

4000 LINCOLN BLVD

Marina Del Rey, CA 90292

FOR SALE



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CalDRE #01354722



TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FINANCIAL ANALYSIS	12
FINANCIAL SUMMARY	13
RENT ROLL	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16
ADVISOR BIOS	17
ADVISOR BIO 1	18

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PROPERTY INFORMATION

SECTION 1





PROPERTY DESCRIPTION

Discover a prime retail investment opportunity at this exceptional property on Lincoln Blvd in Marina Del Rey. With an impressive 8,724 SF building comprising 6 units, plus a large billboard. All tenants are long term. This attractively designed structure, built in 1984, offers a sought-after investment opportunity. Zoned LAC2 and enjoying 100% occupancy, this property presents a compelling case for retail investors seeking a stable and lucrative investment. Its proven track record of full occupancy and prime location in the desirable Marina Del Rey area make this property a sound investment in a thriving retail market. Don't miss the chance to secure a valuable asset in a prime location with a strong tenant base.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$8,200,000
Number of Units:	8
Lot Size:	16,553 SF
Building Size:	8,978 SF
NOI:	\$440,000.00
Cap Rate:	5.37%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,783	5,966	18,173
Total Population	3,500	11,148	35,878
Average HH Income	\$178,860	\$200,236	\$186,262

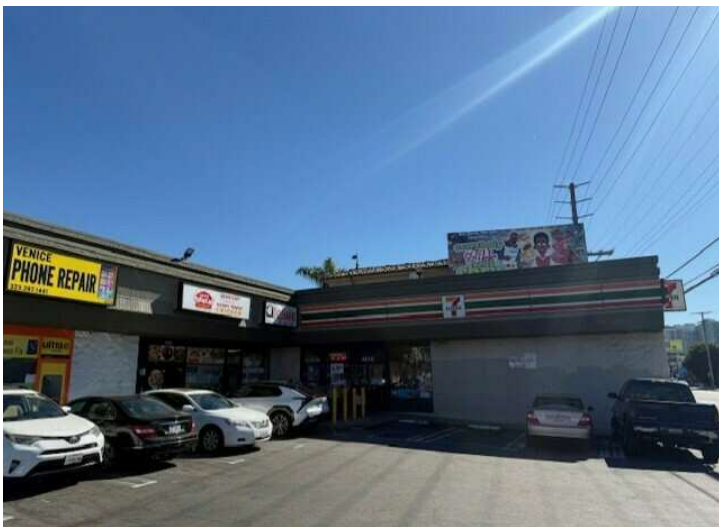
PROPERTY DESCRIPTION

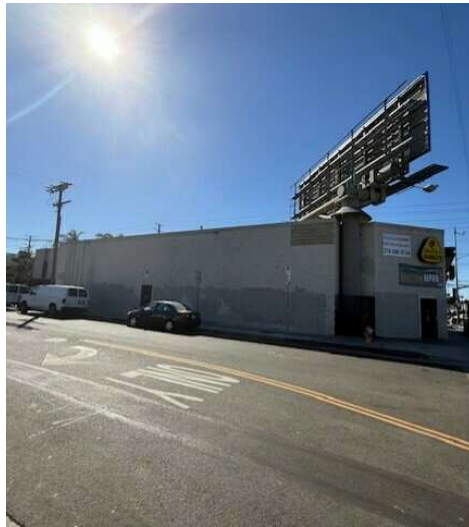
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LOCATION DESCRIPTION

Immerse yourself in the vibrant atmosphere of Marina Del Rey, a sought-after destination brimming with retail opportunities. Located near the bustling Lincoln Blvd, the area offers prime access to a diverse array of retail hotspots. From high-end fashion boutiques to trendy eateries such as Cafe del Rey and Mendocino Farms, the dynamic retail scene caters to a sophisticated clientele. With proximity to the stunning Marina del Rey Waterfront, the location presents a unique blend of coastal charm and urban energy, creating an enticing draw for retail investors seeking a prime location with a thriving consumer base. This is an exceptional opportunity to become part of a flourishing retail landscape in a coveted location.



