

MARINA LANDING

150 Beach Rd | Marina, CA



Available
Parcel 1
±29,500 SF

Available
Parcel 2
±222,777 SF

Walmart
2.2 MILLION
Visitors Annually



Del Monte Blvd: ±7,736 ADT

PROJECT HIGHLIGHTS

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Extremely rare water rights
Available for restaurant development



1,360 homes under construction
surrounding the project



Walmart is a Division 1 store with grocery,
pharmacy, and garden center - recently
completed an interior and exterior remodel



Zoning allows residential development



For Sale: ±5.11 Acres (±222,591 SF)
±0.68 Acres (±29,500 SF)
Price: Inquire with broker

DEMOGRAPHICS

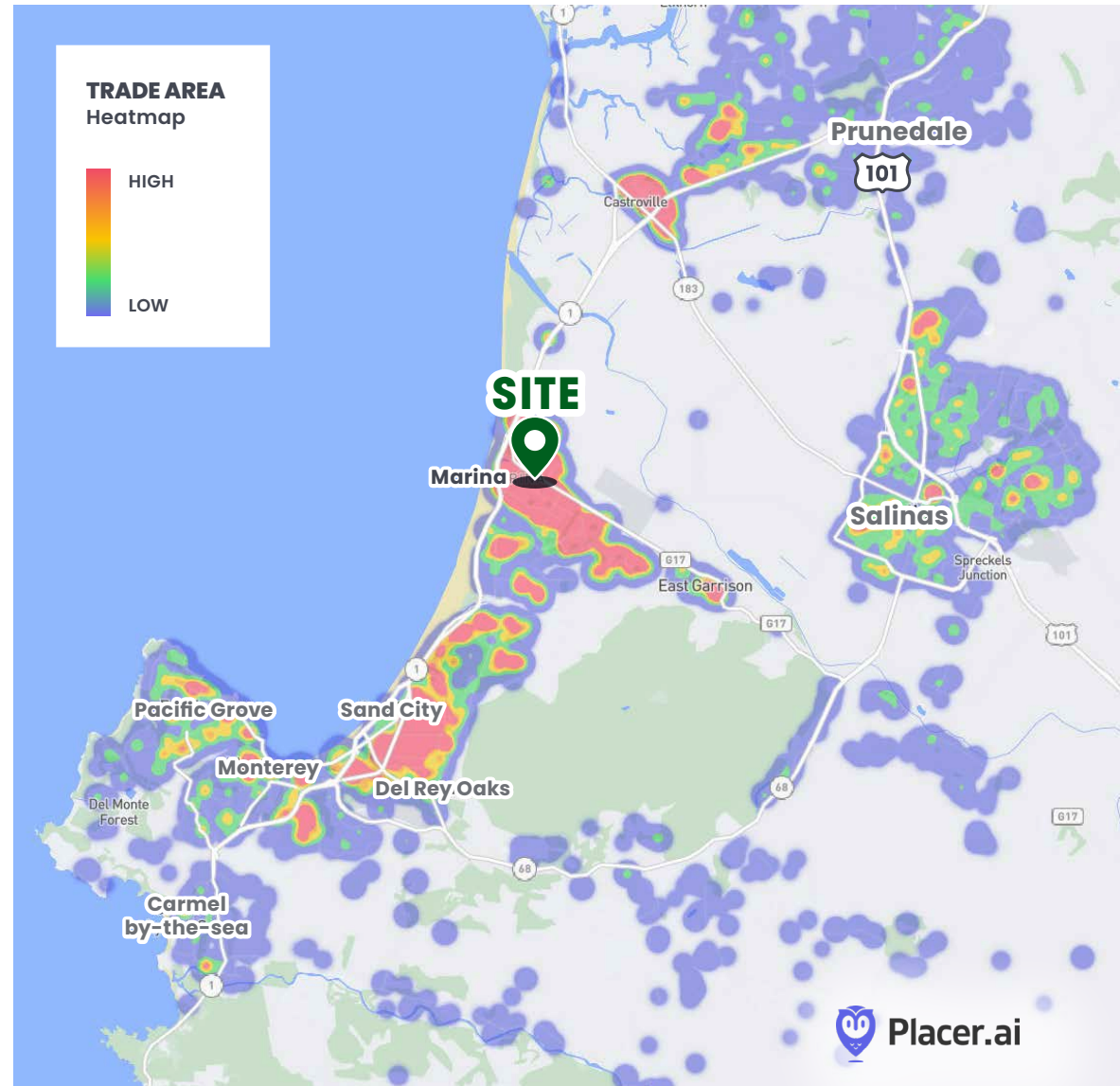
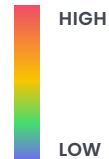
	1 MILE	3 MILES	5 MILES
Population	11,210	24,984	35,296
Avg. HH Income	\$113,053	\$112,375	\$119,014
Daytime Population	8,934	19,567	27,376

TRAFFIC COUNTS

Source: Esri 2024

Hwy-1	42,000 ADT
Reservation Rd	14,936 ADT
Del Monte Blvd	7,736 ADT

TRADE AREA Heatmap





NEARBY RETAIL & DEVELOPMENTS

AERIAL

NEARBY RESIDENTIAL

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SITE



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**.

