

A woman with long blonde hair, wearing a white t-shirt and denim shorts, is sitting on the white railing of a boat. She is looking out at the ocean with a serene expression. The water is a deep blue with gentle ripples. In the background, there are faint silhouettes of mountains under a soft, hazy sky. The overall mood is peaceful and relaxing.

# MARINA SQUARE

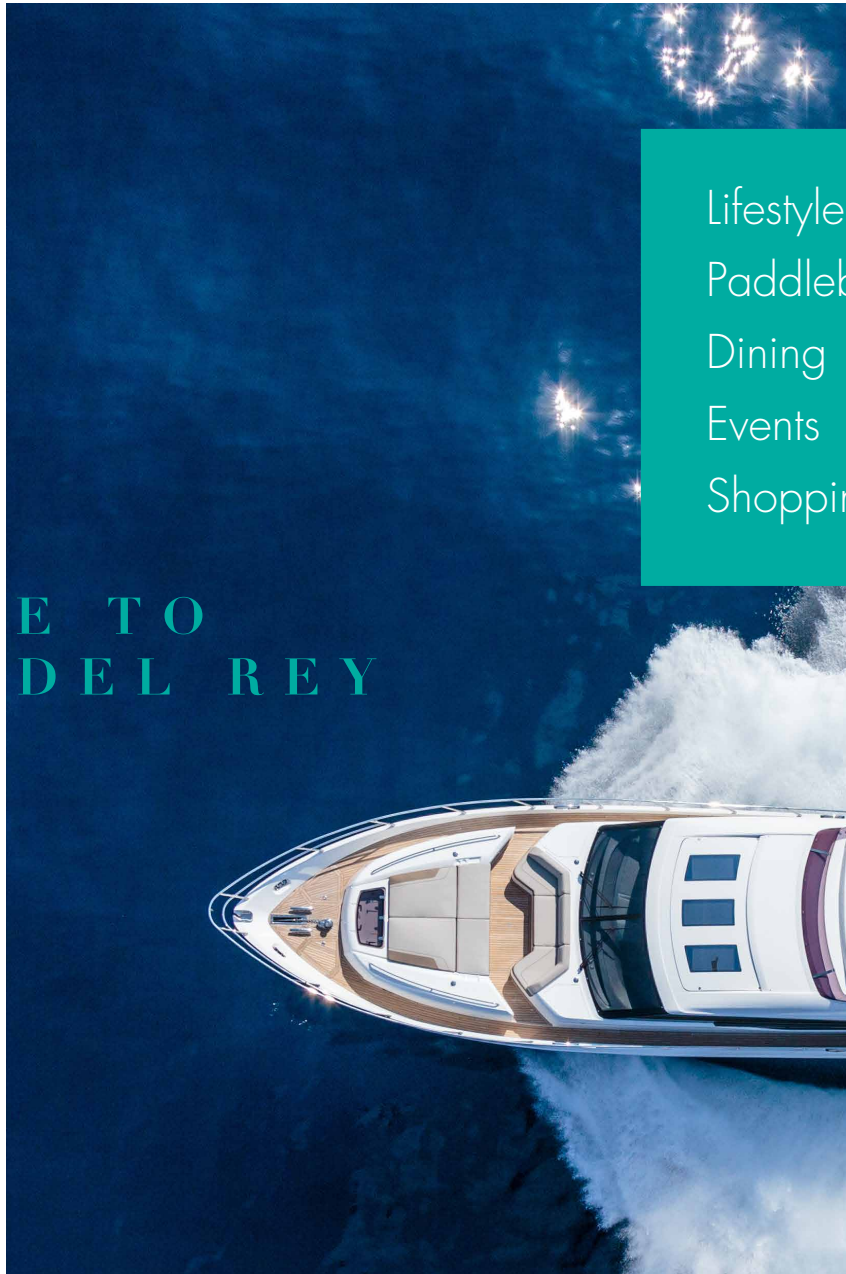
4720 Lincoln Blvd. Marina Del Rey, California

one

# WELCOME TO MARINA DEL REY

Lifestyle  
Paddleboarding  
Dining  
Events  
Shopping

Marina del Rey is an iconic coastal community known for its access to a most savvy consumer just as much as its water access, trendy dining and shopping. Just four miles north of LAX and next door to the popular Venice Beach, Abbott Kinney, and Playa Vista, Marina del Rey serves as the prime location to experience California on and off of the water.



two

## WELLNESS

Marina Square hosts a space for unique and in-demand retailers to thrive and profit.