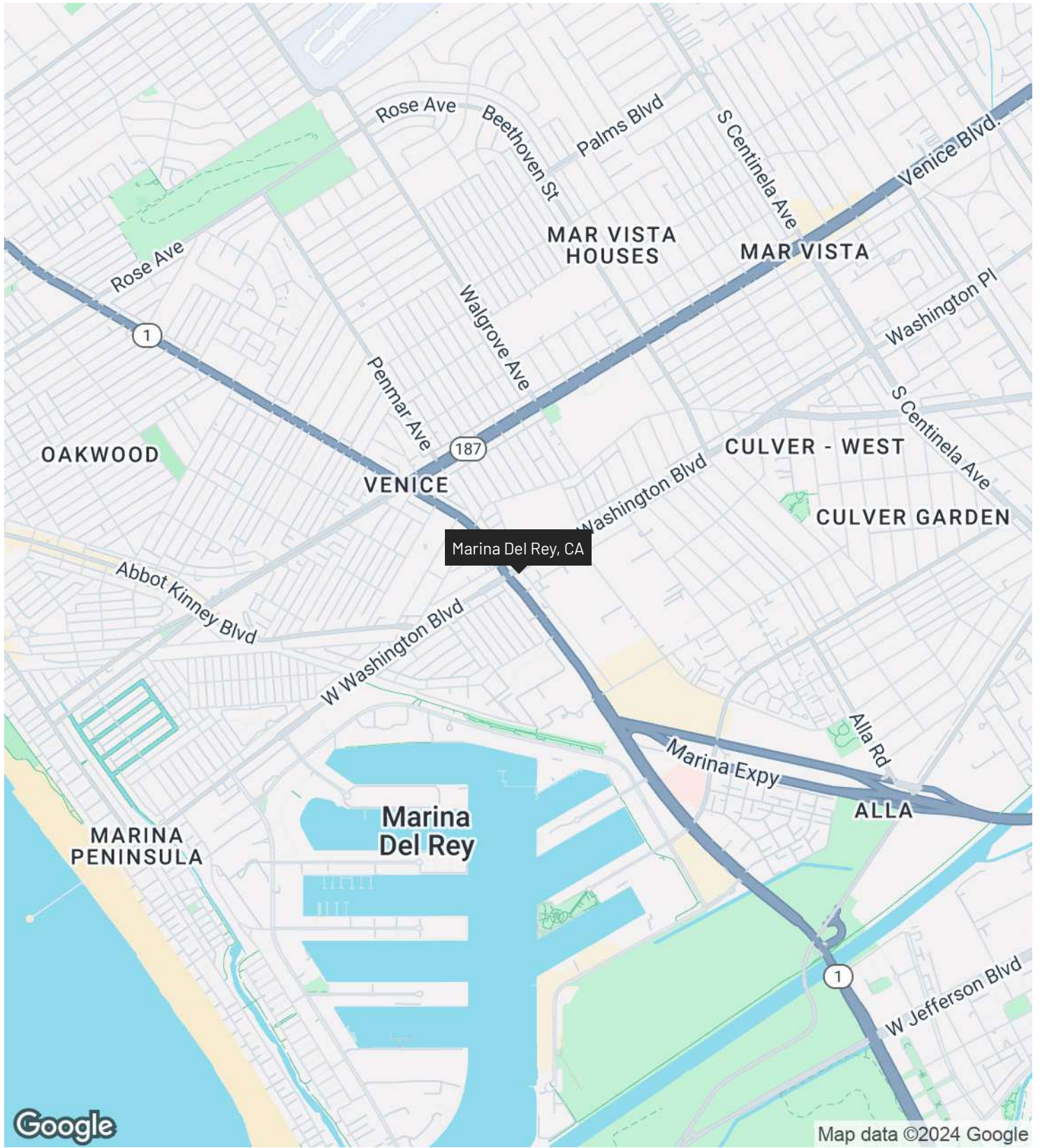


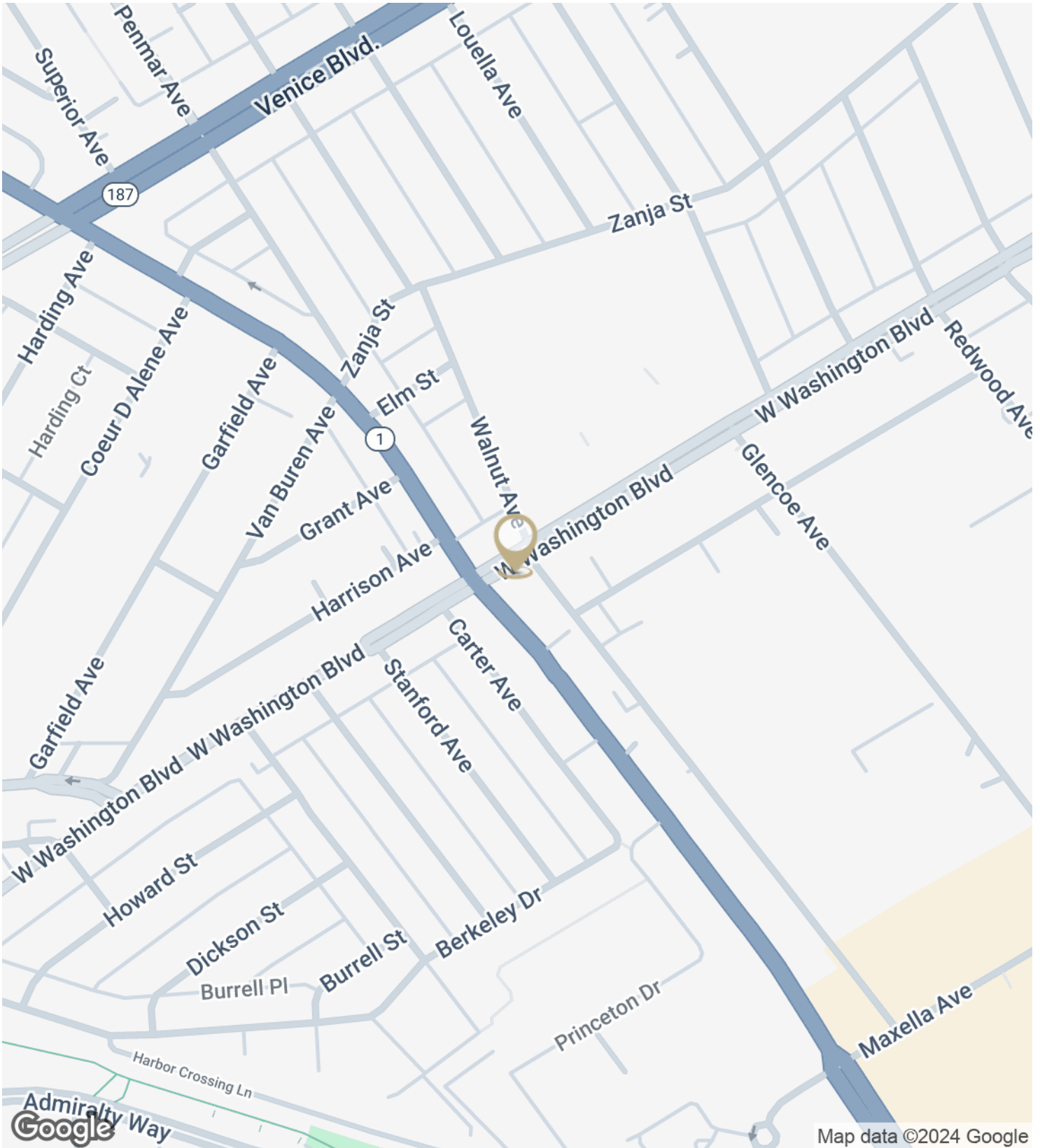


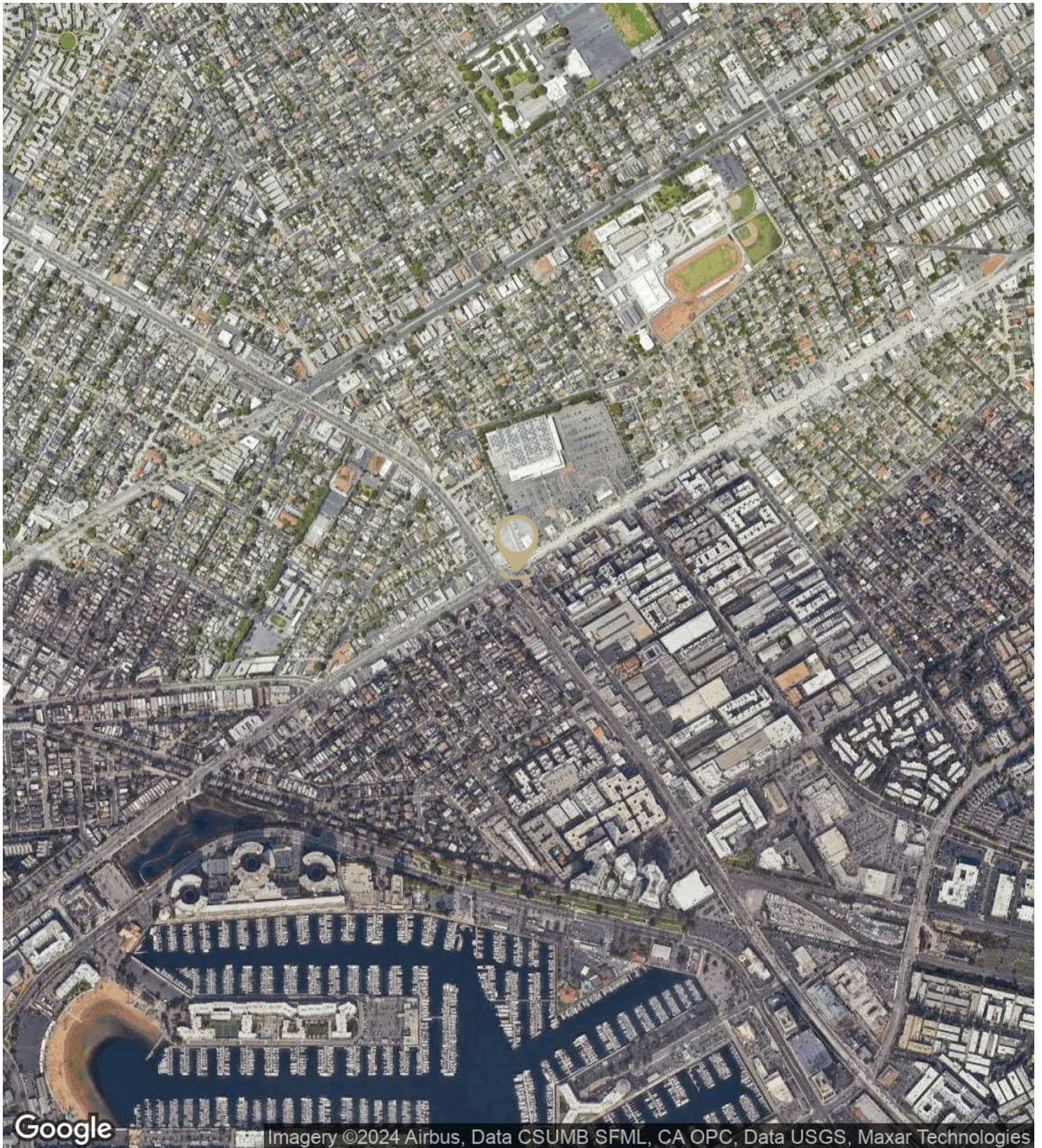
LOCATION INFORMATION

SECTION 2









Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Maxar Technologies

FINANCIAL ANALYSIS

SECTION 3



INVESTMENT OVERVIEW

Price	\$8,200,000
Price per SF	\$913
Price per Unit	\$1,025,000
CAP Rate	5.37%

OPERATING DATA

Net Operating Income	\$440,000
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FINANCING DATA

