

4112

Del Rey Avenue

MARINA DEL REY, CA

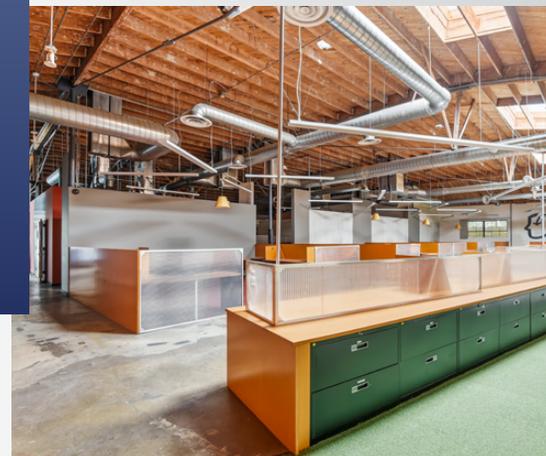
*Vacant 62,467 SF Flex
Owner-User or Investor
Opportunity on 2.83 Acres |
West LA*



CBRE Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire 100% fee simple interest in 4112 Del Rey Avenue, a 62,467-square-foot, vacant, low-rise, creative infill asset located in the heart of Marina del Rey.

Comprising six architecturally distinctive buildings featuring barrel ceilings, the property represents an irreplaceable opportunity for light industrial, creative office, or flex users and/or investors in a coastal market characterized by extreme supply constraints, high barriers to entry, and sustained demand.

Situated on approximately 2.83 acres within a walkable, amenity rich coastal environment, the property offers a scale and site profile rarely found in prime West LA. The opportunity supports near term occupancy or creative repositioning for users seeking a campus style environment, while preserving long term redevelopment and exit optionality in one of Los Angeles' most durable and sought after submarkets.



THE OVERVIEW

Full Address	4112-4136 Del Rey Avenue Marina Del Rey, CA
# of Buildings	6
APNs	4230-005-005, -047, -048
Total RSF	62,467
Year Built	1958-1966 (per LA County Tax Assessor)
Site Area	2.83 Acres
Parking	195 parking stalls with 5 ADA designated stalls
Occupancy	0%
# of Floors	One plus a mezzanine level at Building 4132
Zoning	CM (Commercial Manufacturing)
Specific Plan	Glencoe/Maxella Specific Plan Zone



4112
Del Rey Avenue



4112 DEL REY AVE
MARINA DEL REY, CA



0.5 MILES FROM
MDR MARINA



2.83 ACRES
(123,358 SF)

THE OPPORTUNITY



Blank Canvas

Delivered fully vacant, the Property provides a true blank canvas opportunity for immediate use, creative repositioning, or long term ownership in a supply constrained coastal market.



Embedded Optionality

In addition to its current flex usability, the site is **fully entitled and shovel ready for a 270 unit residential wrap development**, offering **multiple execution paths and exit strategies** based on market conditions and buyer objectives.



Irreplaceable Coastal Infill Location

One of the few remaining opportunities of scale in Marina del Rey that is fee simple, industrial-zoned, and offers irreplaceable, single-story, brick-framed, barrel-ceiling buildings.



Supply Constrained Market

Stringent zoning, coastal restrictions, and lack of developable land limit future competitive supply, reinforcing long-term value.



Strong Demand Drivers

High income demographics, proximity to Silicon Beach employment, and continued migration toward creative, lifestyle oriented work environments support sustained user and investor demand.

THE PROPERTY

The property at 4112–4136 Del Rey Avenue consists of three contiguous parcels totaling approximately 2.83 acres. The individual parcels measure approximately 41,103, 41,099, and 41,094 square feet, respectively. The site is flat and rectangular, providing an efficient development and usability profile.

The property is currently improved with single story brick and frame/stucco office buildings. Each parcel contains a detached building fronting Del Rey Avenue, with the sites connected by a shared, expansive surface parking area. Additional single story structures are located at the rear of the property and span across the individual parcel boundaries.



