

FOR LEASE 1,800 sq. ft. building

13452 WASHINGTON BLVD, Marina Del Rey

Property Highlights

- Super high profile free-standing building; 1 block east of Lincoln
- Directly across from the signalized entry to Costco, Marina Del Rey
- Opportunity to brand/advertise entire side of building facing eastbound Washington
- Over 75,000 cars passing by daily



Austin Cole

310.451.8171 X 251

ACOLE@EPSTEEN.COM

BRE # 02099736

Cameron Crowner

310.451.8171 X 240

CCROWNER@EPSTEEN.COM

BRE # 00924460



13452 WASHINGTON BLVD



Population

1 mile: 34,480
 2 mile: 121,567
 3 mile: 236,842



Daytime Population

1 mile: 21,517
 2 mile: 57,573
 3 mile: 127,351



Median Income

1 mile: \$133,601
 2 mile: \$130,262
 3 mile: \$125,335



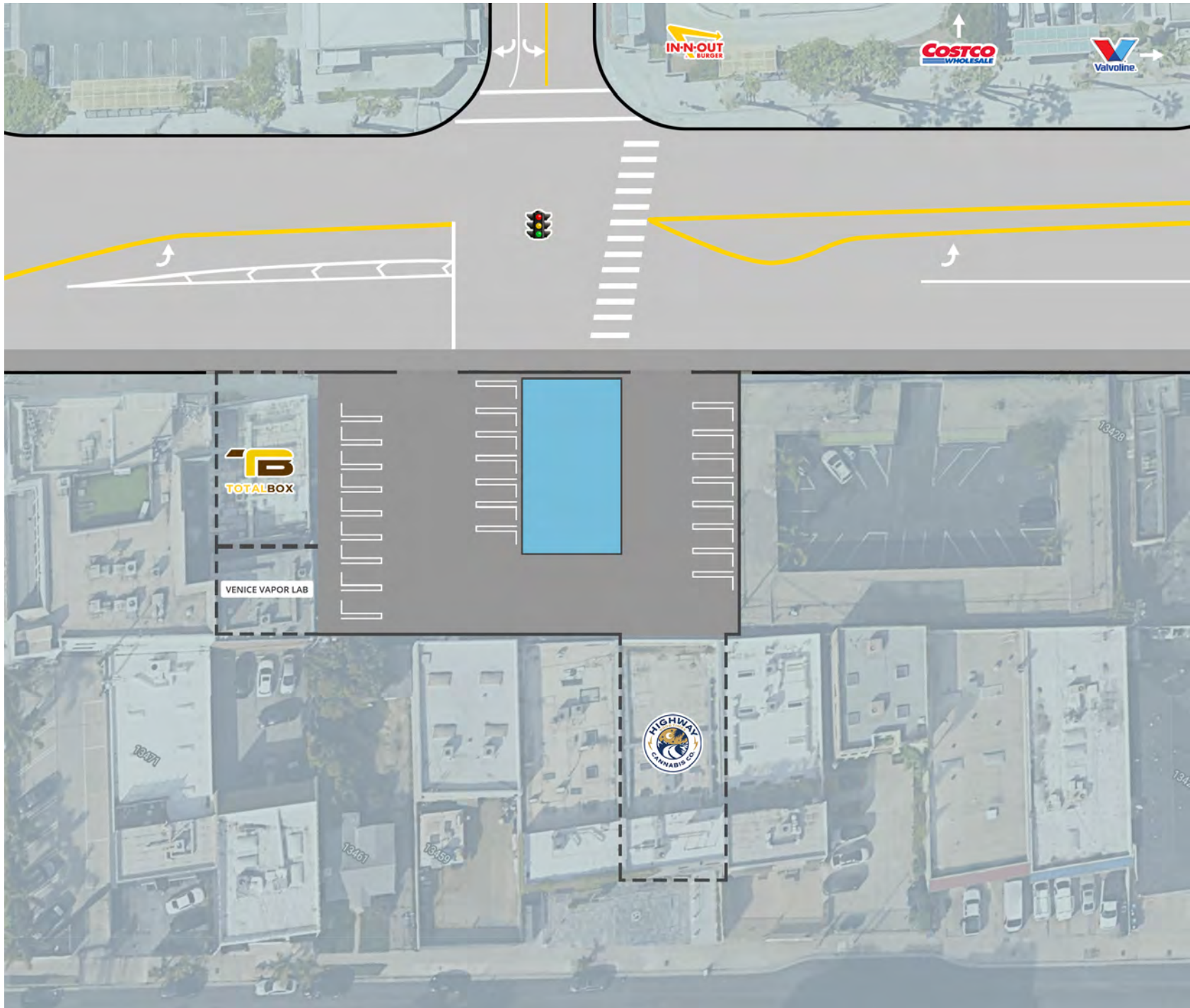
Traffic Counts

Washington Blvd @ Lincoln Blvd
 North: 55,696
 South: 64,999
 East: 48,065
 West: 39,670

