

MIXED USE ZONING PENDING

RARE ENTITLED ZONE LAND FOR RETAIL,
FOR JOINT VENTURE, OR FOR SALE

MARINA LANDING

150 BEACH RD | MARINA, CA

Walmart

2.2 MILLION
Visitors Annually

(EXISTING)
PYLON SIGNAGE



**Quick Quack
CAR WASH**

One of the Highest
Quick Quack's in the
±320 store chain

(PROPOSED)
PYLON SIGNAGE

Walmart Parcel
±2.26 Acres

IUF Parcel
±29,500 SF

Parcel 2
AVAILABLE
±5.11 Acres


the econic company®

 **TALLEN**
CAPITAL PARTNERS, LLC

PROJECT HIGHLIGHTS

- Rare Walmart Shadow Anchored “Retail, Commercial, Visitor Serving & Hospitality Zoned Land.”
- Extremely rare water rights, available for restaurant development.
- Drive-Thru pad opportunities.
- Zoned for Drive Thru’s. Ideal QSR, Fast Food and Banking location.
- Walmart is a Division 1 store with grocery, pharmacy, and garden center - recently completed an interior and exterior remodel.
- Up to 1,360 Residential Units now under construction 1/4 mile north of Marina Landing comprised of 887 planned single family homes and 473 multifamily units at Marina Station, Marina CA.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,186	25,389	35,512
DAYTIME POPULATION	9,600	20,212	27,104
AVG. HOUSEHOLD INCOME	\$111,486	\$114,473	\$121,233

TRAFFIC COUNTS	
HWY 1	42,000 ADT
RESERVATION ROAD	14,936 ADT
DEL MONTE BLVD	7,736 ADT





Cannery Row

Features a variety of retailers including tasty local restaurants, souvenirs shops, and unique surroundings.

