

New Pricing



For Lease
Storefront Retail | Office



**4049 Lincoln Blvd,
Marina Del Rey, CA 90292**

PROPERTY INFORMATION



PREMISES	2,319 Total SF
RENT	\$2.50 NNN (Nets \$.65) for 6 months if signed by June 1st, 2024
TERM	3 - 5 years
PARKING	4 - 5 spaces in rear + street parking
OCCUPANCY	Immediate

ZONING C4
Allows for variety of uses with no parking required

BUILDING FEATURES

- Brand new remodeled building
- 10- 15 foot sandblasted, beautiful wood ceilings
- 6 Skylights
- 200 Amp service single phase
- New 5 ton AC units
- Flooring - sandblasted, level concrete floors
- Plumbing - all new 1 ½ " copper water lines
- New store front dark brown frame 60 tempered glass

LOCATION

- Prime Marina Del Rey location.
- Desirable Lincoln Blvd
- South of Washington Blvd
- Directly across from Chix-Fil-A and Ihop
- Great access to 91 freeway and MDR activities

PICTURES



DEMOGRAPHIC

4049



2022 POPULATION

1 Mile
36,775
3 Miles
229,026
5 Miles
499,935



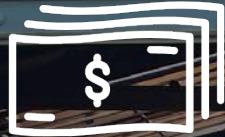
2027 PROJECTION

1 Mile
36,493
3 Miles
227,789
5 Miles
499,935



2022 MEDIAN AGE

1 Mile
44.4
2 Miles
42.2
5 Miles
41.9



AVG HOUSEHOLD INCOME

1 Mile
143,435
3 Miles