STRATEGICALLY LOCATED WITHIN WEST LA'S LIMITED INDUSTRIAL ZONE

Competition for industrially zoned land in West Los Angeles is exceptionally intense, as non-industrial uses, including residential developments, big-box retail, schools, office campuses, self-storage, and recreational facilities continue to encroach upon these scarce parcels. This dynamic is particularly evident in lower West Los Angeles, where only a small fraction of properties situated on industrial zoned land remain true industrial buildings. In Playa Vista and Del Rey, the industrial-zoned areas (outlined in white below) illustrate this imbalance, with color coding used to denote the prevailing property types. Such scarcity highlights the premium and enduring value of any well-located industrial property or land within this dense and highly desirable urban market.



Of the 1.3 billion SF of commercially zoned land in the West LA market, **only 3.1M SF (or 0.24%) is zoned as M1 or M2.**

FAVORABLE ZONING

The Property is zoned CM (Commercial Manufacturing), allowing a broad range of commercial, industrial, manufacturing, warehouse, research, and creative production uses. The zoning provides significant flexibility for flex-industrial, R&D, studio, wholesale, and storage-oriented users.

Permitted Uses Include:

- Commercial and office uses permitted in the C2 Commercial Zone, including retail, wholesale operations with unlimited storage, showrooms, offices and service uses
- Light manufacturing, assembly, packaging, and distribution
- Warehousing and storage facilities
- Research, laboratory, testing, film, and motion picture production
- Food production, catering, and specialty manufacturing
- Accessory and incidental uses supporting primary operations

These uses make Commercial Manufacturing zoned properties particularly well-suited for **creative production / manufacturing, aerospace-adjacent, R&D, studio, and flex-industrial users.**

Zoning

COMMERCIAL MANUFACTURING

[\(VIEW ZONING WEBSITE\)](#)

General Plan Use

LIGHT INDUSTRIAL



THE LOCATION

Marina del Rey sits at the intersection of **coastal lifestyle and economic gravity**, drawing demand from creative, technology, media, and professional users across the Westside.



Immediate Access to

VENICE, PLAYA VISTA, CULVER CITY, AND SANTA MONICA



Minutes From

LAX AND MAJOR TRANSPORTATION CORRIDORS



Walkable To

THE MARINA, DINING, RETAIL, AND OUTDOOR RECREATION



Located Within

THE BROADER SILICON BEACH EMPLOYMENT ECOSYSTEM

This combination of lifestyle, connectivity, and limited competing supply continues to support inherent **premium value and long term value preservation.**



