Row's reputation as the Monterey Peninsula's "hot spot" is well earned. With over thirty restaurants, night clubs and every type of entertainment from comedy clubs to pool halls, all within walking distance, makes Cannery Row the place to be. With the internationally known aquarium, world class hotels, hundreds of shops and outdoor activities like hiking, biking, scuba diving, and ocean kayaking, day or night your visits to the Monterey Peninsula is not complete without a trip to Cannery Row.

Carmel-by-the-Sea, with a population of 5,000 residents, plays host to thousands of visitors each year. By the 1920's Carmel had already achieved its international reputation as an artists' colony. Now its biggest attractions are the downtown shopping district and its beautiful beaches. You won't find many sidewalks, street lights, neon signs or mailing addresses, but you will find specialty shops, boutiques, art and photography galleries and great restaurants.

Carmel Valley is a combination of sunshine and countryside. The valley retains the agricultural character of its history: Rustic barns, fields of lettuce, vineyards and grazing animals. The Village is 12 miles east of Carmel and is home to Garland Ranch Regional Park.

Pacific Grove, the self-proclaimed "America's last hometown," is known for its thriving population of Monarch butterflies. A walk through the residential neighborhoods reveals many well-preserved, turn of the century, Victorian homes.

Seaside, Sand City and Marina are the fastest-growing cities on the Peninsula. Within their borders are the California State University at Monterey Bay, Seaside State Beach, Marina State Beach and two championship golf courses.

The Monterey Bay Area is serviced by the Monterey-Salinas Transit system and Amtrak on the ground along with the Marina and Salinas Municipal Airports and Monterey Peninsula Airport in the air. Historic Highway 1 and State Highway 101 act as the two main arterial roadways connecting the County with San Francisco and Sacramento to the north and Los Angeles and San Diego to the south.

MARINA HISTORY



California



In the early 1900's, real estate salesman William Locke-Paddon, considered the father of Marina, purchased 1,500 acres from the Bardin and Jacks estate. He subdivided and resold the land. In 1918, the area was named "Marina" and the Southern Pacific Railroad included a flag stop in this new community. As the land was developed, areas were set aside for schools, churches, and other necessities of an organized city.

The military has been an important presence in Marina throughout the community's history, due to its proximity to Fort Ord (located between Marina and the City of Seaside). Fort Ord began as an Army cavalry post known as Camp Gigling in 1917 and became an important training facility for the Army during World War II, and eventually covering an area of over 44 square miles. The increased military presence transformed the community of Marina into a "rest and relaxation" area for troops stationed at Fort Ord.

The town grew exponentially from the 1930's through the 1950's, as its commercial district began to develop and the dunes lining the Pacific Ocean near Marina became important sites for industrial sand mining. The community of Marina incorporated as a city in November of 1975. Marina has grown and flourished in the years since its incorporation. In the 1980s the sand mines were officially closed and the Marina Dunes Nature Preserve, an 8,000-acre parcel administered by the Bureau of Land Management, was created. The Preserve now includes a variety of recreational opportunities for travelers and local residents and the Monterey Coastal Bike Path connects the Marina with the communities on the Monterey Peninsula.

Although the base closed in 1994, many Fort Ord soldiers settled in Marina and the surrounding area.

In 1995, the Fritzche Army Airfield was transferred to the City of Marina and renamed the "Marina Municipal Airport." The Marina Airport has since become a hub for businesses and companies, including the University of California's "Monterey Bay Environmental, Science and Technology" (MBEST) Center.

The Fort Ord Base Reuse Plan, adopted in 1996, established land uses and water allocations for the former Army property, which was divided among the Cities of Marina, Seaside, Monterey and Del Ray Oaks, unincorporated Monterey County, and a new campus of the California State University-Monterey Bay. In addition to the Marina Airport project area, the major development projects in the City of Marina on the former Fort Ord property are:

- The Dunes (originally known as "University Villages"): a mixed use community on 429 acres
- Cypress Knolls: a senior housing community on 186 acres
- Marina Heights: residential community with parks and open space on 320 acres

In addition to these development areas, the City has plans to redevelop and intensify its suburban-scale downtown area, which also suffered economically following the closure of Fort Ord. Marina is a full-service city with its own water and sewer district, making it one of the few central coast cities with unallocated water and sewer capacity. The City of Marina's residents are proud of their community and are committed to making Marina a better place to live and work as it becomes one of the larger cities in Monterey County in the coming decades.

COMMUNITY ATTRIBUTES

An Exciting Time for the City of Marina!