133,723
5 Miles
131,782



INCOME OVER \$200K

1 Mile
4,559
3 Miles
23,087
5 Miles
49,228

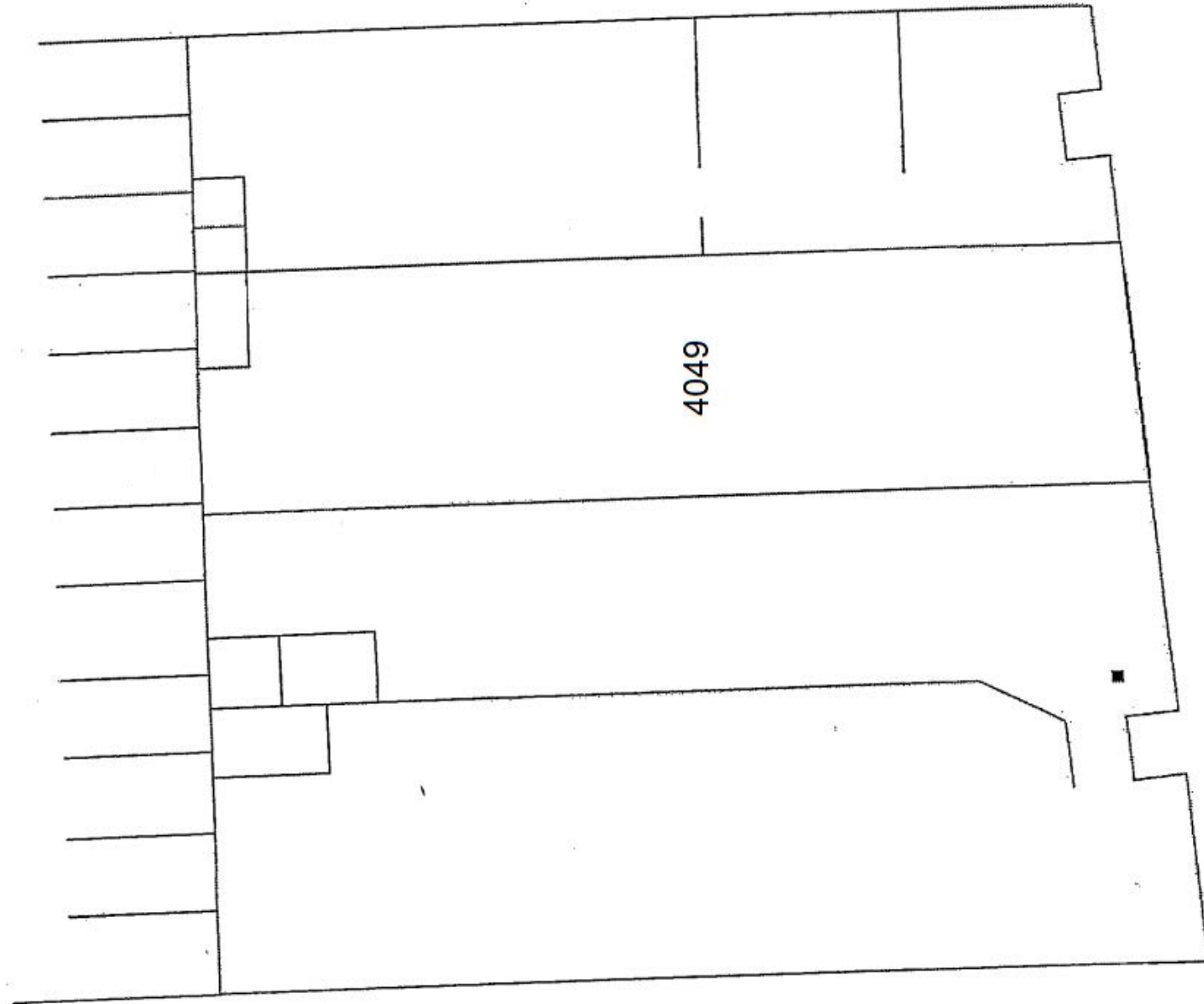


2027 HOUSEHOLDS

1 Mile
18,165
3 Miles
104,900
5 Miles
233,738

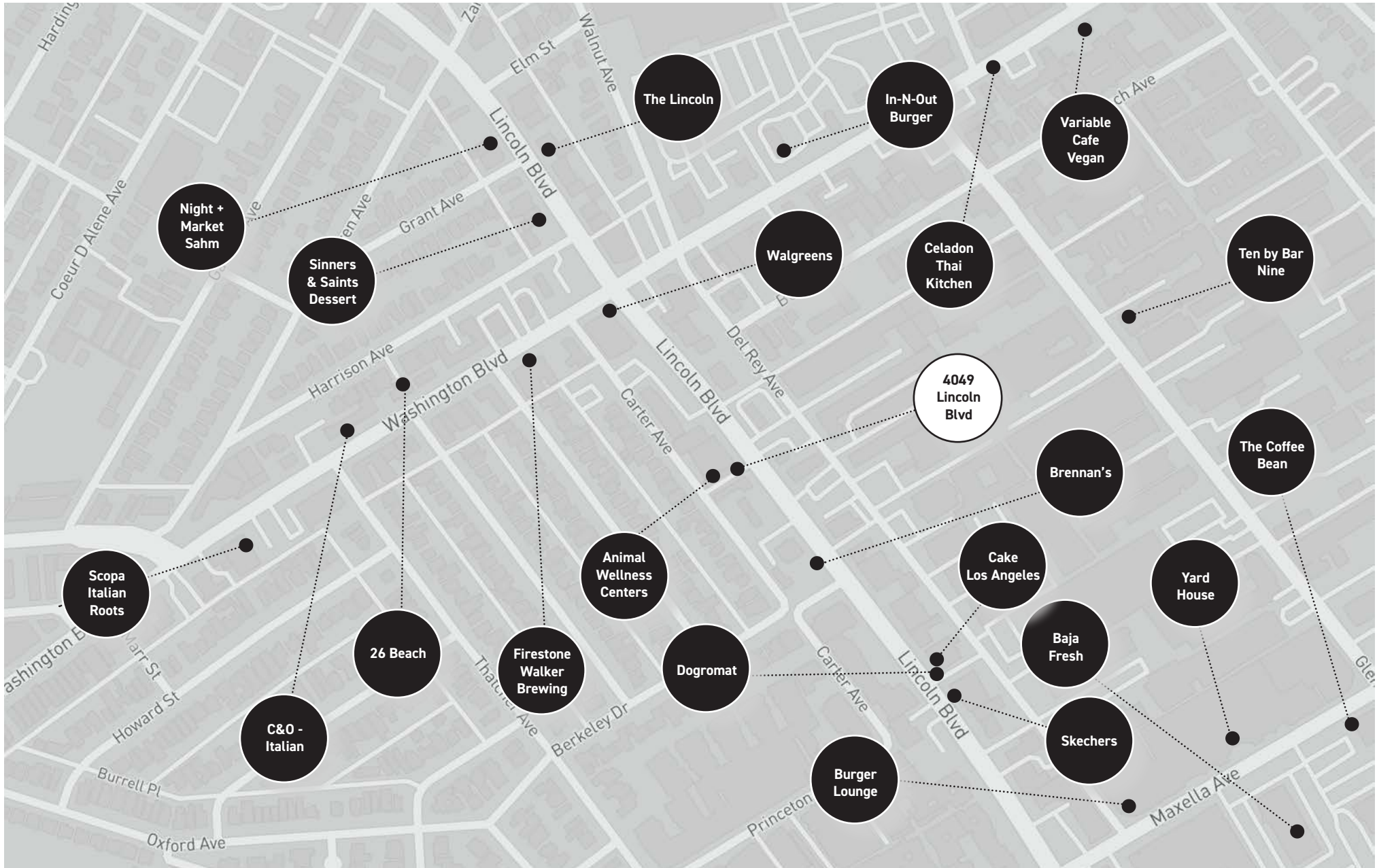
SITE PLAN

Parking on Carter Avenue



Storefront on Lincoln Blvd

RESTAURANTS AND AMENITIES



A DIVISION OF
LEE & ASSOCIATES

**4049 Lincoln Blvd,
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RETAILERS AND AMENITIES



AREA OVERVIEW

Marina Del Ray - Area Overview

- 500+ Feet Of Frontage Along Lincoln Boulevard And Del Rey Avenue
- Flexibility From 1,500 SF To 30,000 SF+ In Combined Spaces
- 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)

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.



LaTerra Development buys 2.8-acre site in Silicon Beach - the project will include 210 apartment units.



Cedars-Sinai Marina Del Rey Hospital construction will begin in October, expanding the surgery and emergency services.



G8 has completed construction and includes 230 apartment units, as well as 250,000 SF of residential and 15,000 SF of amenities.

CONTACT



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