OAK GROVE
PRESERVE

THE COVE
CLUBHOUSE

SEA HAVEN
PARK

LAYIA
(5,000 SF LOTS)

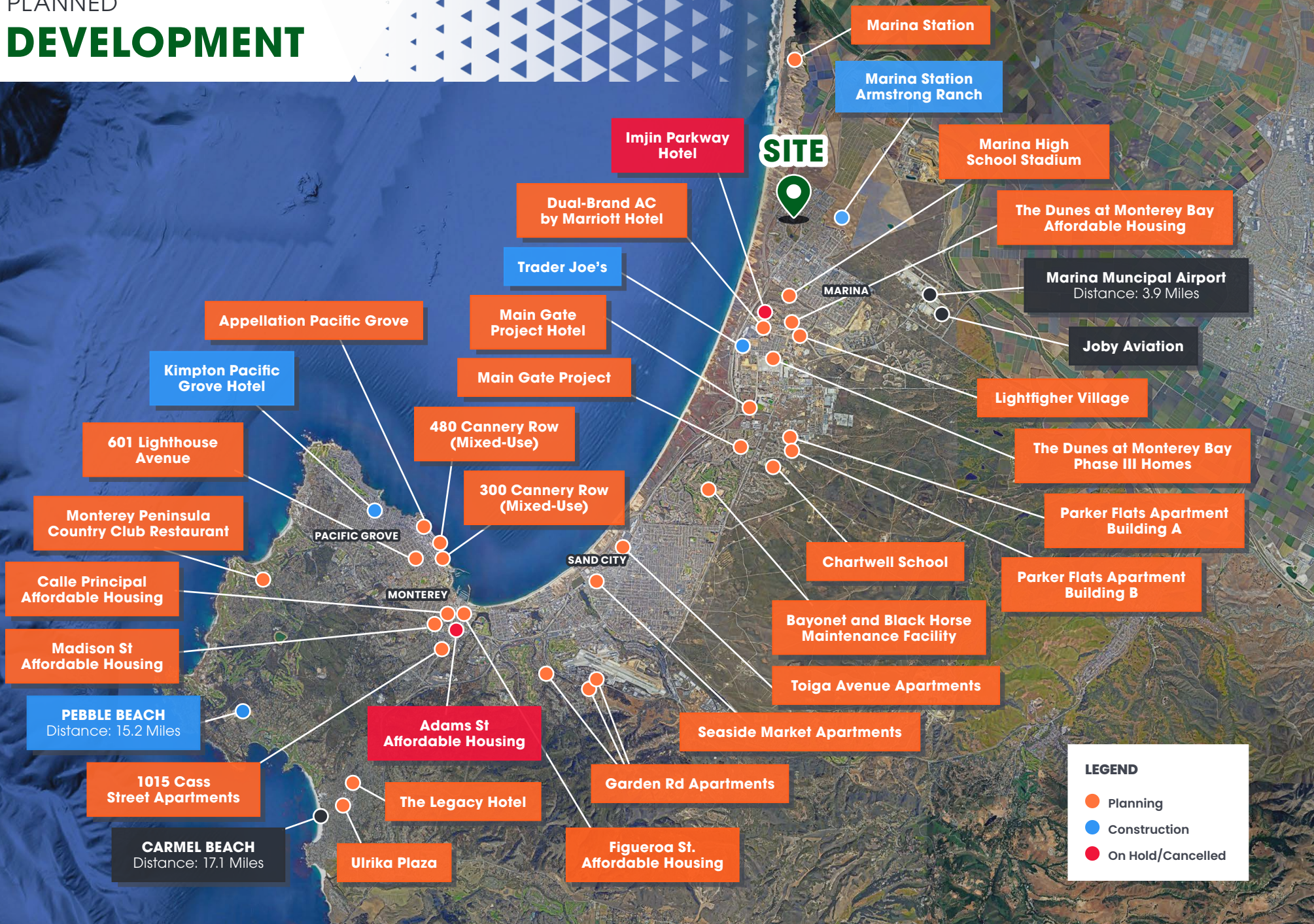
VILLOSA
(6,000 SF LOTS)

THE ARROYO
TRAIL

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

PLANNED DEVELOPMENT







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