- Marina is proud of its sizeable ethnic and culturally diverse population.
- You can enjoy four shopping centers and conduct financial business affairs with four banks.
- Marina's library is a large modern facility.
- In collaboration with the Monterey Unified School District, Marina opened Marina High School, its first high school.
- Marina includes portions of the California State University Monterey Bay, Golden Gate University, the University of California Monterey Bay Education, Science & Technology Center (MBEST).
- The Dunes Development is a major project currently underway, which includes a housing component and major retailers, including Target, REI, Kohls, Old Navy, Michael's, Best Buy and Bed, Bath, and Beyond. A state of the art movie theater is being planned.
- Marina's airport can accommodate private, business or recreational aircraft.
- Marina encompasses 9,000 acres, which was once owned by 'Fort Ord' and is in the process of returning it to the public for natural habitat, educational opportunities and development.
- Marina recently saw the opening of the state of the art Peninsula Wellness Center for your health and fitness needs.
- Visitors can enjoy the beautiful water-front Marina Dunes Resort and time share, or the new Ramada Inn. And much more...



Marina has several popular annual events.

- A traditional Labor Day Parade & Family Festival held the Saturday before the official holiday pays homage to the significant military history of the town.
- Fort Ord Warhorse Day (in May) and Veterans Day Celebration (held on the Saturday before or after November 11) are Friends of the Fort Ord Warhorse living-history events cosponsored by City of Marina. These free public events are held at the historic Marina Equestrian Center Park.
- The annual Otter Fest in August welcomes back students, staff, and faculty to CSU, Monterey Bay. It began in 2010 with a Key to the City presentation to the campus president. It is named after the university's otter mascot.
- Earth Day is celebrated in April as a community work party to maintain and improve Locke-Paddon Park. Citizens for Sustainable Marina is the lead planning group for the event.
- The Marina Air Faire, held in October, features vintage and experimental planes, and gives attendees the chance to ride in them (for a fee).[16].
- Marina also celebrates its 1975 incorporation every five years with numerous citywide events, including a Diversity Dinner celebrating the variety of cultures represented in the city.

CAL STATE UNIVERSITY, MONTEREY BAY

Cal State Monterey Bay provides more than 7,600 students an extraordinary opportunity to learn on a residential campus just one mile from the shores of the beautiful Monterey Bay. The diverse student body receives personal attention in small classes while pursuing degrees in 25 undergraduate and seven graduate majors.

Founded in 1994 on the former site of Fort Ord by educators and community leaders, Cal State Monterey Bay faculty and staff build on that legacy as they explore innovative ways to meet the needs of a new generation of students while simultaneously powering the Monterey County economy.

While the university serves students from the entire state of California, 33 percent of undergraduates come from Monterey, San Benito and Santa Cruz counties. CSUMB takes pride in making higher education accessible to traditionally underserved and low-income populations.

Last fall, CSU Monterey Bay opened the doors to the largest group of first-time freshmen in their history, as overall enrollment grew to more than 7,000 students. As the university has grown, it has maintained the close-knit campus culture prized by students and graduates since the university's founding.

Students are drawn to CSUMB by its outstanding academic programs, many of which are closely tied to regional needs and the unique geography of the Central Coast. The campus is adjacent to one of the world's most productive agriculture regions and some of its most attractive tourist destinations. The Pacific Ocean provides abundant recreational opportunities, as well as a site for innovative research that reflects the campus's focus on environmental stewardship and sustainability.

The campus has also established an unmatched record in service learning and community outreach. Cal State Monterey Bay is a two-time winner of the President's Award for Higher Education Community Service, and has been named to the Community Service Honor Roll in the years it has not received the top honor.



MUNICIPAL AIRPORT

The Marina Municipal Airport, aviation identifier OAR, is the newest general aviation airport on the Monterey Peninsula. The airport consists of approximately 845.5 acres of property.

Open for public use since 1995, the Marina Municipal Airport is a dynamic and growing general-aviation airport owned and operated by the City of Marina.

The airport is dedicated to general aviation, business, light industry and recreational, and is collaborating with the University of California MBEST Center to create a dynamic economic development growth center for the peninsula region.

Project Goals

Airport Economic Development Area is committed to the development and service of the community of Marina and surrounding cities as well as the State of California by providing a platform for transportation and economic development. In developing this platform, the Airport Economic Development Area (AEDA) has put forth the following objectives:

- Ensure the long-term viability of the airport aviation operations.
- Ensure the economic development opportunity through development of a business park, recreational uses, and alternative energy.

Nearly 2 million square feet of manufacturing and light industrial space is planned in the future. Over 200 acres is set aside for a potential recreational and alternative energy.



Airport Master Plan Update

The Marina Municipal Airport Master Plan, which provides guidelines for the airport's overall maintenance, development and operations, is in the process of being updated.

Draft chapters of the Master Plan will be presented to and reviewed by a Planning Advisory Committee (PAC) that is comprised of various airport stakeholders, including representatives from the City of Marina, FAA, Caltrans, airport businesses, tenants, and area economic development interests. Two public information workshops are planned at strategic points in the process to encourage citizens to learn more about the future plans for the airport.