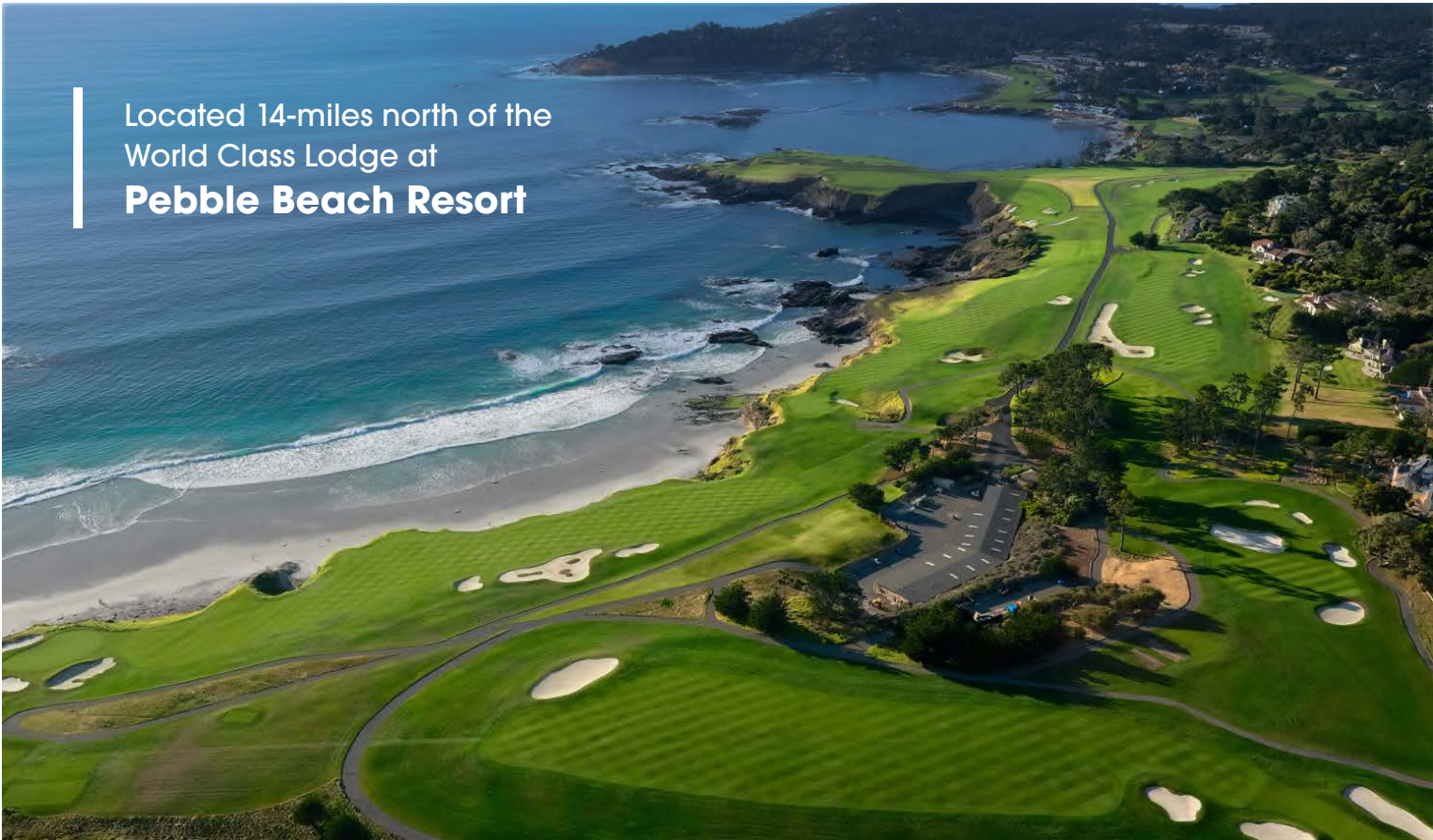


Located 11-miles north of the
Monterey Bay Aquarium



Gloria Jean Tate Park & Pump Track

Vibrant space designed to bring the community together through recreation, wellness, and connection.



Located 14-miles north of the
World Class Lodge at
Pebble Beach Resort



NEARBY RESIDENTIAL

Sea Haven

Homes starting at **\$1,207,990**.

The average sales rate within the Competitive Market Area is **2.7 sales per month** and the average sales price is **\$1,349,675**.

MARINA LANDING

Marina Station - Armstrong Ranch (Now Under Construction)

