



# 13488

## Maxella Avenue

MARINA DEL REY, CA 90292

Rare 2nd Generation in Highly Coveted Marina Del Rey

Prime corner restaurant  
opportunity in

# Marina del Rey

Positioned at the ground level of the luxury 309-unit Stella mixed-use development, the space offers immediate availability with convenient grade-level parking directly behind the premises. The property benefits from its strategic hard corner location within an established retail ecosystem that attracts nearly 1 million annual visitors through Villa Marina Marketplace and surrounding national retailers.

SIZE

±2,662 SF | ±642 patio

RENT

Available upon request

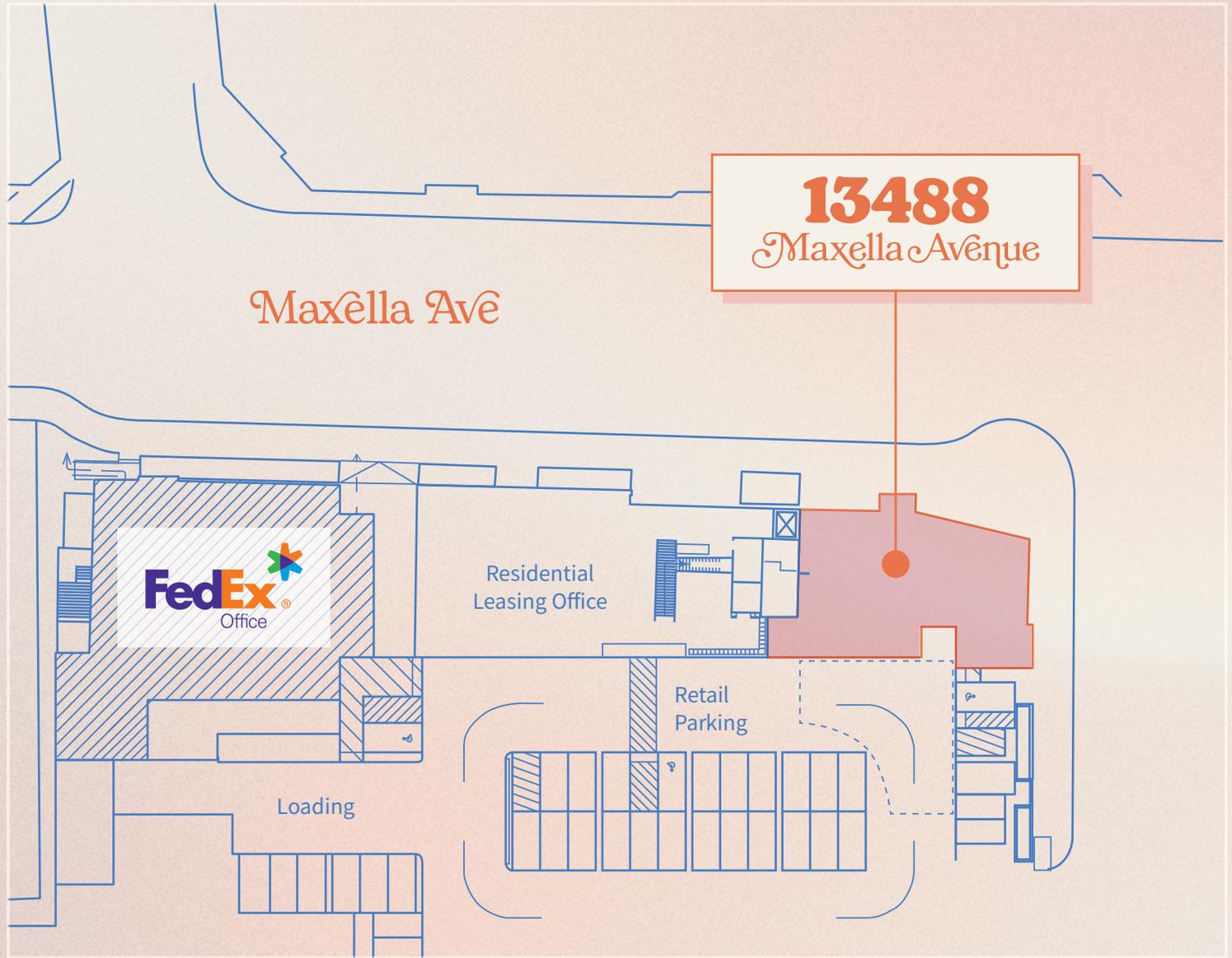
AVAILABLE

Immediately

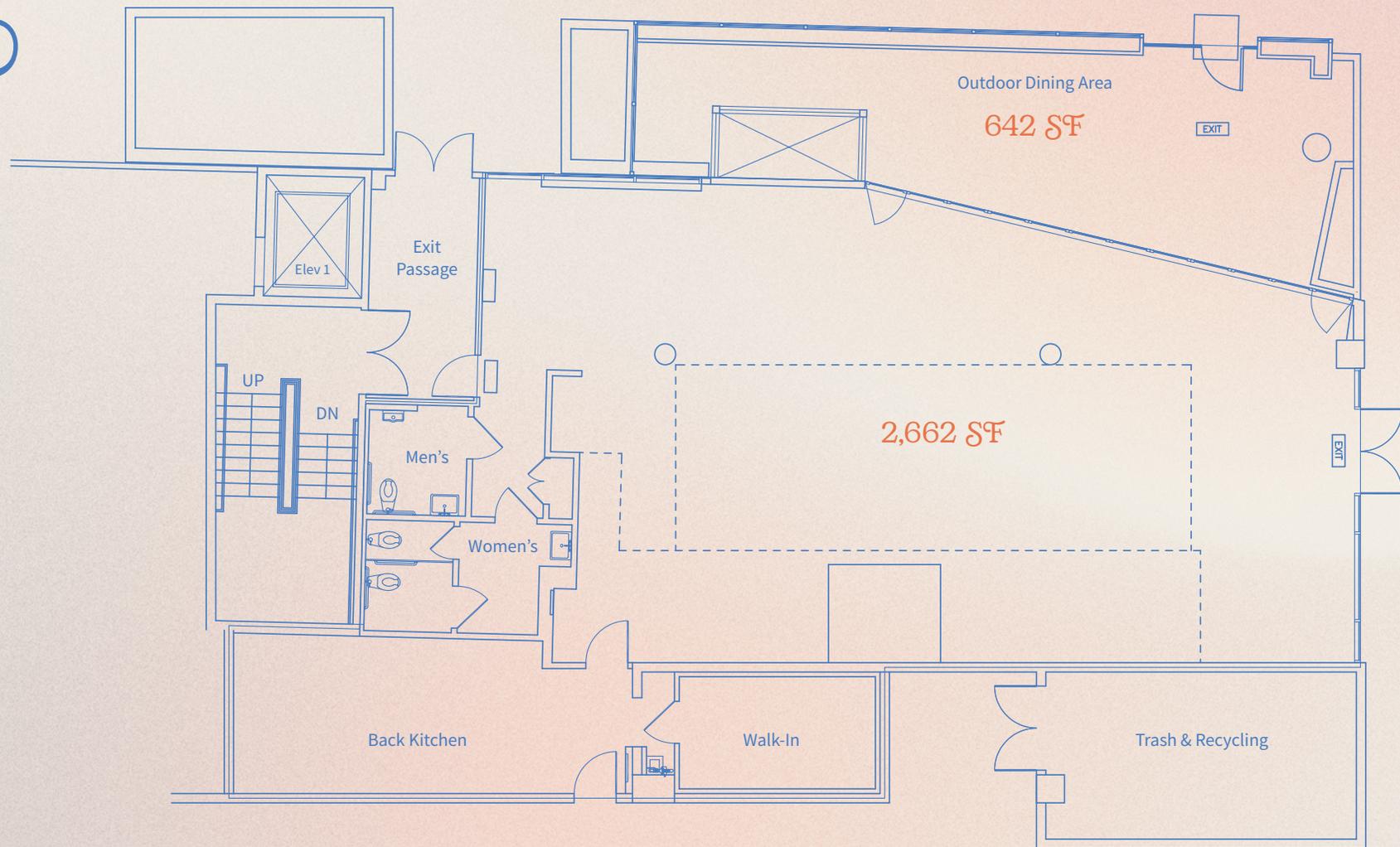


# Site Plan

Lincoln Blvd

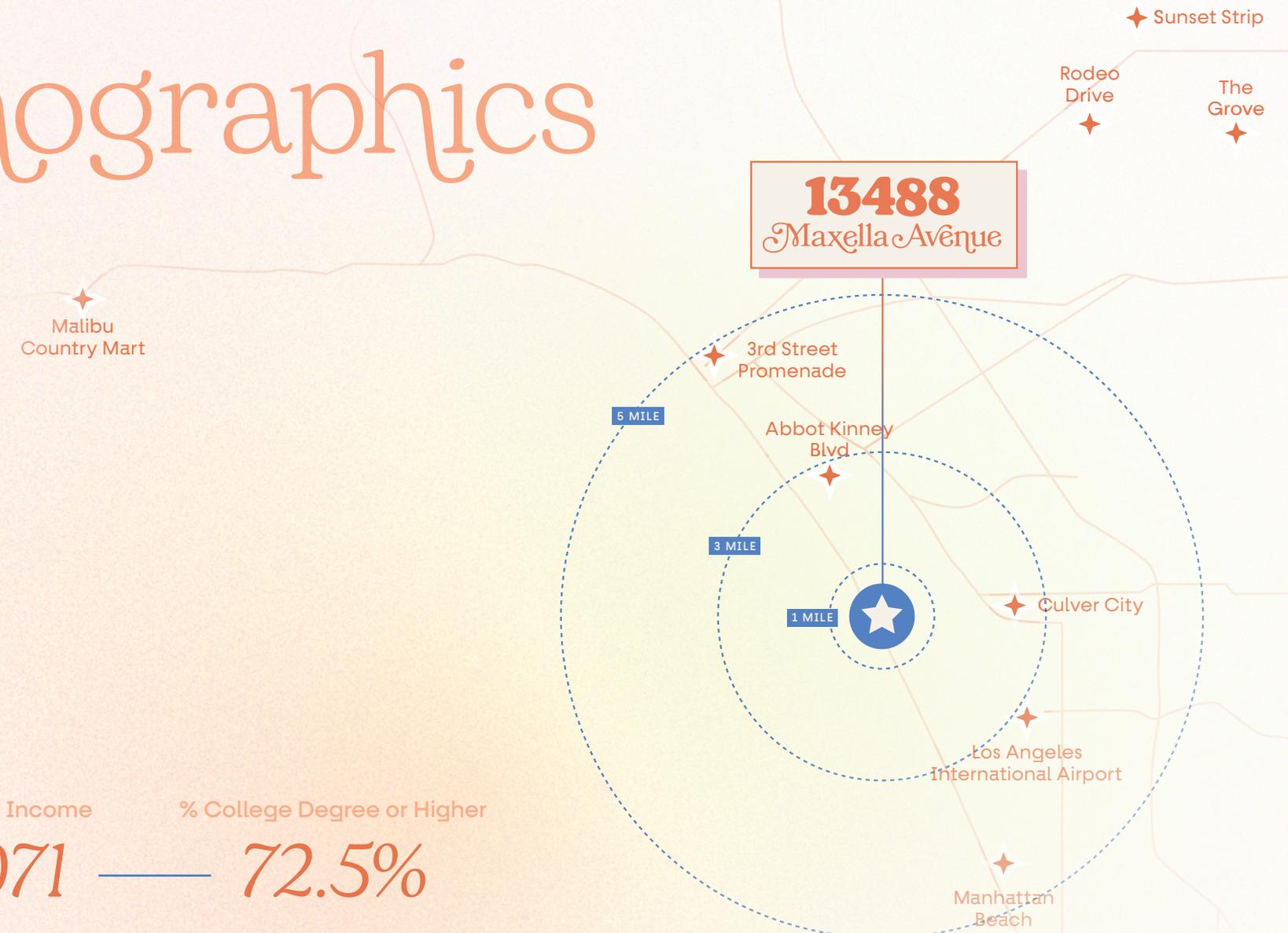


# Floor Plan



# Demographics

**13488**  
Maxella Avenue



Average Household Income

**\$204,071**

% College Degree or Higher

**72.5%**

Retail Spending