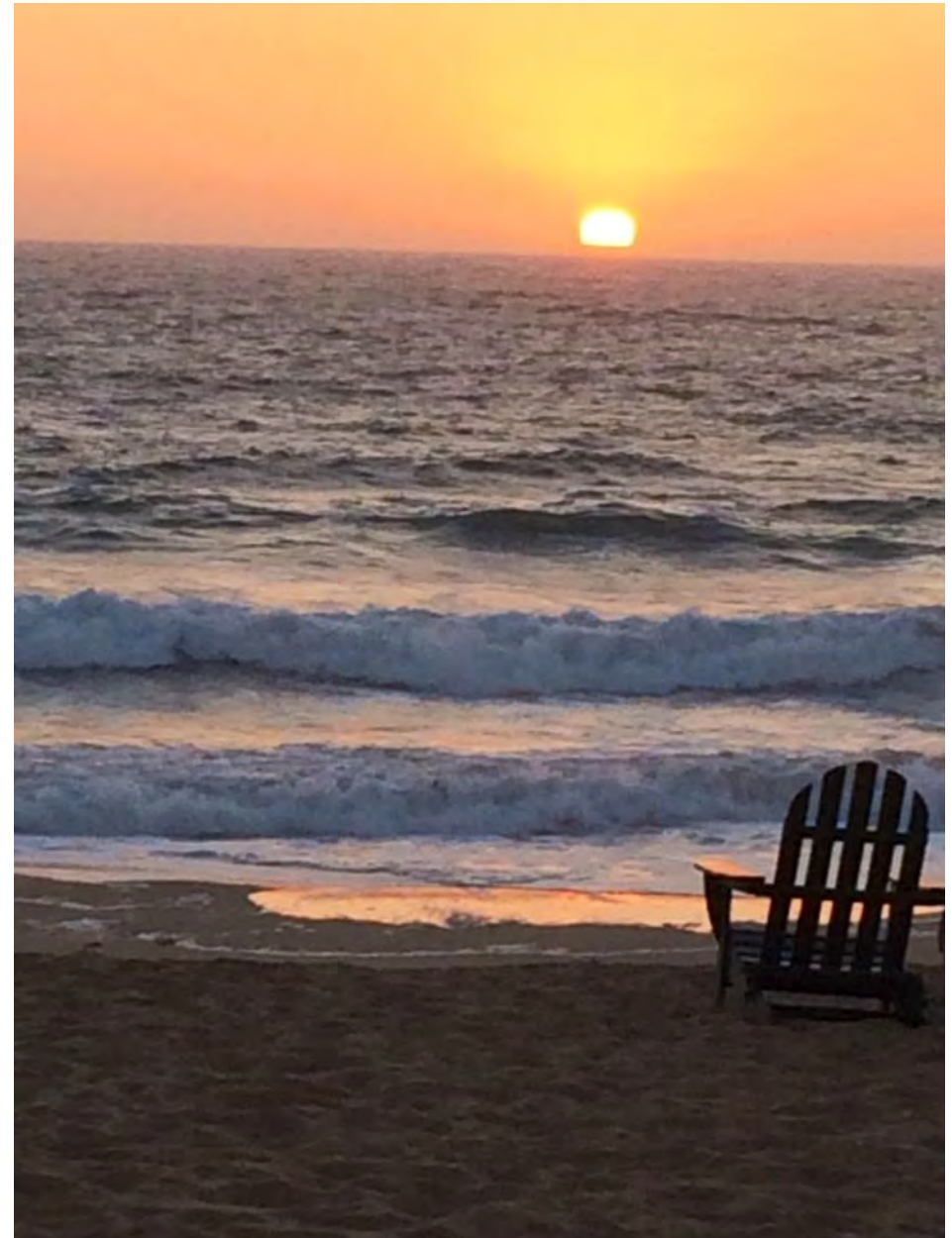
THE BEACH AND TRAIL

The pristine beaches of Monterey Bay are within minutes of the proposed development. Marina State Beach is a stunning beach that is within walking distance. Here you'll see surfers riding the swells and hang-gliders enjoying the ideal wind and launch conditions. The Dune Nature trail, a sandy boardwalk and interpretive trail, begins here. To the south Fort Ord Dunes State Park protects a 4 mile stretch of beach and dunes. This is an exceptional beach with a remote feel below undeveloped bluffs. Indian Head Beach is a remote sandy beach between Marina State Beach and Fort Ord State Park Beach. This has historically been a clothing-optional beach so be forewarned if you plan to visit.