Marvin Braud Coast Bike Trail

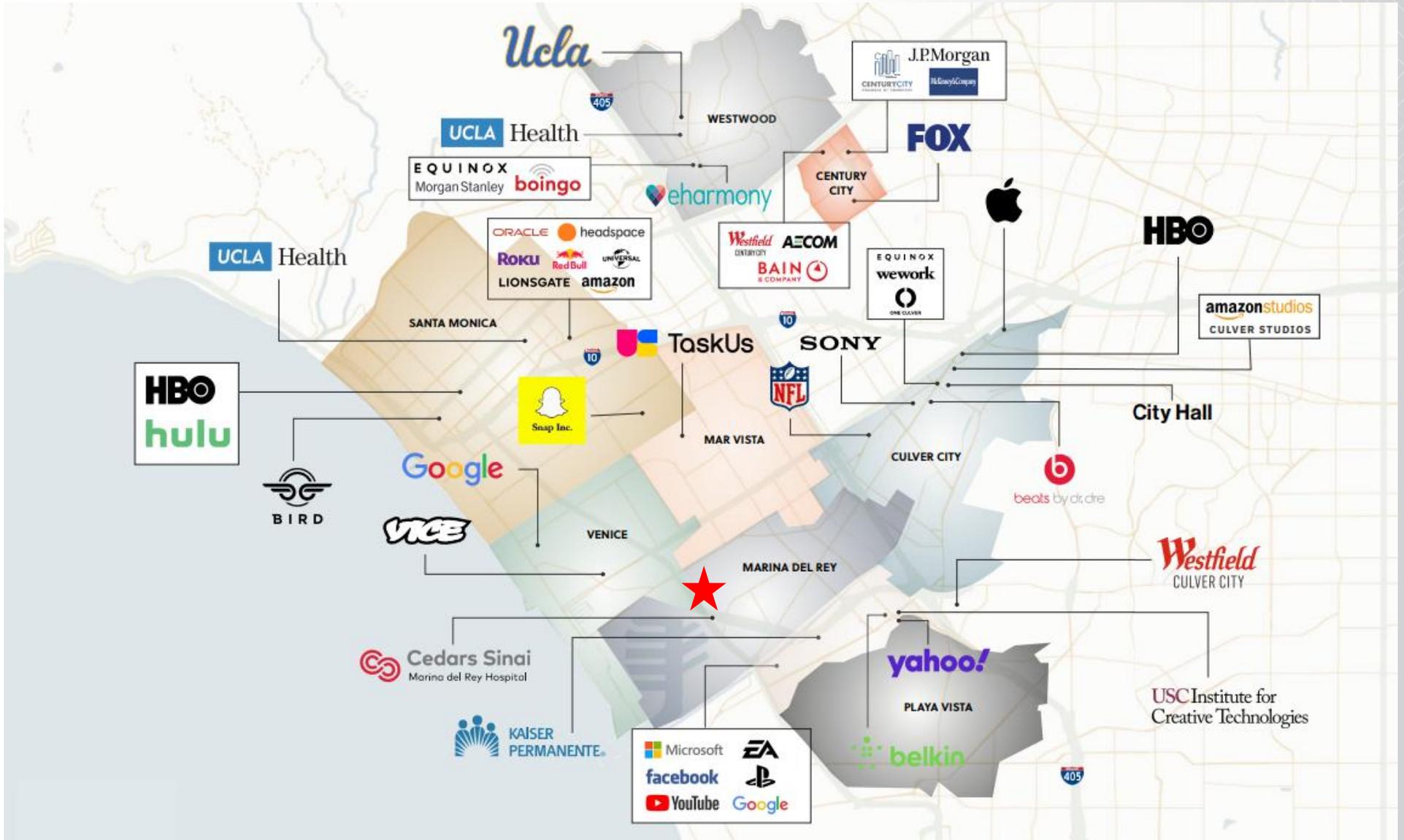


Santa Monica



Venice Beach

WESTSIDE NEIGHBORS MAP



NEARBY AMENITIES

S · A · L · T
RESTAURANT & BAR

LA MARINA
trattoria

THE WAREHOUSE
RESTAURANT

PLAYA DEL REY BEACH

VENICE BEACH

PLANTA
COCINA

SCOPA
ITALIAN ROOTS

MOTHER'S BEACH

UOVO
PASTA

THE MARINA

4112
Del Rey Avenue

26B BEACH

TRADER JOE'S

ADMIRALTY WAY
LINCOLN BLVD (64,539 VPD)

WASHINGTON BLVD (50,739 VPD)

DEL REY AVE

WATERSIDE MARINA DEL REY
133K SQ. FT. OF RETAIL

MANDAWAY WAY

MARINA MARKETPLACE
457K SQ. FT. OF RETAIL



National Partners West

Mike Longo

Senior Vice President
+1 310 363 4906
Lic. 01887292
michael.longo@cbre.com

Sean Sullivan

Executive Vice President
+1 310 363 4910
Lic. 01199428
sean.sullivan@cbre.com

Melissa Moock

Vice President
+1 310 363 4937
Lic. 01987890
melissa.moock@cbre.com

4112
Del Rey Avenue

Institutional Development Advisors - Land

Kevin Nolen

Senior Vice President
+1 858 342 3895
Lic. 01840398
kevin.nolen@cbre.com

Jason Kimmel

Senior Vice President
+1 858 922 3459
Lic. 01496694
jason.kimmel@cbre.com

Lola Gehl

Associate
+1 949 375 3638
Lic. 02317986
lola.gehl@cbre.com

Institutional Multifamily Advisors - Land/Equity

Rachel Parsons

Executive Vice President
+1 858 546 2640
Lic. 01335449
rachel.parsons@cbre.com

Derrek Ostrzyzek

Executive Vice President
+1 949 809 3675
Lic. 01984295
derrek.ostrzyzek@cbre.com

Mike Murphy

First Vice President
+1 949 809 3694
Lic. 01241878
michael.p.murphy@cbre.com

Kenji Thomas

Senior Associate
+1 310 550 2552
Lic. 02168781
kenji.thomas@cbre.com

Debt & Structured Finance - Land/Equity

Scott Peterson

Vice Chairman
+1 858 546 4607
Lic. 01383970
scott.peterson@cbre.com