

# 13452 WASHINGTON BLVD & 13449 BEACH AVE

MARINA DEL REY, CA 90292

Located across from the only Costco serving West LA -  
adjacent to In-N-Out and Unleashed by Petco

Great visibility on Washington Blvd

Abundant parking onsite

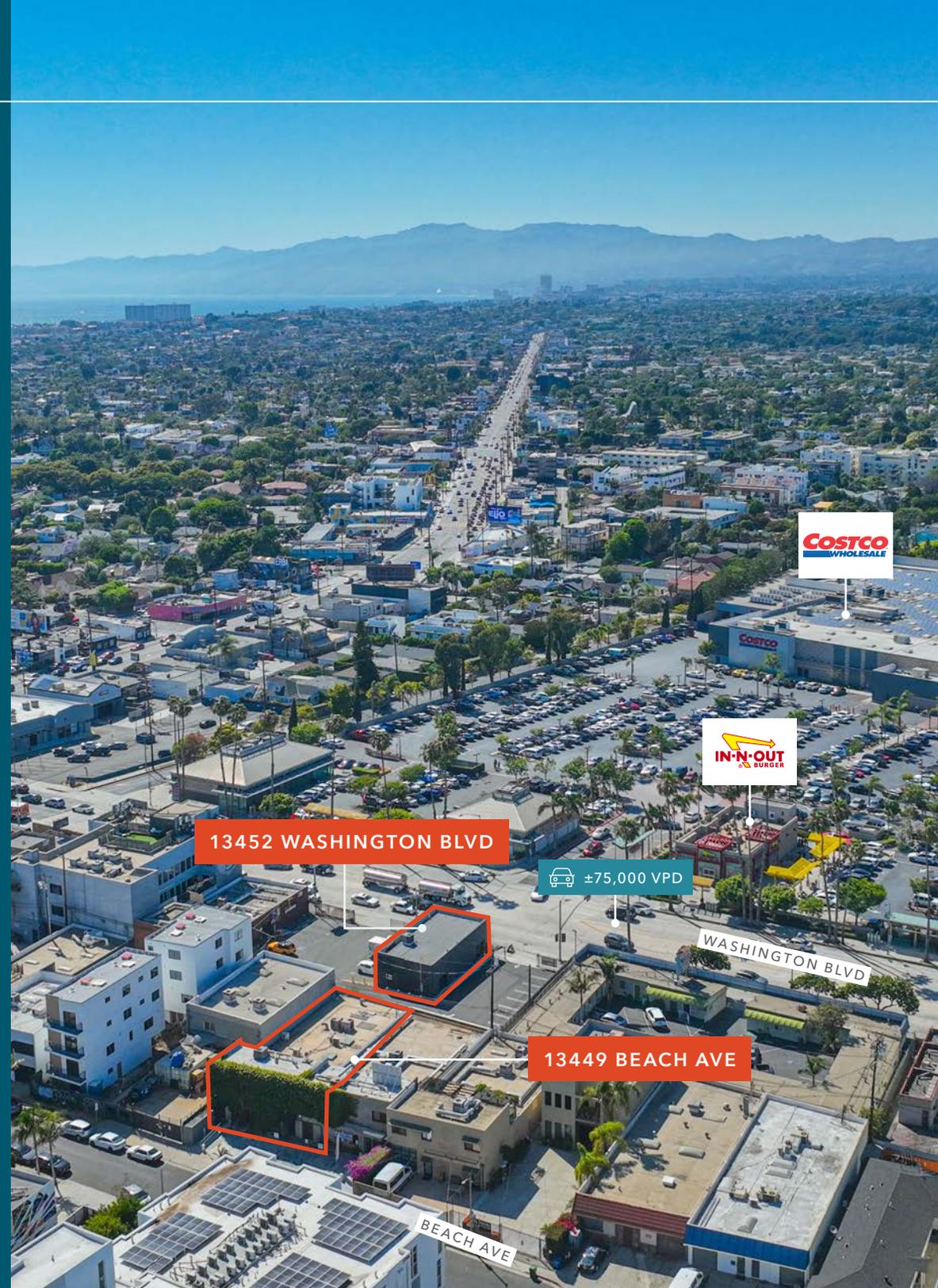
±75,000 average daily traffic count

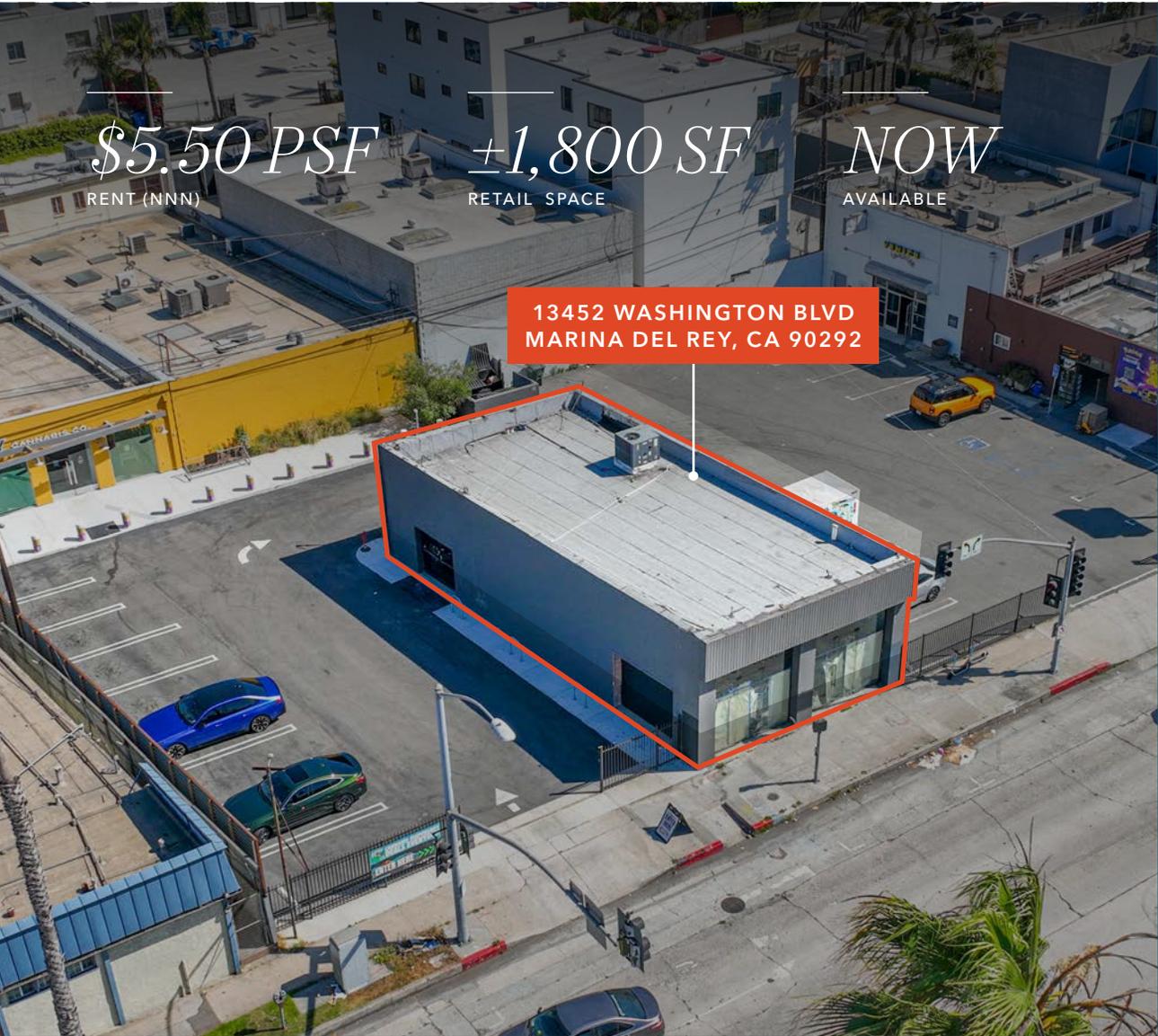
**BRITTNEY MCCARTHY**  
310.312.1800  
brittney.mccarthy@kidder.com  
LIC N° 01947053