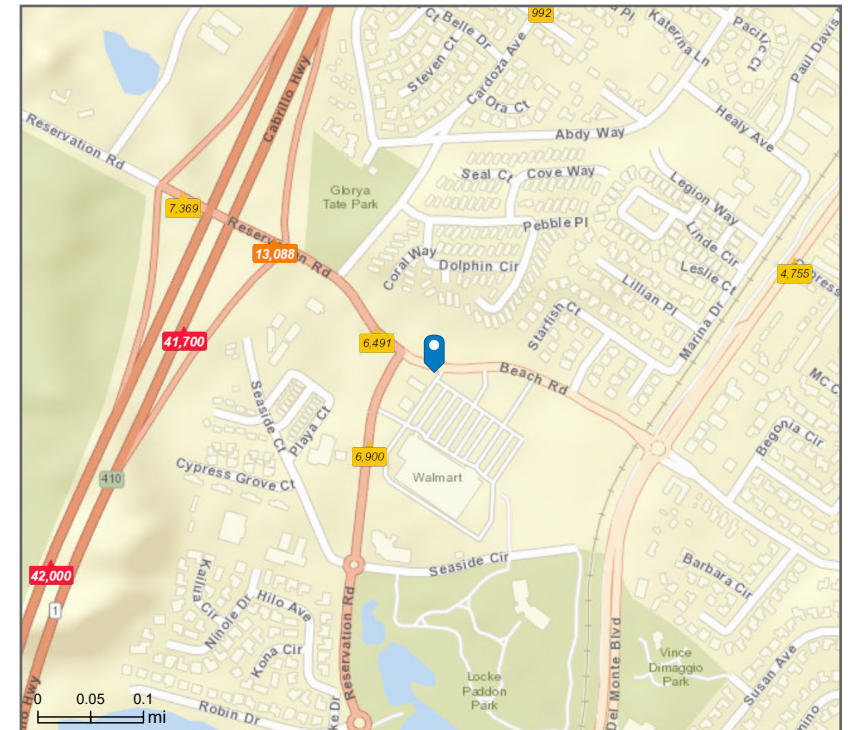
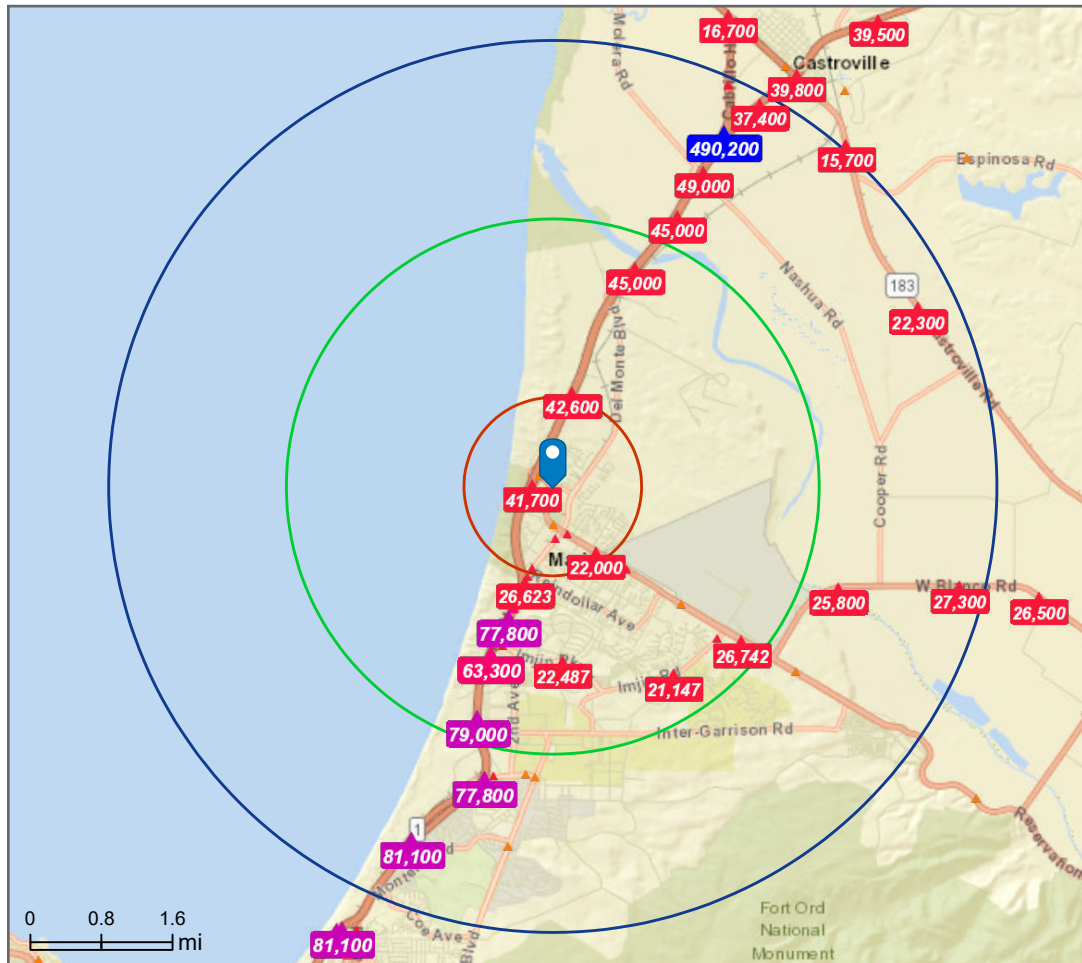
The Salinas River National Wildlife Refuge is 3 miles to the north of Marina. It has a long remote sandy beach at the mouth of the Salinas River north of Marina. The refuge is managed by the US Fish and Wildlife Service. It protects dunes and natural habitat while providing the general public hiking trails and for access to the beach just south of the Salinas River. Salinas River State Beach lies between the Salinas River and town of Moss Landing. This state park protects undeveloped lands and is surrounded by agriculture fields.

