



4112 LINCOLN BLVD
MARINA DEL REY

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



A DIVISION OF
LEE & ASSOCIATES

4112 LINCOLN BOULEVARD

SIZE: ± 4,000 SF

RENT: \$4.25/SF, NNN

OCCUPANCY: Immediate

TERM: 5 - 10 Years

PARKING: 8 - 10 Spaces

FEATURES:

High end improvement throughout

2 ADA restrooms with a shower

Epoxy coated concrete floor

Built out offices

New kitchenette

Location
Prestigious Marina Del Rey Address
Two Great Commercial Street Exposures
Fronts On Lincoln Blvd
Rear On Del Rey Ave
45-Foot Frontage On Lincoln Blvd And Del Rey Ave.
Directly Across The Street From World Famous Harley Davidson

Signage
Existing, Grandfathered Roof Signage. Cannot Be Duplicated Today.
Great Exposure And Marketing
One Of The Busiest Streets In Los Angeles

Parking
Plenty Of Onsite And Street Parking
Approximately 10 Parking Spaces On Del Rey Enclosed Parking Area
Secured Iron Fencing With One (1) Sixteen Foot Gate Openings

Building
Approximately 4,000 Sf Single Floor Area
Beautiful CMU Sandblasted Walls
Two Handicap Accessible Bathrooms

Access Doors
Large Display Windows And Access Door On Lincoln Blvd
One Large Drive-Thru And Loading Access Door On Del Rey Ave
One Rollup Security Door

Ceilings
Seventeen Foot Ceilings
Six Exposed Steel Beams On Three Center Posts
Exposed Redwood Ceilings And Ceiling Joists
Two Skylights

Electical
Separate Electrical Meter On Site
Ideal For Extremely Heavy Equipment
600-Amp, Single-Phase, 240v

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

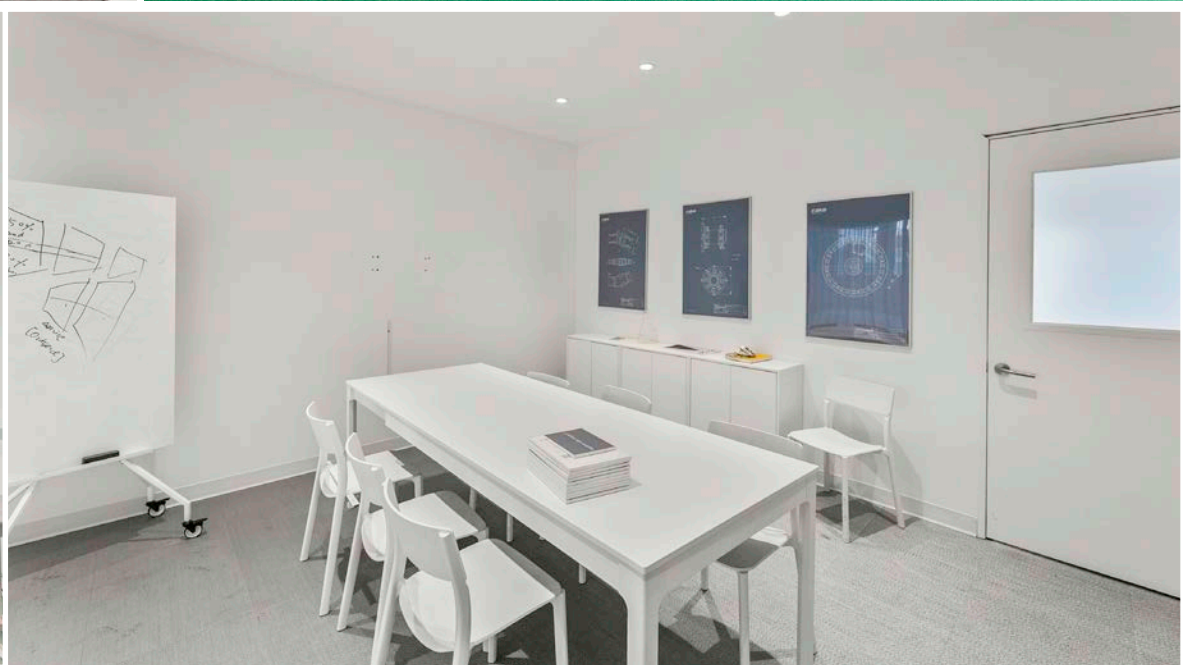
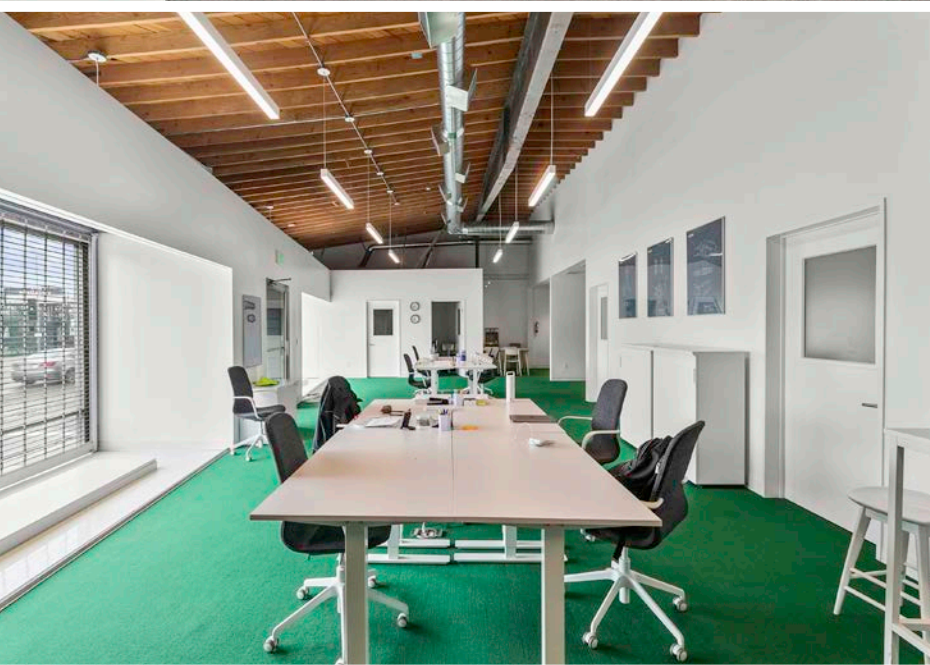


