

*Available for Lease for the First Time in Over 25 Years!*

## **Incomparable Lincoln Location**

Reduced Rate  
Lowest NNN charges  
in the area  
Favorable TI Allowance  
Motivated Landlord

**4113 LINCOLN BLVD MARINA DEL REY**  
**FOR LEASE | NEW APPROVED RESTAURANT USE**

**2,200 SF Restaurant Space &  
3,800 SF Outdoor Space**

Brand New Leases Signed With Skechers, Dogromat, Animal Wellness, Stahl + Band, Cake, and More!  
Cedars-Sinai Marina del Rey Hospital and New Residential Development LaTerra Coming Soon to the Neighborhood



# 4113 LINCOLN BOULEVARD

PREMISES: ± 2,200 SF OF BUILDING

- Approximately 3,800 SF is Outside Dining

RENT: \$4.95/SF, NNN (Nets ± 0.70) - on 2,200/SF

OCCUPANCY: Immediate

TERM: 5 - 10 Years

## FEATURES:

- Restaurant beverage program eligible, allows for expedited administrative review process
- Heating and AC – 2 five ton 3 phase AC on roof
- 750 Gallon Jensen Grease Interceptor installed
- Large pole sign, cannot be duplicated
- Newly installed outdoor, beautiful patio pavers
- Completely ready for restaurant/bar design
- Amazing outdoor dining and casual area
- High Income Residential Area
- Walking distance to various amenities and world famous marina

## Prestigious Marina Del Rey Address

Two Great Commercial Street Exposures, Fronts on Lincoln Blvd, Rear on Del Rey Ave Directly Across the street from World Famous Harley Davidson and Adjacent the Densely Populated Marina Arts District.

## Signage

Existing Signage, **Grandfathered Pole Signage, Cannot Be Duplicated**  
Great Exposure And Marketing  
One Of The Busiest Streets In Los Angeles

## Outdoor Seating

Approximately 3,800 SF of Outdoor Seating With the Ability to Create an Attractive Ambiance With Fire Pits, Lighting, Landscaping and Entertainment

## Building

Approximately 2,200 Sf Single Floor Area  
CMU Block Building  
Concrete Floors

## Building Operations

Large And Bright Window and Door Openings Throughout the Restaurant  
Building With Added Opportunity

## Ceilings

Exposed Redwood Ceilings And Ceiling Joist  
Air Conditioner on Roof  
11-Foot Ceilings

## Electrical

400 AMP, 3 Phase plus 50 AMP Single Phase for Lights & Plugs



# 4113 LINCOLN BOULEVARD





New 210 Unit Luxury Apartments  
To Be Built  
Marina Del Rey Arts District



± 2,200 SF

STAHL+BAND  
cake

animal wellness centers



SKECHERS

4113 Lincoln  
± 2,200 SF  
RESTAURANT  
READY SPACE  
AVAILABLE



# RETAILERS & AMENITIES





# MARINA DEL REY

## KEY FEATURES

- Frontage Along Lincoln Boulevard And Del Rey Avenue
- Within Blocks Of The Marina With 5,000+ Boat Slips
- 4,800+ High-End, Luxury Units Within 0.5 Miles
- 15,000+ Households Within 1 Mile
- Easily Accessible By Major Highways Including The I-90 And The 405
- \$150,000+ Average Household Income Within 1 Mile
- Surrounded By Amenities And National Tenants (Equinox, Starbucks, Costco, Ralph's, Wells Fargo, Ruth's Chris, Amc Theaters, And Many More)
- Large Pole Signage Visible To 60,000+ Cars



## AREA OVERVIEW

Marina del Rey falls within Los Angeles County and is southeast of the L.A. City community of Venice and north of the L.A. City community of Playa del Rey, near the mouth of Ballona Creek. It is located four miles (6 km) north of Los Angeles International Airport. Fisherman's Village offers a view of Marina del Rey's dominant feature, the Marina, the world's largest man-made small craft harbor with eight basins having a capacity for 5,300 boats and is home port to approximately 6,500 boats.



# AREA DEMOGRAPHICS



## 2021 POPULATION

1 Mile  
**36,349**  
3 Miles  
**234,067**  
5 Miles  
**514,339**



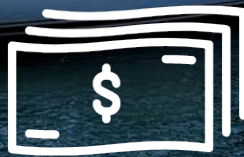
## 2026 PROJECTION

1 Mile  
**36,418**  
3 Miles  
**234,774**  
5 Miles  
**515,693**



## 2021 MEDIAN AGE

1 Mile  
**42.60**  
3 Miles  
**40.80**  
5 Miles  
**40.40**



## AVG HOUSEHOLD INCOME

1 Mile  
**\$145,680**  
3 Miles  
**\$135,417**  
5 Miles  
**\$131,181**



## INCOME OVER \$200K

1 Mile  
**25.5%**  
3 Miles  
**22.46%**  
5 Miles  
**20.44%**



## AVG HOUSEHOLD VALUE

1 Mile  
**\$1,018,615**  
3 Miles  
**\$1,054,741**  
5 Miles  
**\$1,025,887**



# CONTACTS

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