The Monterey Bay Coastal Trail winds along the Pacific Coast for 18 miles from Pacific Grove to Castroville. This wonderful coastal rail-trail is regarded as one of the most scenic long trails in California offering breathtaking views of Monterey Bay and the Pacific Ocean. The trail can be accessed from any of the State Beaches. There are 2 lanes for bikes and a separate lane for pedestrians.

The beaches and trails of Monterey Bay offer the future residents of this development an incomparable amenity.



TRAFFIC COUNTS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	9,958	21,293	29,650
Households	3,741	7,092	10,001
Families	2,484	4,787	6,790
Average Household Size	2.65	2.74	2.78
Owner Occupied Housing Units	1,513	2,979	3,291
Renter Occupied Housing Units	2,228	4,113	6,710
Median Age	35.2	32.0	29.6
2020 Summary			
Population	10,065	23,288	33,929
Households	3,785	7,761	11,387
Families	2,510	5,287	7,771
Average Household Size	2.65	2.77	2.82
Owner Occupied Housing Units	1,595	3,659	4,603
Renter Occupied Housing Units	2,190	4,102	6,784
Median Age	35.3	32.3	29.8
Median Household Income	\$70,342	\$65,690	\$69,261
Average Household Income	\$88,814	\$84,034	\$86,659
2025 Summary			
Population	10,121	24,316	35,781
Households	3,808	8,087	11,975
Families	2,523	5,528	8,194
Average Household Size	2.65	2.78	2.84
Owner Occupied Housing Units	1,615	3,933	4,979
Renter Occupied Housing Units	2,192	4,154	6,997
Median Age	35.6	32.9	30.5
Median Household Income	\$77,520	\$71,871	\$76,098
Average Household Income	\$100,444	\$93,892	\$96,941
Trends: 2020-2025 Annual Rate			
Population	0.11%	0.87%	1.07%
Households	0.12%	0.83%	1.01%
Families	0.10%	0.90%	1.07%
Owner Households	0.25%	1.45%	1.58%
Median Household Income	1.96%	1.81%	1.90%