## SHOPPING + SERVICE

Marina Square is the place to thrive and profit. Join our exceptional lineup – directly accessed from Lincoln Boulevard.

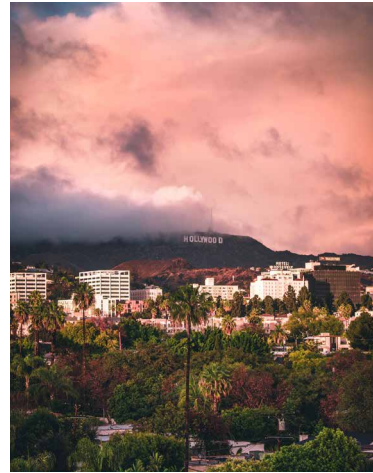


## DINING

The property was purposefully designed with frequency in mind, thanks to the project's excellent daytime as well as evening population. Visitors can grab coffee at Peet's or a cupcake from Susie Cakes while here, and after a class of F45 or a beauty service at LaserAway.

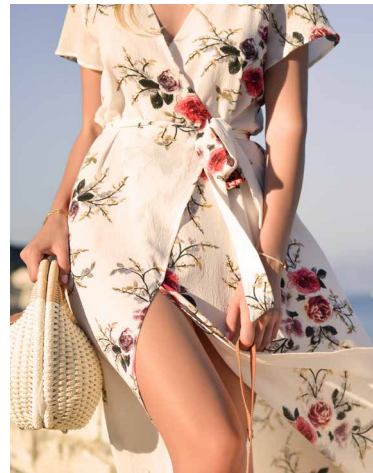


three



Population growth 2018-2023

**4.67%**



Median Age

**39.1**

Daytime Population

**112,700 (3 mile)**



2018 Average Household Income

**\$111,600 (1 mile)**



## DEMOGRAPHICS

Marina del Rey offers locals and visitors everything they need, both on and off the water. It neighbors booming areas including Venice Beach, Santa Monica, and Culver City. Next door is Playa Vista, the "Silicon Valley" of the south.

Marina del Rey's continued success has spurred unprecedented development, including additional housing that caters to an increasingly youthful population and top-tier workforce.

*“LA’s Marina continues to thrive as an active waterfront playground for both visitors and LA locals,”*

MARINA DEL REY CONVENTION  
& VISITORS BUREAU



1

### Waterside

Beauty Collection  
 DryBar  
 L'Occitane  
 Paper Source  
 Sephora  
 Kreation Organic  
 Mendocino Farms  
 Sweetgreen  
 Sugarfish by Sush Nozawa  
 Loft

2

### Pier 44

Trader Joe's  
 West Marine

3

### Marina Marketplace

Equinox  
 Gelsons  
 Tender Greens  
 Le Pain Quotidien  
 ULTA  
 Ruth Chris Steak House  
 Yard House