**HELEN TRAN**  
404.319.1688  
helen.tran@kidder.com  
LIC N° 02238650

**SIMON MATTOX**  
310.906.3295  
simon.mattox@kidder.com  
LIC N° 01732008

KIDDER.COM





\$5.50 PSF  
RENT (NNN)

±1,800 SF  
RETAIL SPACE

NOW  
AVAILABLE

13452 WASHINGTON BLVD  
MARINA DEL REY, CA 90292

*±1,800 SF ground floor open floor plan space available for lease in Marina del Rey*

ADDRESS	13452 Washington Blvd Marina del Rey, CA 90292
AVAILABLE SPACE	±1,800 SF
ZONING	MU-1
RENTAL RATE	\$5.50 PSF
LEASE TYPE	NNN
LEASE TERM	Negotiable

#### SPACE HIGHLIGHTS

Ideal for retail showroom or creative use

Visible side wall perfect for custom mural

Open floor plan

Additional warehousing available – up to 4,250 SF  
- Contact broker for more details

#### KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



13449 BEACH AVE  
MARINA DEL REY, CA 90292

*±4,329 SF retail showroom or warehouse space available for lease in Marina del Rey*

13449 BEACH AVE	Available Space ±4,329 SF
ZONING	CM (GM)
RENTAL RATE	\$3.75 PSF
LEASE TYPE	NNN
LEASE TERM	Negotiable

**SPACE HIGHLIGHTS**

Efficient floor plan for retail, showroom or specialty use

Strong street frontage along Beach Ave & Washington Blvd with excellent signage opportunities

Option to combine space for up to ±8,736 SF

Exceptional visibility and access from both Beach Ave & Washington Ave

PERMITTED USES

*13452 Washington Blvd*

USE	PERMISSION
Health/fitness facilities	Permitted
Studios - art, dance, music, photography, etc	Permitted
Food retail	Permitted
Pet shop	Permitted
Convenience stores	Permitted
Restaurants, table service or take out	Permitted
Restaurants, outdoor dining (accessory)	AUP
Drive-through facilities or services	CUP
Pet day care	AUP
Vehicle services - electric vehicle charging stations	Permitted
Veterinary clinics	Permitted
Newsstands	Permitted
Personal services	Permitted

Data Source: [CHAPTER 17.220: MIXED USE ZONING DISTRICTS](#)

\*No parking requirement per the city of Culver City; tenant to conduct their own investigation regarding use and parking requirement

*13449 Beach Ave*

USE	PERMISSION
Professional and medical offices	Permitted
Manufacturing and assembly	Permitted
Showrooms	Permitted
Animal hospital	Permitted
Coffee roasting	Permitted
Recreational vehicle storage	Permitted

Property is located in the CM(GM)-2D-CA Zone within the [Glencoe/Maxella Specific Plan](#), allowing most C2 commercial and light industrial uses ([SEC. 12.14. "C2" COMMERCIAL ZONE.](#)), with certain restrictions. Tenant to conduct their own investigation