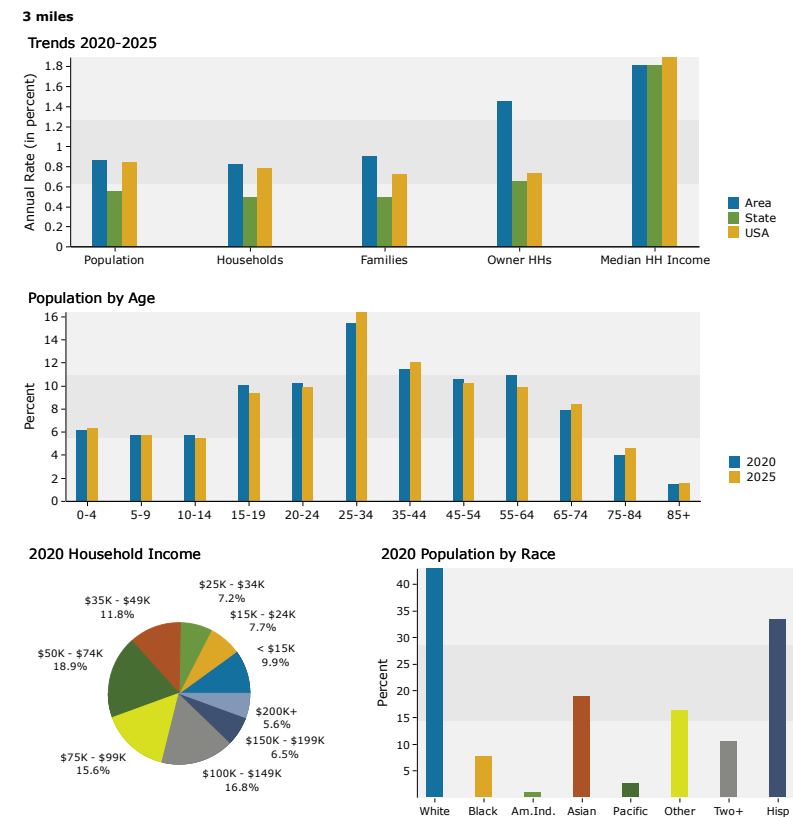
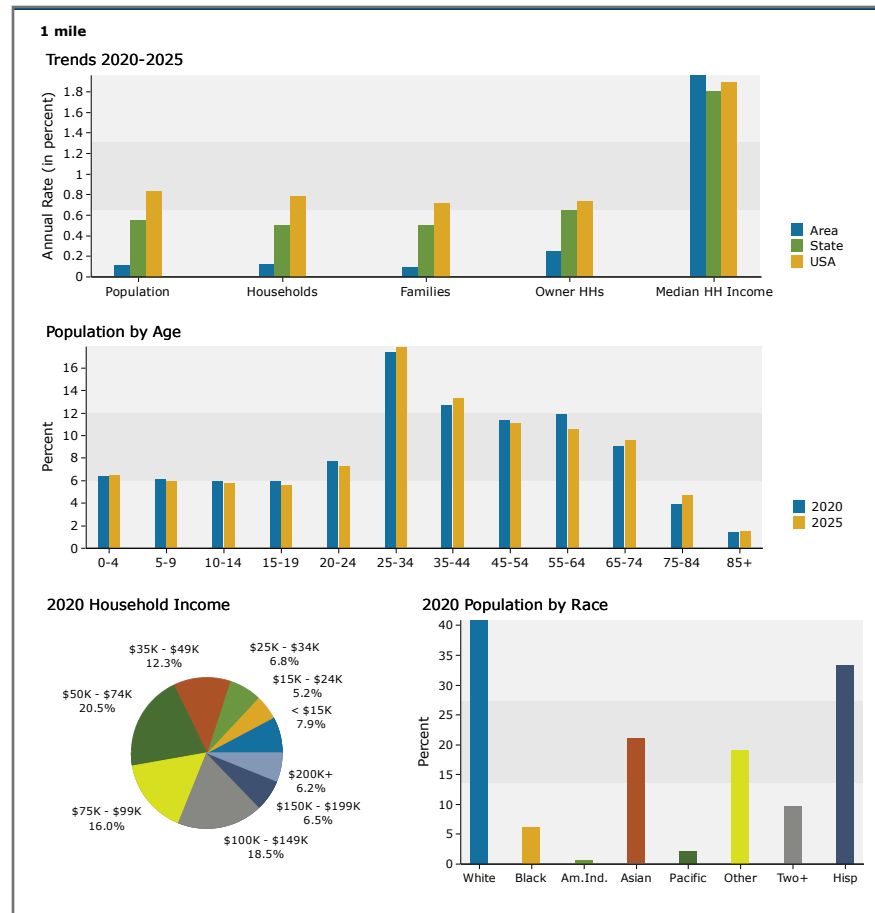
	1 mile		3 miles		5 miles	
2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	300	7.9%	765	9.9%	939	8.2%
\$15,000 - \$24,999	198	5.2%	597	7.7%	798	7.0%
\$25,000 - \$34,999	258	6.8%	561	7.2%	839	7.4%
\$35,000 - \$49,999	465	12.3%	916	11.8%	1,274	11.2%
\$50,000 - \$74,999	777	20.5%	1,464	18.9%	2,220	19.5%
\$75,000 - \$99,999	606	16.0%	1,212	15.6%	1,797	15.8%
\$100,000 - \$149,999	700	18.5%	1,305	16.8%	2,060	18.1%
\$150,000 - \$199,999	247	6.5%	502	6.5%	807	7.1%
\$200,000+	235	6.2%	438	5.6%	652	5.7%
Median Household Income	\$70,342		\$65,690		\$69,261	
Average Household Income	\$88,814		\$84,034		\$86,659	
Per Capita Income	\$33,122		\$28,256		\$29,203	
2025 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	266	7.0%	737	9.1%	907	7.6%
\$15,000 - \$24,999	175	4.6%	575	7.1%	749	6.3%
\$25,000 - \$34,999	221	5.8%	510	6.3%	752	6.3%
\$35,000 - \$49,999	415	10.9%	872	10.8%	1,201	10.0%
\$50,000 - \$74,999	745	19.6%	1,484	18.4%	2,264	18.9%
\$75,000 - \$99,999	607	15.9%	1,275	15.8%	1,901	15.9%
\$100,000 - \$149,999	778	20.4%	1,460	18.1%	2,348	19.6%
\$150,000 - \$199,999	305	8.0%	609	7.5%	1,015	8.5%
\$200,000+	295	7.7%	565	7.0%	837	7.0%
Median Household Income	\$77,520		\$71,871		\$76,098	
Average Household Income	\$100,444		\$93,892		\$96,941	
Per Capita Income	\$37,469		\$31,466		\$32,542	