1,360 dwelling homes

60,000 square feet of commercial retail

143,808 square feet of office space

651,624 square feet of industrial uses

53 acres of parks and open space

83 acres of deed restricted open space with a habitat restoration plan

RESIDENTIAL UNITS

Villosa - 70

Layia - 116

Marina Station - 1,360

TOTAL: 1,546

OAK GROVE
PRESERVE

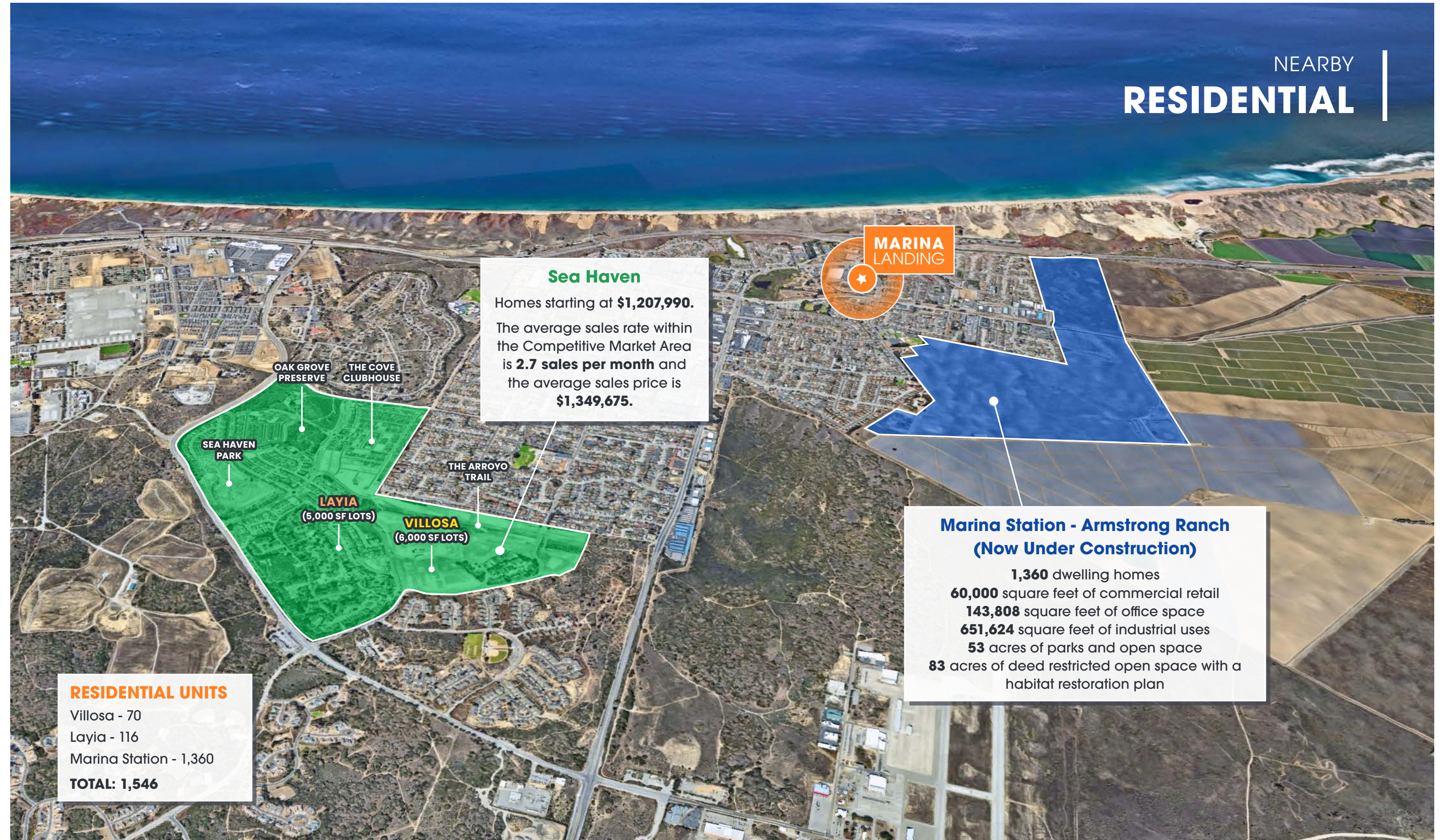
THE COVE
CLUBHOUSE

SEA HAVEN
PARK

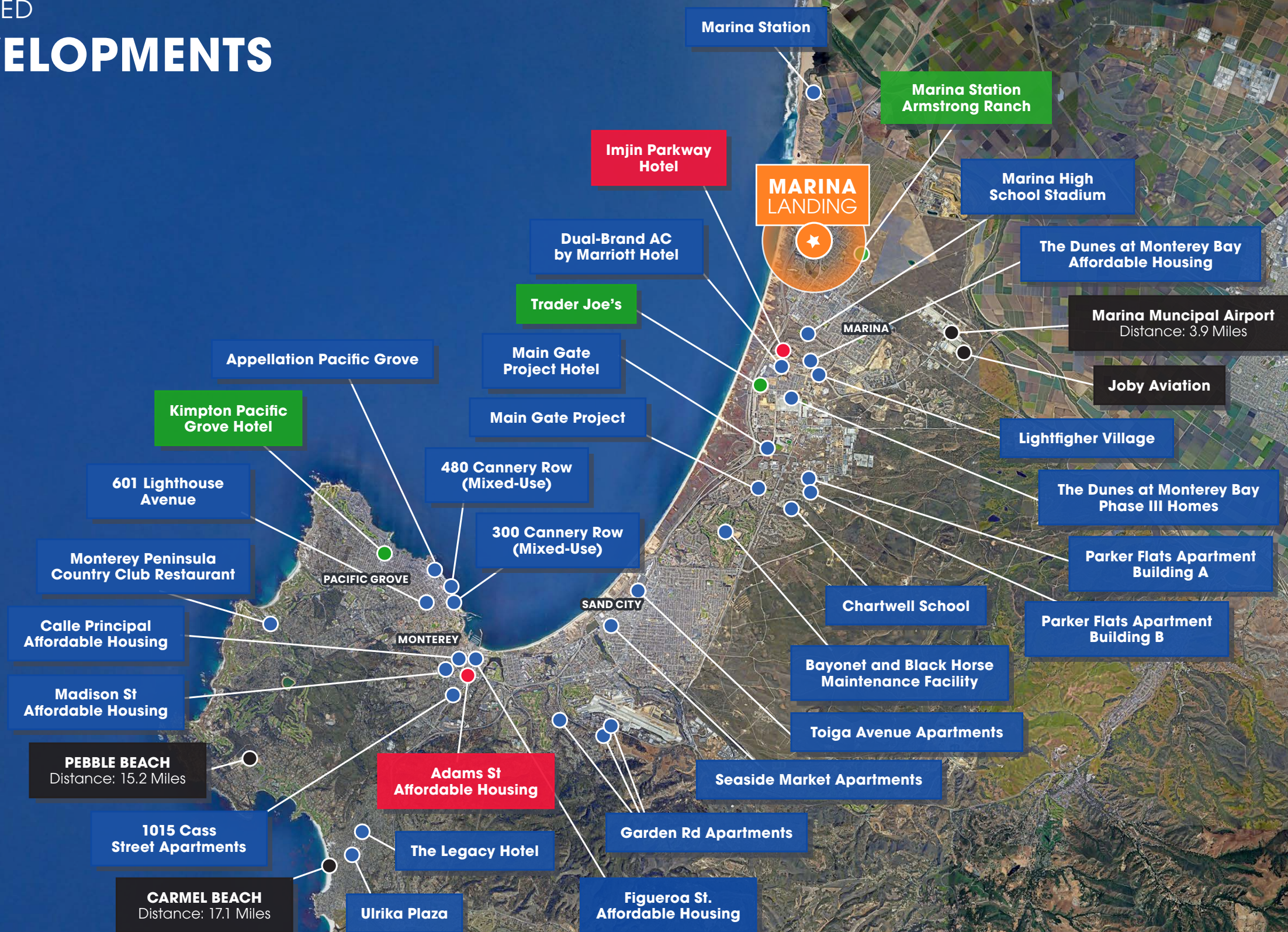
LAYIA
(5,000 SF LOTS)

VILLOSA
(6,000 SF LOTS)

THE ARROYO
TRAIL



PLANNED DEVELOPMENTS



LEGEND

- Planning
- Construction
- On Hold/Cancelled



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