4

### Runway

Panini Grill  
 Hopdoddy Burger Bar  
 Whole Foods  
 Urban Plates  
 Studio MDR

MARINA SQUARE

THE MARINA

187

90

H1

NEARBY

marina square

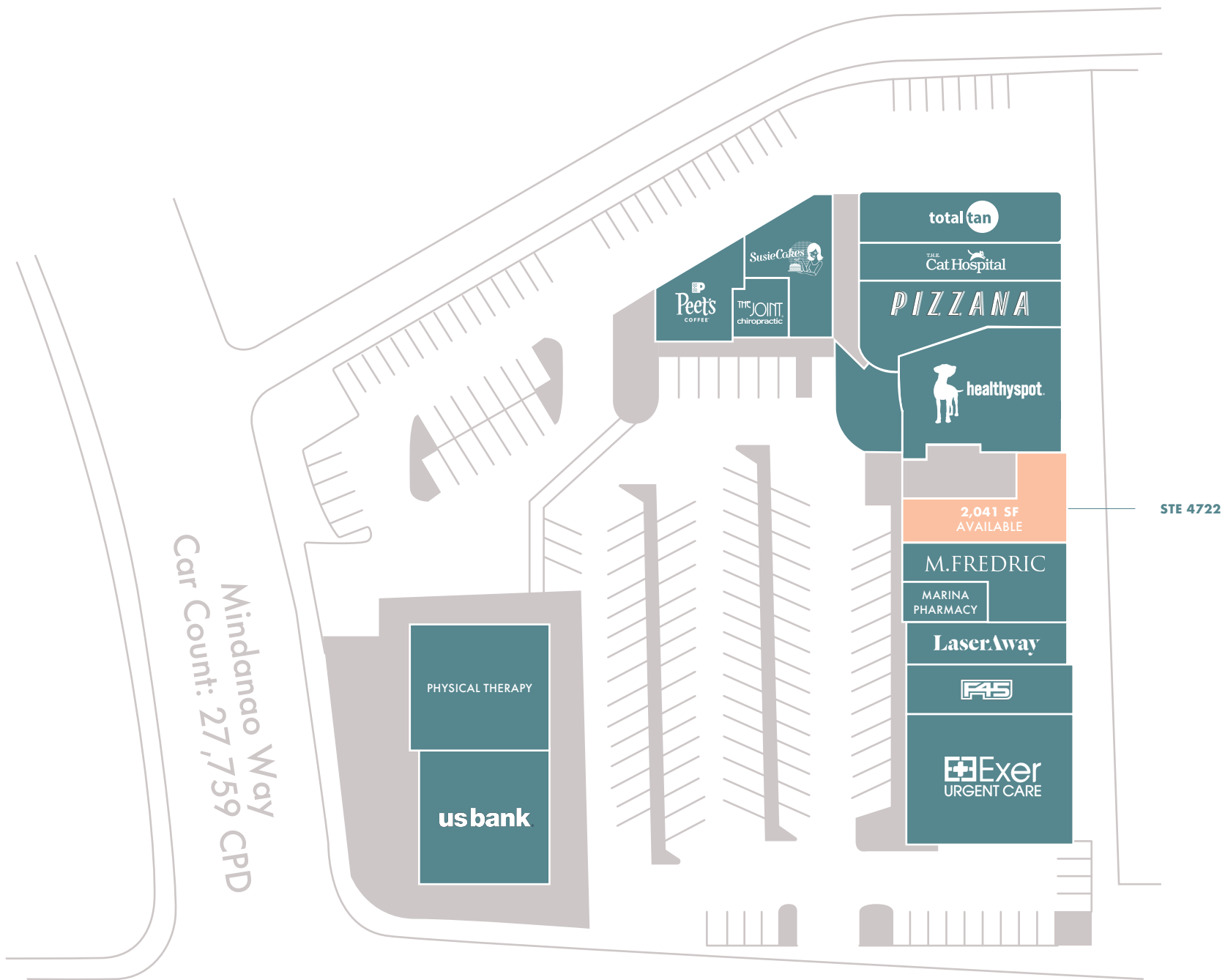
location

six



## TRADE AREA

Marina Square is perfectly located near all major LA area destinations, making it highly attractive to consumers. Its neighbors include booming tourist areas such as Venice Beach and Santa Monica, as well as Playa Vista.



Mindanao Way  
Car Count: 27,759 CPD

Lincoln Boulevard  
Car Count: 55,757 CPD

STE 4722



## THE OPPORTUNITY

Take advantage of Marina Square's prime accessibility at Lincoln Blvd and Mindanao Way, two major arteries that converge with more than 83,000 cars per day. Not to mention, immediate proximity to the 90 freeway.