DEMOGRAPHICS

	1 mile		3 miles		5 miles	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	686	6.9%	1,366	6.4%	2,397	8.1%
Age 5 - 9	626	6.3%	1,339	6.3%	2,050	6.9%
Age 10 - 14	620	6.2%	1,312	6.2%	1,804	6.1%
Age 15 - 19	714	7.2%	2,386	11.2%	2,809	9.5%
Age 20 - 24	804	8.1%	2,149	10.1%	3,376	11.4%
Age 25 - 34	1,501	15.1%	2,887	13.6%	4,844	16.3%
Age 35 - 44	1,311	13.2%	2,504	11.8%	3,605	12.2%
Age 45 - 54	1,444	14.5%	2,840	13.3%	3,553	12.0%
Age 55 - 64	1,198	12.0%	2,249	10.6%	2,723	9.2%
Age 65 - 74	606	6.1%	1,253	5.9%	1,402	4.7%
Age 75 - 84	342	3.4%	802	3.8%	869	2.9%
Age 85+	107	1.1%	205	1.0%	220	0.7%
2020 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	648	6.4%	1,440	6.2%	2,665	7.9%
Age 5 - 9	624	6.2%	1,361	5.8%	2,248	6.6%
Age 10 - 14	607	6.0%	1,334	5.7%	1,945	5.7%
Age 15 - 19	593	5.9%	2,348	10.1%	2,816	8.3%
Age 20 - 24	773	7.7%	2,408	10.3%	3,884	11.4%
Age 25 - 34	1,752	17.4%	3,587	15.4%	6,372	18.8%
Age 35 - 44	1,276	12.7%	2,667	11.5%	4,022	11.9%
Age 45 - 54	1,151	11.4%	2,480	10.6%	3,259	9.6%
Age 55 - 64	1,200	11.9%	2,566	11.0%	3,225	9.5%
Age 65 - 74	912	9.1%	1,831	7.9%	2,112	6.2%
Age 75 - 84	388	3.9%	920	4.0%	1,011	3.0%
Age 85+	143	1.4%	346	1.5%	371	1.1%
2025 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	659	6.5%	1,538	6.3%	2,905	8.1%
Age 5 - 9	604	6.0%	1,404	5.8%	2,344	6.6%
Age 10 - 14	585	5.8%	1,329	5.5%	1,972	5.5%
Age 15 - 19	570	5.6%	2,278	9.4%	2,772	7.7%
Age 20 - 24	737	7.3%	2,409	9.9%	3,882	10.8%
Age 25 - 34	1,810	17.9%	3,986	16.4%	7,101	19.8%
Age 35 - 44	1,361	13.4%	2,913	12.0%	4,446	12.4%
Age 45 - 54	1,124	11.1%	2,504	10.3%	3,274	9.2%
Age 55 - 64	1,070	10.6%	2,410	9.9%	3,068	8.6%
Age 65 - 74	967	9.6%	2,044	8.4%	2,373	6.6%
Age 75 - 84	478	4.7%	1,114	4.6%	1,222	3.4%
Age 85+	154	1.5%	387	1.6%	422	1.2%

	1 mile		3 miles		5 miles	
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,479	45.0%	9,892	46.5%	15,411	52.0%
Black Alone	671	6.7%	1,585	7.4%	2,176	7.3%
American Indian Alone	66	0.7%	157	0.7%	227	0.8%
Asian Alone	2,085	20.9%	4,156	19.5%	4,896	16.5%
Pacific Islander Alone	212	2.1%	555	2.6%	641	2.2%
Some Other Race Alone	1,539	15.5%	2,872	13.5%	3,437	11.6%
Two or More Races	906	9.1%	2,076	9.7%	2,862	9.7%
Hispanic Origin (Any Race)	2,719	27.3%	5,747	27.0%	7,422	25.0%
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,119	40.9%	10,002	42.9%	16,650	49.1%
Black Alone	637	6.3%	1,791	7.7%	2,542	7.5%
American Indian Alone	66	0.7%	199	0.9%	290	0.9%
Asian Alone	2,119	21.1%	4,398	18.9%	5,381	15.9%
Pacific Islander Alone	219	2.2%	620	2.7%	736	2.2%
Some Other Race Alone	1,922	19.1%	3,822	16.4%	4,745	14.0%
Two or More Races	984	9.8%	2,456	10.5%	3,585	10.6%
Hispanic Origin (Any Race)	3,376	33.5%	7,755	33.3%	10,485	30.9%
2025 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,957	39.1%	10,075	41.4%	17,028	47.6%
Black Alone	616	6.1%	1,860	7.6%	2,660	7.4%
American Indian Alone	70	0.7%	228	0.9%	329	0.9%
Asian Alone	2,117	20.9%	4,502	18.5%	5,580	15.6%
Pacific Islander Alone	223	2.2%	661	2.7%	790	2.2%
Some Other Race Alone	2,119	20.9%	4,335	17.8%	5,452	15.2%
Two or More Races	1,018	10.1%	2,656	10.9%	3,942	11.0%
Hispanic Origin (Any Race)	3,765	37.2%	8,979	36.9%	12,344	34.5%