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



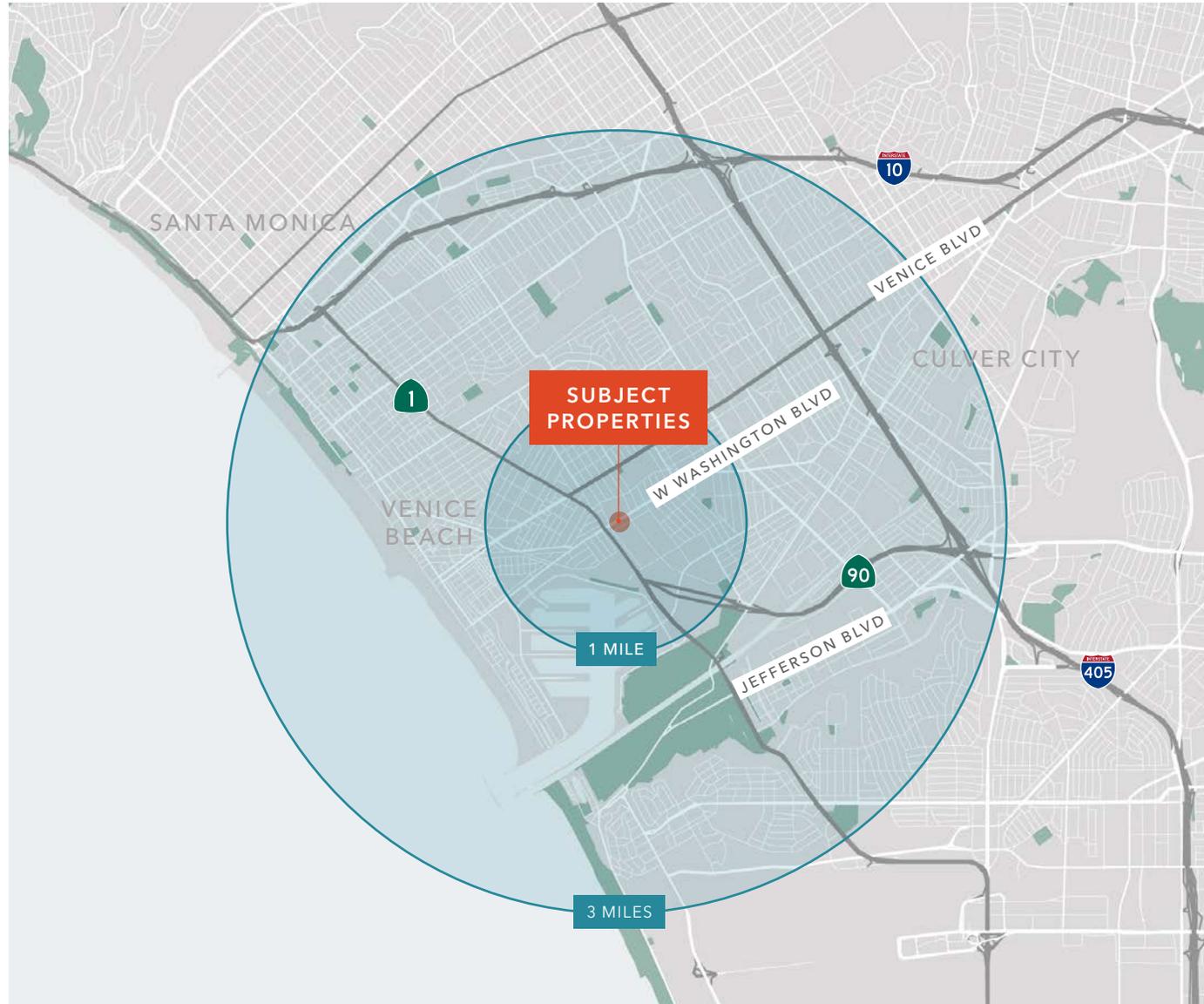
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles
2024 POPULATION	35,453	238,007
2029 PROJECTION	34,980	236,008
2024 DT POPULATION	37,352	267,453
MEDIAN AGE	39.4	38.5

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles
2024 HOUSEHOLDS	17,789	113,121
2024 HOUSING UNITS	19,399	124,202
AVG HH INCOME	\$191,980	\$177,561
MEDIAN HH INCOME	\$130,534	\$120,530



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

# MARINA DEL REY

*For additional information, please contact*

**BRITTNEY MCCARTHY**  
310.312.1800  
brittney.mccarthy@kidder.com  
LIC N° 01947053

**HELEN TRAN**  
404.319.1688  
helen.tran@kidder.com  
LIC N° 02238650

**SIMON MATTOX**  
310.906.3295  
simon.mattox@kidder.com  
LIC N° 01732008

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km** Kidder  
Mathews