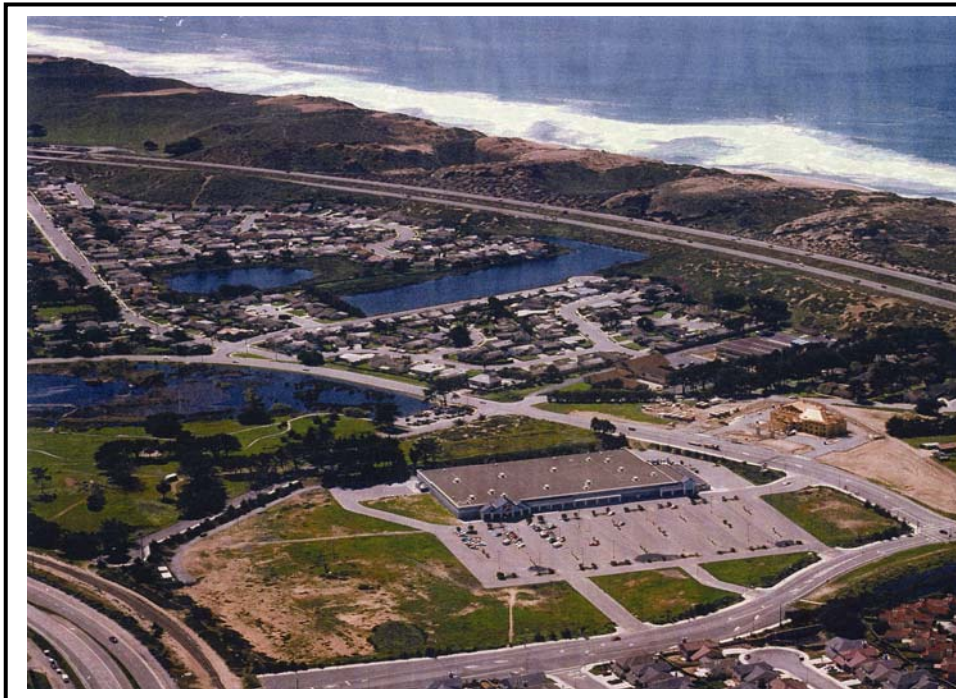


Marina Gateway

AT MONTEREY BAY

FOR LEASE
12,000 – 91,266 SF Available
Prime Retail Opportunity in a Growth Market



Located on the Monterey Peninsula, off Highway 1 at the SE corner of Reservation Road & Beach Road in Marina, CA

- The Gateway to the Monterey Peninsula & Fort Ord Residential Development
- Home to Cal State University of Monterey Bay and Golden Gate University
- California Monterey Bay Education, Science & Technology is developing a business incubator facility bringing 300 new jobs to the Airport Business Park
- Approx. 4,000 new homes planned within the City of Marina
- Site is within 2 miles of new housing subdivisions and 4 hotels



Demographics:

| <u>2005</u> | <u>3 mile</u> | <u>5 mile</u> | <u>10 mile</u> |
|----------------|---------------|---------------|----------------|
| Population | 21,484 | 29,309 | 237,491 |
| Avg. HH Income | \$49,967 | \$48,350 | \$53,922 |

Traffic Counts:

| | |
|--------------------------|-----------------|
| Hwy. 1 at Beach Rd. | 45,000 cars/day |
| Beach at Reservation Rd. | 5,000 cars/day |
| Del Monte Blvd. at Beach | 6,218 cars/day |

FOR INFORMATION, CONTACT:

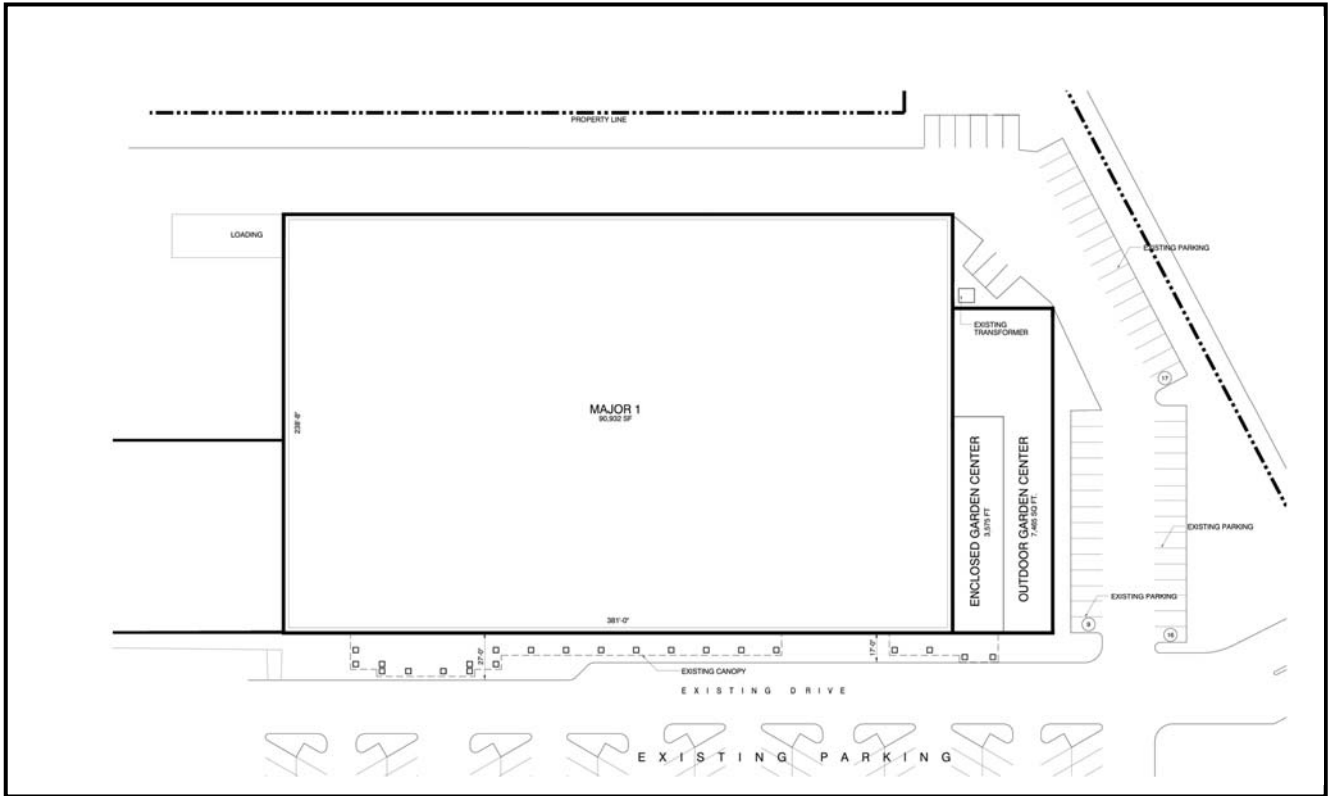
TALLEN & KESHEN HOLDINGS
RETAIL ENTERPRISE GROUP, INC.
Developer / Owner
(877) 777-5450

Terrence P. Tallen
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Visit our website at www.TallenKeshenHoldings.com

Marina Gateway AT MONTEREY BAY

Single User Floor Plan



Multi-Tenant Floor Plan