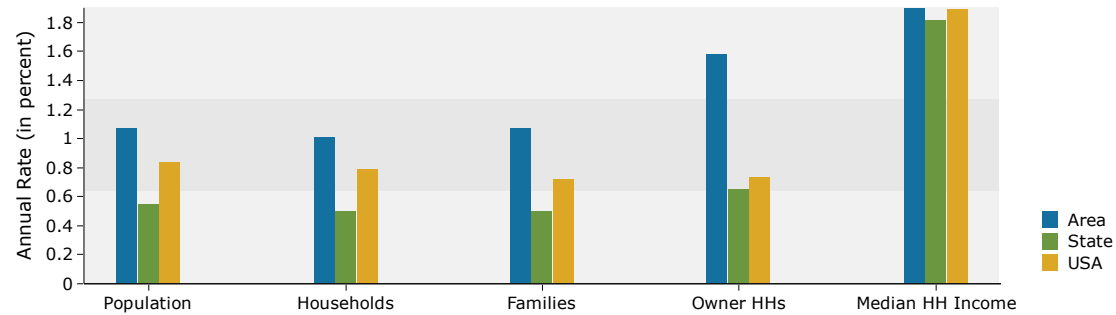
DEMOGRAPHICS



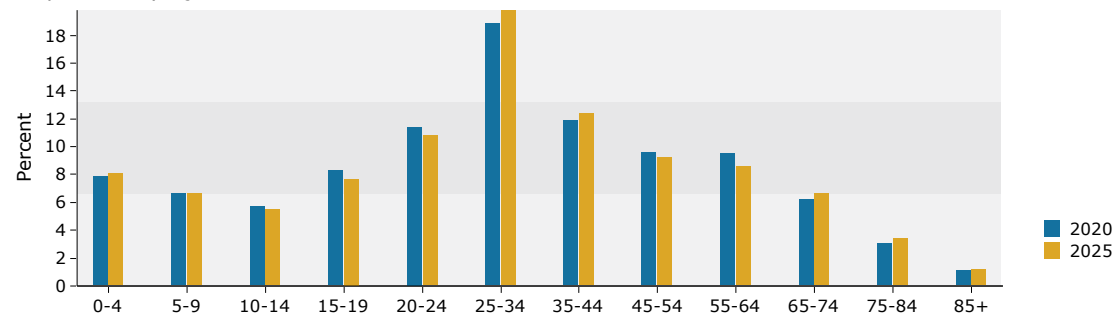
DEMOGRAPHICS

5 miles

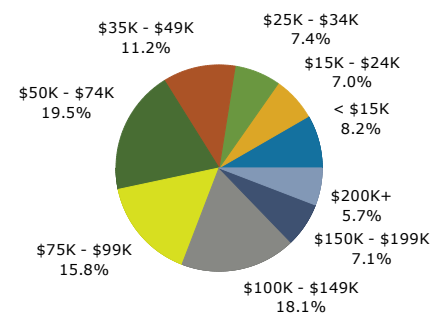
Trends 2020-2025



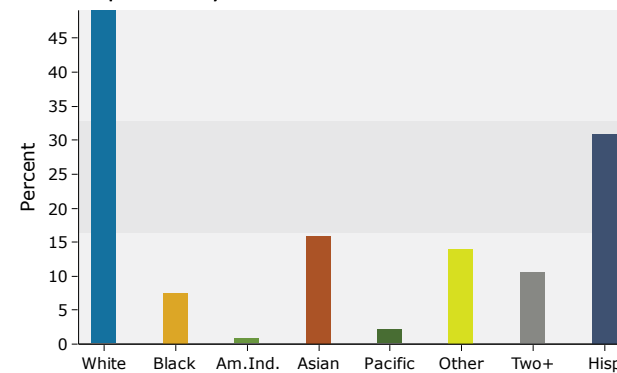
Population by Age



2020 Household Income



2020 Population by Race



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