STAHL+BAND

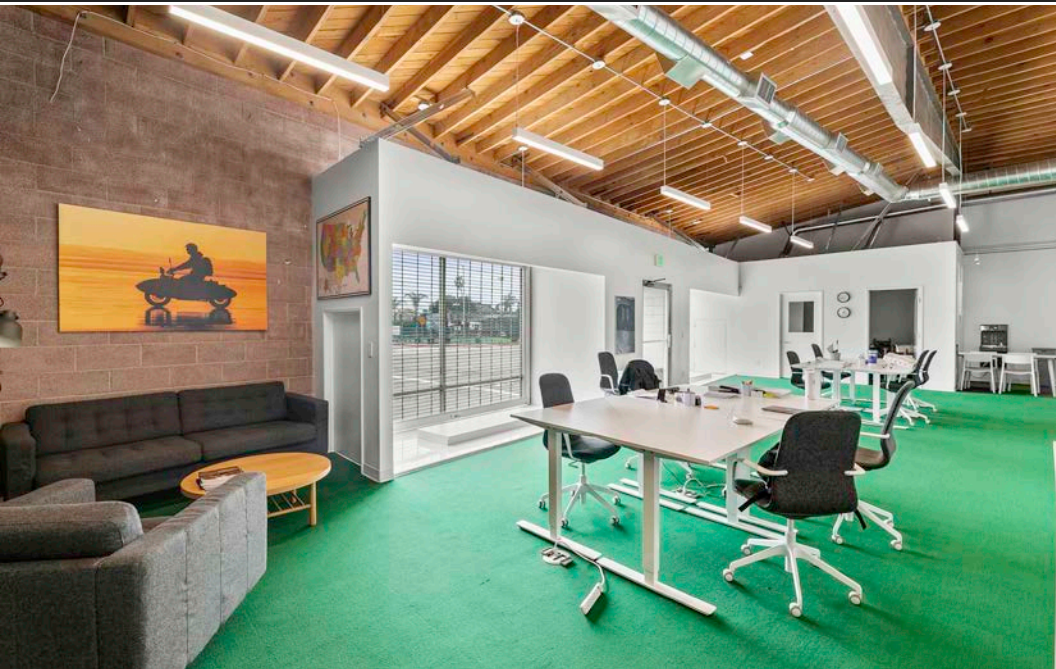
± 4,000 SF



AVAILABLE
4112 Lincoln
± 4,000 SF



4112 LINCOLN BOULEVARD



RETAILERS & AMENITIES



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

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.



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