**\$5 billion**

Daytime Population

**231,714**

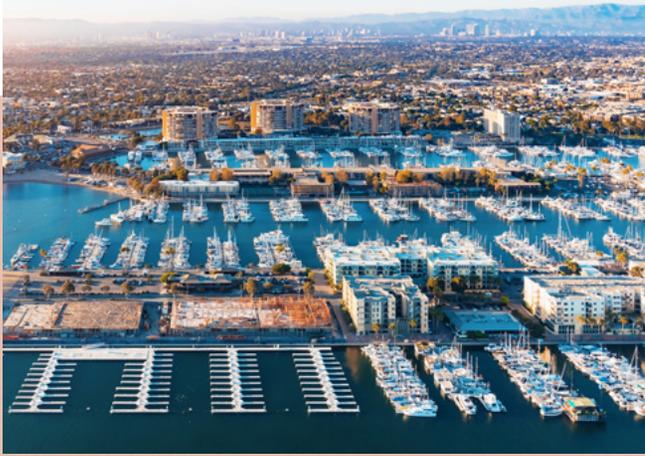
Median Home Value

**\$1,553,449**

Median Age

**39.4**

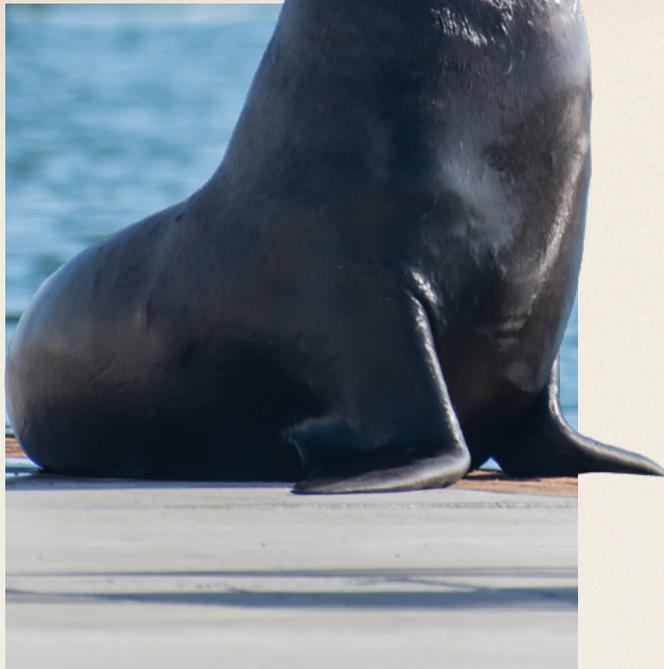
3 Miles



# Marina del Rey

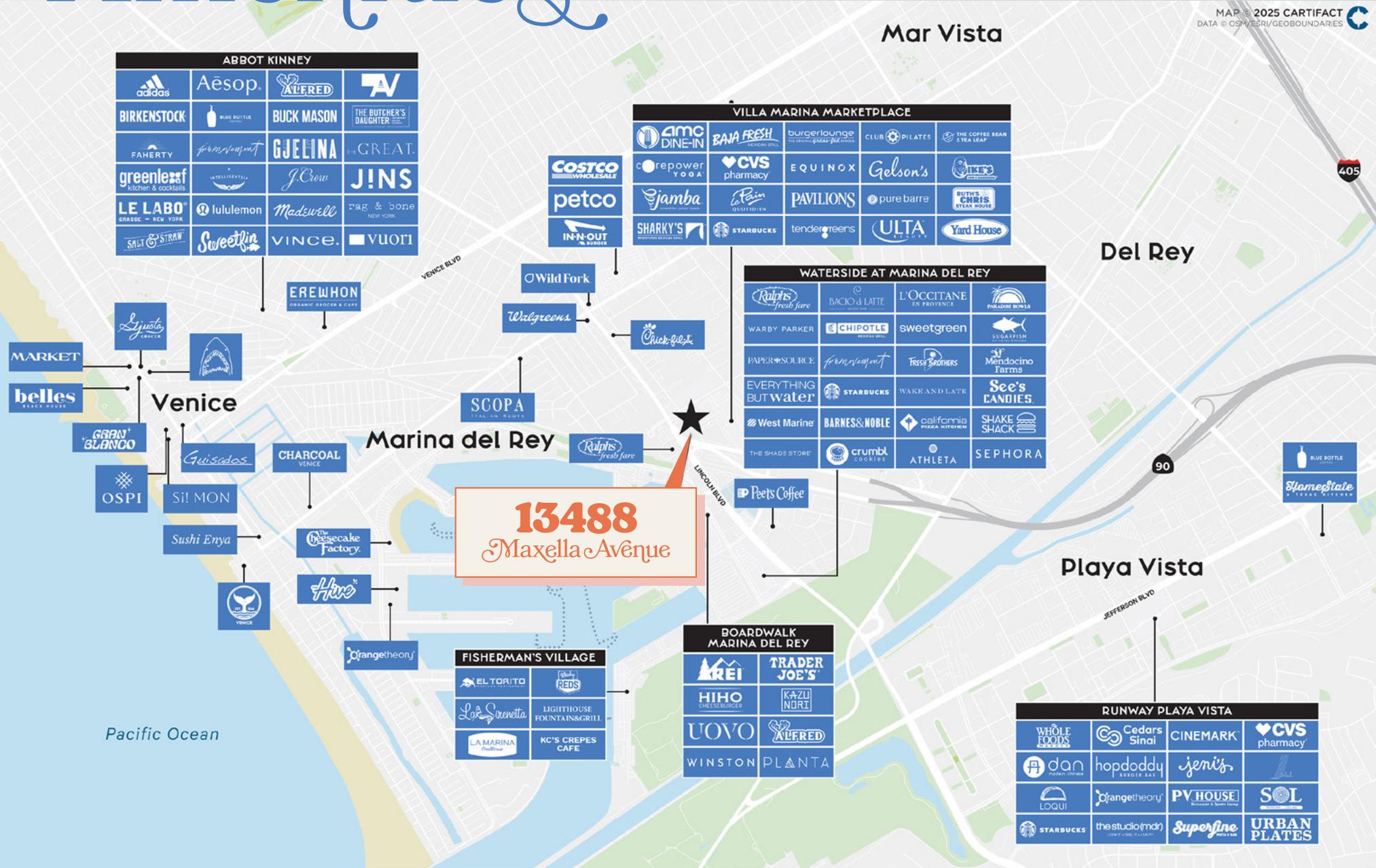
Where luxury living  
meets exceptional dining