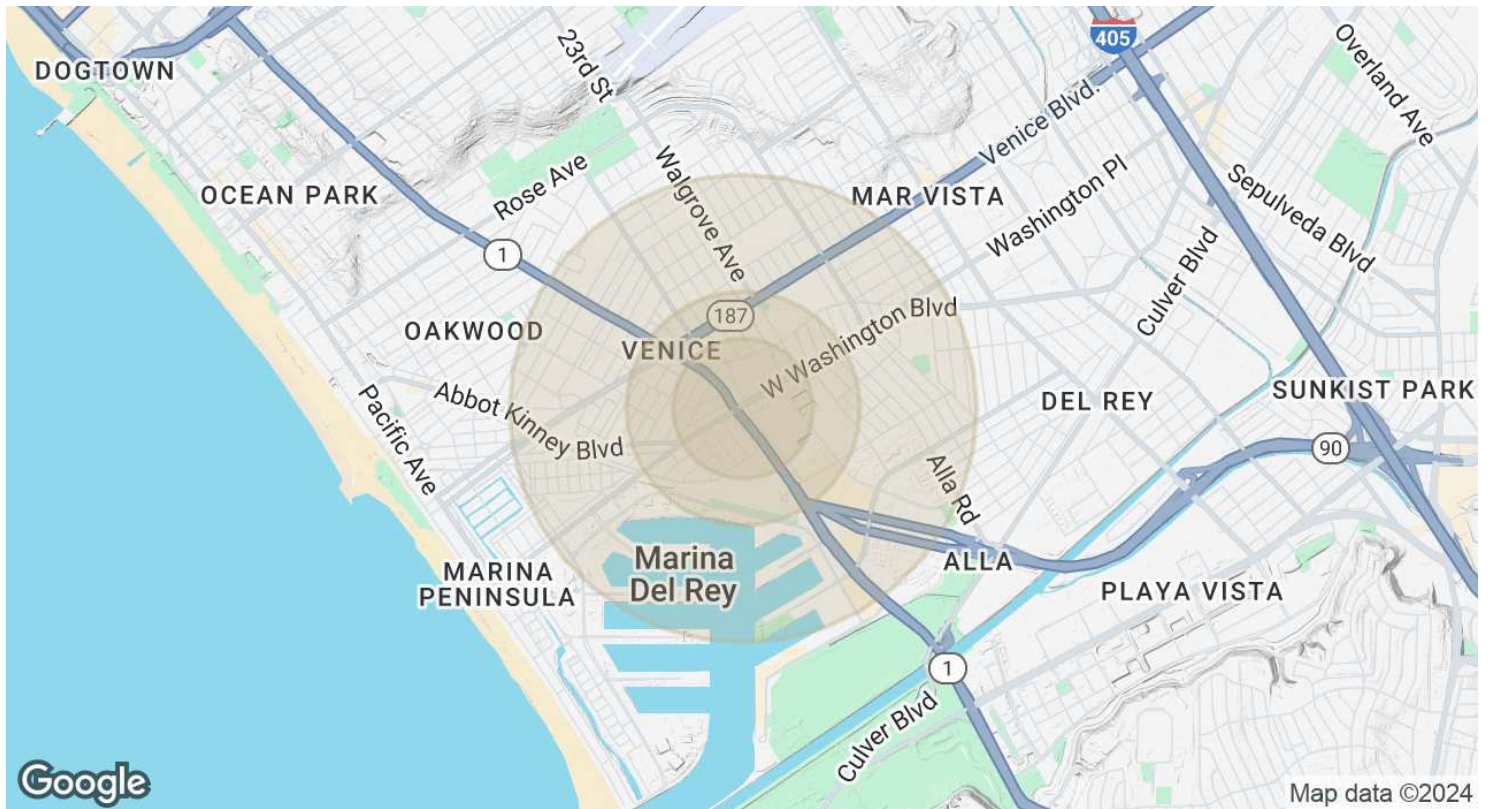
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
4000	Chan Ung	1,300 SF	14.48%	\$52.80	\$53	\$0.04	\$68,640	02/01/2014	01/30/2024
4002	Boniface Imo-owo	1,300 SF	14.48%	\$52.20	\$52	\$0.04	\$67,860	09/01/2016	08/31/2027
4004	Cagdas Uyguç	987 SF	10.99%	\$27.00	\$27	\$0.03	\$26,649	08/01/2023	07/30/2028
4006	Jin-Chun Gao	1,260 SF	14.03%	\$29.52	\$30	\$0.02	\$37,195	01/15/2018	01/15/2028
4008	George Chaghouri	1,595 SF	17.77%	\$35.52	\$36	\$0.02	\$56,654	04/01/2017	03/30/2024
4010	7-Eleven	2,490 SF	27.73%	\$59.52	\$60	\$0.02	\$148,205	10/01/2014	09/30/2024
Kiosk	David Heifetz	36 SF	0.40%	-	-	-	-	Vacant	-
Billboard	Clear Channel	10 SF	0.11%	\$3,553.20	-	-	\$35,532	07/01/2022	06/30/2027
TOTALS		8,978 SF	99.99%	\$3,809.76	\$257	\$0.17	\$440,735		
AVERAGES		1,122 SF	12.50%	\$544.25	\$43	\$0.03	\$62,962		

DEMOGRAPHICS

SECTION 4





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,500	11,148	35,878
Average Age	39	41	42
Average Age (Male)	39	41	42
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,783	5,966	18,173
# of Persons per HH	2	1.9	2
Average HH Income	\$178,860	\$200,236	\$186,262
Average House Value	\$1,589,710	\$1,582,833	\$1,625,909

Demographics data derived from AlphaMap

ADVISOR BIOS

SECTION 5





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