### Traffic Counts

Mindanao 27,749 CPD

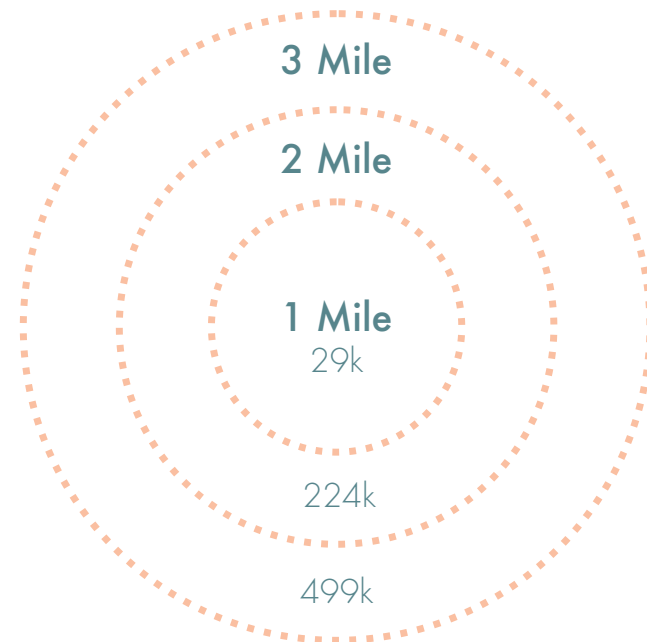
Lincoln 55,757 CPD

### Prime Space Availability

Unit 4722: 2,041 SF

### Parking Count

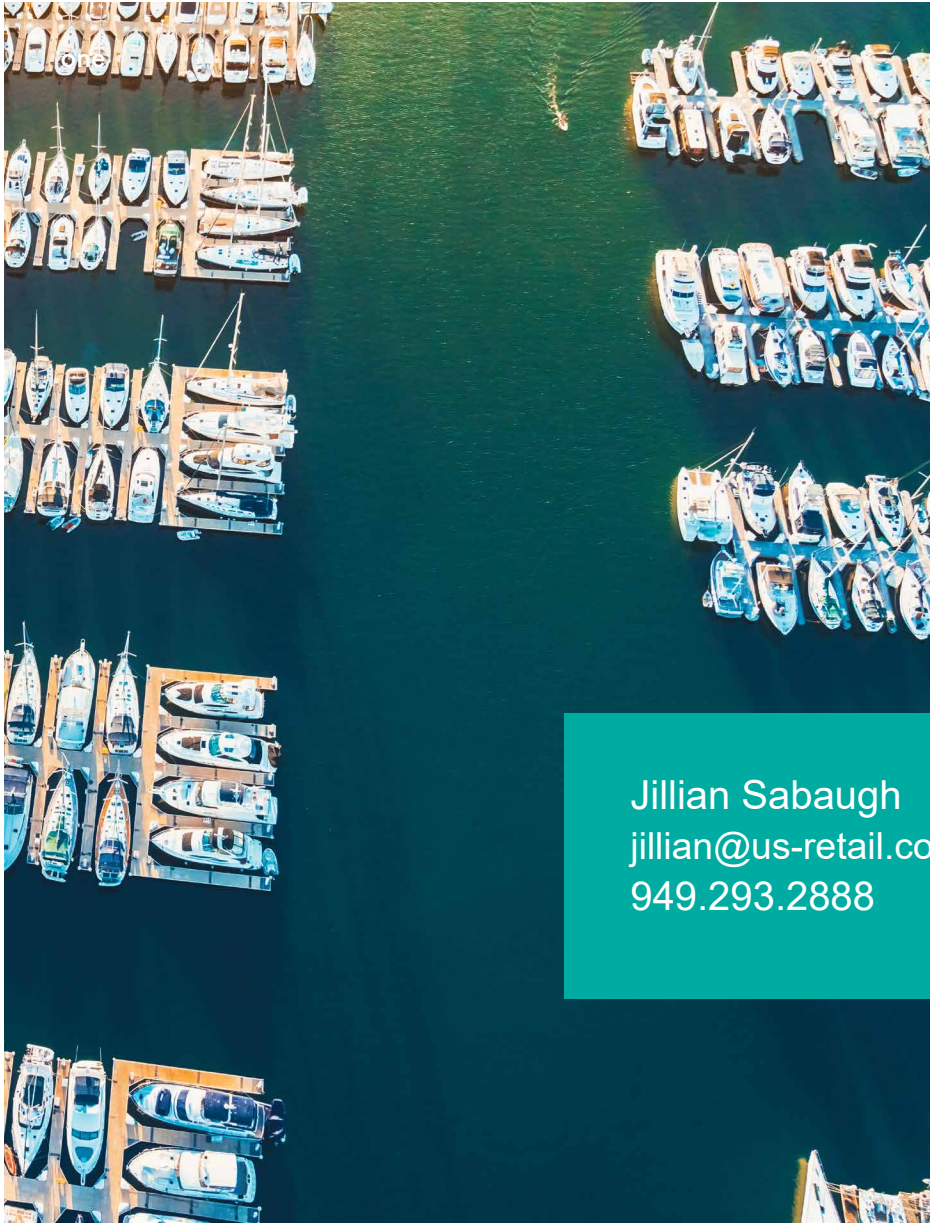
180 Spaces



Population within 1, 2, and 3 miles of Marina Square.

*“Thousands have lived without love,  
Not one without water.”*

W.H. Auden



## JOIN US AT MARINA SQUARE

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