Nestled in one of Southern California's most affluent coastal communities, this location serves a sophisticated demographic with an average household income of \$194,245 within a one-mile radius. The highly walkable neighborhood offers unparalleled convenience with proximity to the new Cedars-Sinai Marina del Rey Hospital and established retail anchors including Equinox, Gelsons, AMC Theatres, and Ruth's Chris Steak House. With over 30,000 residents within one mile and strong projected stability, Marina del Rey provides an ideal foundation for restaurant success in a premium coastal setting.



# Amenities

MAP © 2025 CARTIFACT  
DATA © OSP/ESRI/GEOBOUNDARIES



**ABBOT KINNEY**

adidas	Aēsop.	ALFRED	TV
BIRKENSTOCK	BARE BOTTLE	BUCK MASON	THE BUTCHER'S DAUGHTER
FAHERTY	farmhouse	GJELINA	THE GREAT.
greenlessf kitchen & cocktails	INTELLIGENTLY	J.Crew	J!NS
LE LABO GRASSC - NYC, YORK	lululemon	Madewell	rag & bone NEW YORK
SALT & STRAW	Sweetfin	VINCE.	VUORI

**VILLA MARINA MARKETPLACE**

amc DINE-IN	BAM FRESH MEXICAN GRILL	burgerlounge THE GROUND PASTA-PIZZA-ICE CREAM	CLUB PILATES	THE COFFEE BEAN & TEA LEAF
corepower YOGA	CVS pharmacy	EQUINOX	Gelson's	LOU'S
Jamba	La Pain QUELCO EDITION	PAVILIONS	pure barre	RUTH'S CHRIS STEAK HOUSE
SHARKY'S	STARBUCKS	tendergreens	ULTA beauty	Yard House

**WATERSIDE AT MARINA DEL REY**

Ralph's fresh fare	BACIO & LATTE	L'OCCITANE EN PROVENCE	PILGRIME BOWL
WARBY PARKER	CHIPOTLE	sweetgreen	SUGARFISH
PAPER+SOURCE	farmhouse	FRESH BROTHERS	Mendocino Farms
EVERYTHING BUT WATER	STARBUCKS	WAKE AND LATE	See's CANDIES
West Marine	BARNES & NOBLE	california PIZZA KITCHEN	SHAKE SHACK
THE SHADE STORE	crumbl COOKIES	ATHLETA	SEPHORA

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**BOARDWALK  
MARINA DEL REY**

REI	TRADER JOE'S
HIHO CHEESEBURGER	KAZU NORI
UOVO	ALFRED
WINSTON	PLANTA

**FISHERMAN'S VILLAGE**

EL TORITO	REDS
La Sirenetta	LIGHTHOUSE FOUNTAIN & GRILL
LA MARINA PASTAHOUSE	KC'S CREPES CAFE

**RUNWAY PLAYA VISTA**

WHOLE FOODS MARKET	Cedars Sinai	CINEMARK	CVS pharmacy
dan MODERN STORES	hopdaddy BEEHIVE B&B	jen's	LOU'S
LOQUI	ofangetheory	PV HOUSE RESTAURANT & BEER GARDEN	SOL SUNGLASSES
STARBUCKS	the studio (mdr) LIVE PERFORMANCE	Supersine PIZZA & B&B	URBAN PLATES

Pacific Ocean



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