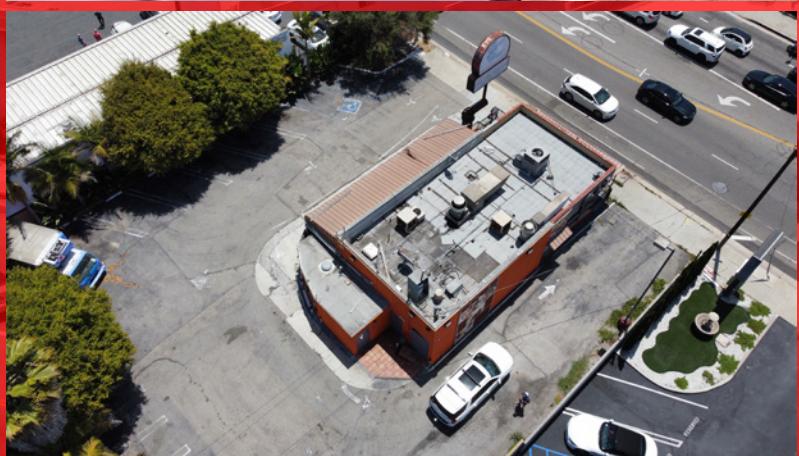


# AVAILABLE FOR SUBLLEASE

3216 WASHINGTON BLVD, MARINA DEL REY, CA

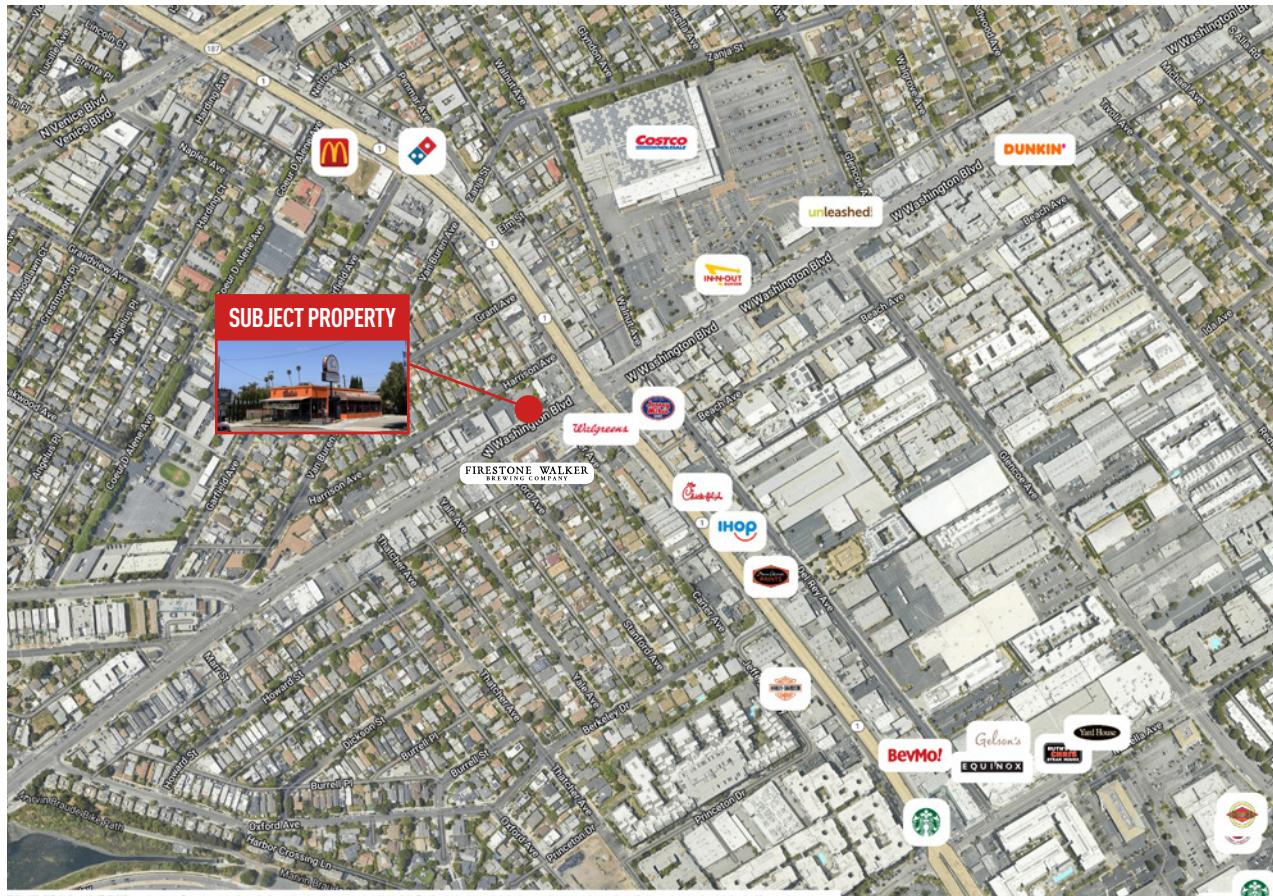


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**WESTPAC**  
PARTNERS

# 3216 WASHINGTON BLVD, MARINA DEL REY

BUILDING SIZE: 1,849 SF | FOR SUBLLEASE



## TRAFFIC COUNTS:



**WASHINGTON BLVD**  
**39,670 CPD**



**LINCOLN BLVD**  
**55,969 CPD**

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## FEATURES:

- Adjacent to one of the busiest intersections in LA County
- Pole Sign visible to intersection of Washington Blvd & Lincoln Blvd
- Dedicated Patio and On Site Parking
- Nearby Retailers Include: Costco, In N Out, Firestone Walker Brewing Company, Walgreens, Jersey Mike's

## 2021 DEMOGRAPHICS:

### POPULATION

1 Mile	38,280
2 Miles	119,211
3 Miles	230,700



### AVERAGE HH INCOME

1 Mile	\$186,913
2 Miles	\$186,531
3 Miles	\$184.050



### DAYTIME POPULATION

1 Mile	22,497
2 Miles	57,282
3 Miles	123,099

Demographic Source: Applied Geographic Solutions 05/2024, TIGER Geography

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