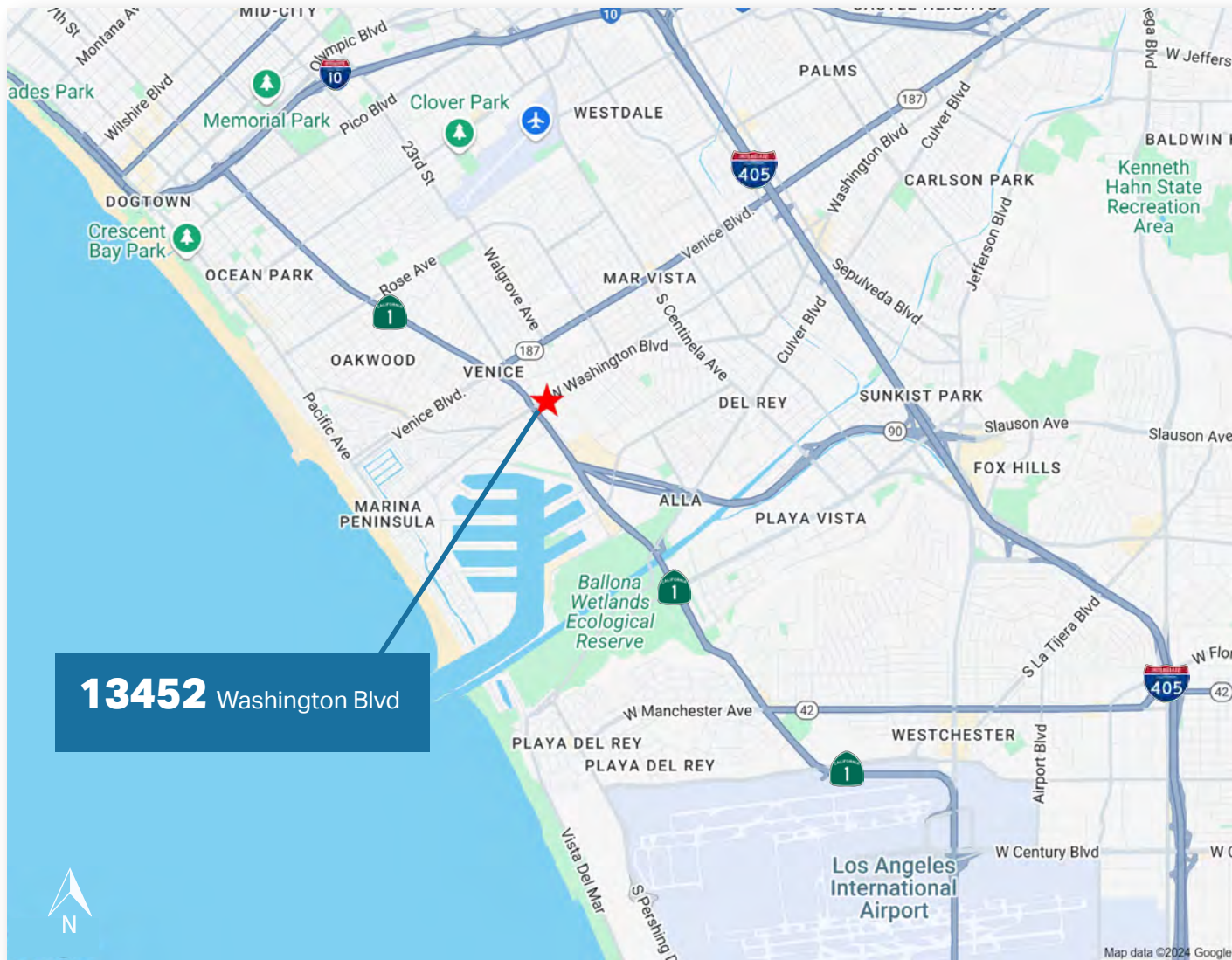
Walk Score

 **93**

SITE PLAN



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Exterior Photos

