



FOR LEASE | CONVENIENCE STORE

320 RESERVATION ROAD | MARINA, CA 93933

Peter Baird | DRE #00533485

David Baird | DRE #02282077

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

320 RESERVATION ROAD | MARINA, CA 93933

TABLE OF CONTENTS:

Executive Summary.....	3
Property Photos.....	4
Site Plan.....	5
Aerial Map.....	6
Disclaimer.....	7

EXCLUSIVELY LISTED BY:

PETER BAIRD | Managing Partner
pbaird@mahoneycommercial.com
831.646.1919 Ext.110 | DRE #00533485

DAVID BAIRD | Sales Associate
dbaird@mahoneycommercial.com
831.646.1919 Ext.105 | DRE #02282077

MAHONEY & ASSOCIATES
501 Abrego St. | Monterey, CA
831.646.1919
www.mahoneycommercial.com

EXECUTIVE SUMMARY

Mahoney & Associates is pleased to offer for lease a high-visibility neighborhood convenience store located at 320 Reservation Road in Marina, CA. Situated on a prominent corner with dual frontage along Reservation Road (22,136 ADT) and Crescent Avenue (3,408 ADT), the property offers excellent exposure and accessibility as a major thoroughfare between The Monterey Peninsula & Salinas. An MST bus stop is located directly in front of the site, and the Marina Transit Hub is just one block away, providing outstanding transit access for both customers and employees. Approximately 15,738 residents live within a one-mile radius, creating a strong built-in customer base.

The building features 10' ceilings, three-phase power service, a back stockroom, restroom, wash basin, floor drains, and strategically placed power outlets—making it well-suited for a variety of retail or food uses. Two new (2024) rooftop air conditioning units ensure efficient climate control.

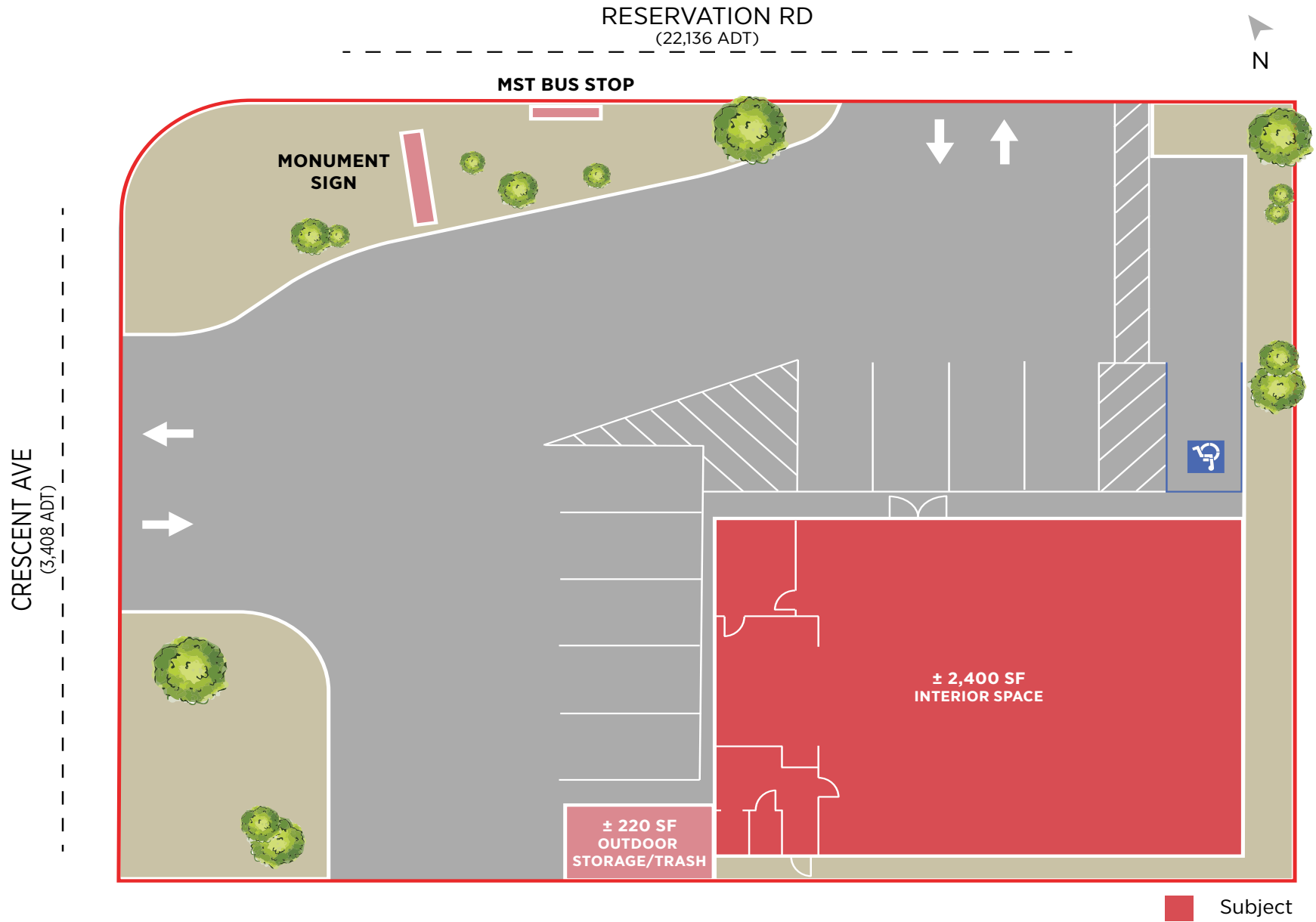
Previously occupied by 7-Eleven since 1974—with gas pumps now removed—the property has a long history of retail success. Additional features include a monument sign on Reservation Road, strong interior visibility, and a rear service door with access to a trash area.

PROPERTY DETAILS	
Address	320 Reservation Rd., Marina, CA
Asking Rate	\$2.75 PSF + NNN
Building Size	± 2,400 SF
Property Size	± 13,403 SF
Zoning	C-1 (Retail Business District)
On Site Parking	Yes, 10 Spaces
On Street Parking	Yes
In Suite Restroom	Yes
Average Daily Traffic	22,136





SITE PLAN



AERIAL MAP



DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating leasing a property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.