

OFFERING MEMORANDUM

MARINA DEL REY WATERFRONT PROPERTY

*±8,000 SF of Mixed-Use Space Located Footsteps from the Venice Pier.
Multi-Faceted Use: Residential, Commercial, Boutique Hotel, & Airbnb.
Price Reduced/Motivated Seller.*

3111 OCEAN FRONT WALK, MARINA DEL REY, CA 90292

 **Kidder
Mathews**

TABLE OF CONTENTS

01

PROPERTY
OVERVIEW

02

INVESTMENT
SUMMARY

03

AREA
OVERVIEW

Exclusively listed by

KEN MCLEOD

Senior Vice President

310.906.3274

ken.mcleod@kidder.com

LIC N° 01181838

PATRICK YLAGAN

Senior Associate

310.906.3279

patrick.ylagan@kidder.com

LIC N° 02024663

CAROLINE TAICHER

Vice President

310.906.3294

caroline.taicher@kidder.com

LIC N° 02099436

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

UNIT BREAKDOWN

BUILDING HIGHLIGHTS

Unit	Size	Use	Features
101	300 SF	Creative office/ retail space	Ground floor
102	1,200 SF	Creative office/ retail space	Ground floor
201	1,500 SF	Apartment	2nd floor 2 beds, 2 baths
202	1,500 SF	Apartment	2nd floor 2 beds, 3 baths
301	3,500 SF	Penthouse	3rd & 4th floors 2 bed, 2 baths + executive loft

Building Notes: 5 total units
Ocean views on every level



UNIT 301

PENTHOUSE

1 creative loft suite

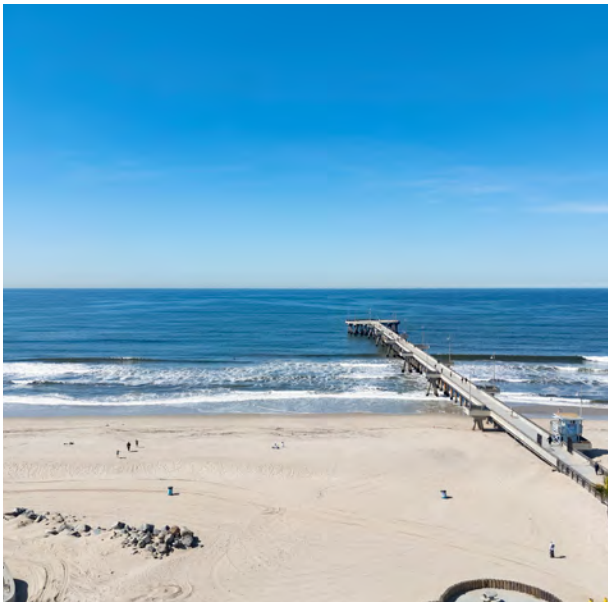
2 story

2 bedroom, 2 bathroom

3,500 SF

22' ceiling height

C15 handicap elevator



PROPERTY OVERVIEW



UNIT 301



PROPERTY OVERVIEW



UNIT 202

APARTMENT

2 bedrooms, 3 bathrooms

1,500 SF

Walk-in closets

Washer & dryer

Kitchen

Fireplace



UNIT 201

APARTMENT

2 bedrooms, 2 bathrooms

1,500 SF

Walk-in closets

Washer & dryer

Fireplace

Balcony

Ocean views





UNITS 101 & 102

CREATIVE/COMMERCIAL SPACE

Retail/Creative Space

Unit 101 - 1,200 SF

Unit 102 - 300 SF

Full bathrooms

Major foot traffic

Ocean front access & views



INVESTMENT SUMMARY

Section 02

PREMIER OFFERING IN THE HEART OF MARINA DEL REY, CA

Kidder Mathews is pleased to present a trophy beach front offering popularized as the iconic “Angel of Unity” mixed-use building located footsteps from the Venice Pier; a world’s top 1% tourist destination.

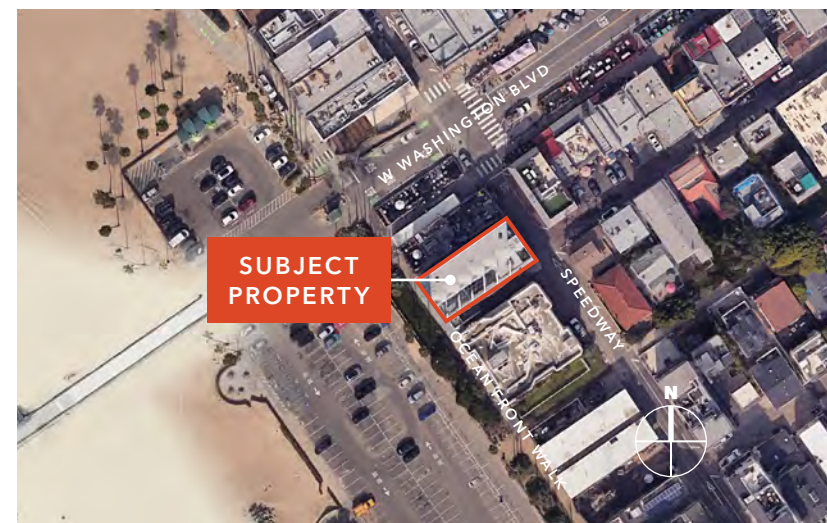
3111 Ocean Front Walk is a unique and characteristic investment opportunity that engages eclectic lifestyle, tech, and art inspired experiences for generations to come. This premier costal trade area between Venice Beach and Marina Del Rey hedges inflation with increasing NOI growth and stability. The astute investor or operator may demand a significantly high-income potential from this flexible, and well-established, iconic building.

Built in 1992, the iconic high-concept architectural beach front asset is a four-story 8,000 SF building that encompasses 5,039 SF of irreplaceable coastal land. Each level offers opportunistic environments which include commercial spaces on Ocean Front Walk, shoreline view apartments, and a split-level penthouse uniquely designed with 270-degree ocean to city views allowing sunrise to sunset experiences from a motorized loft. Zoned

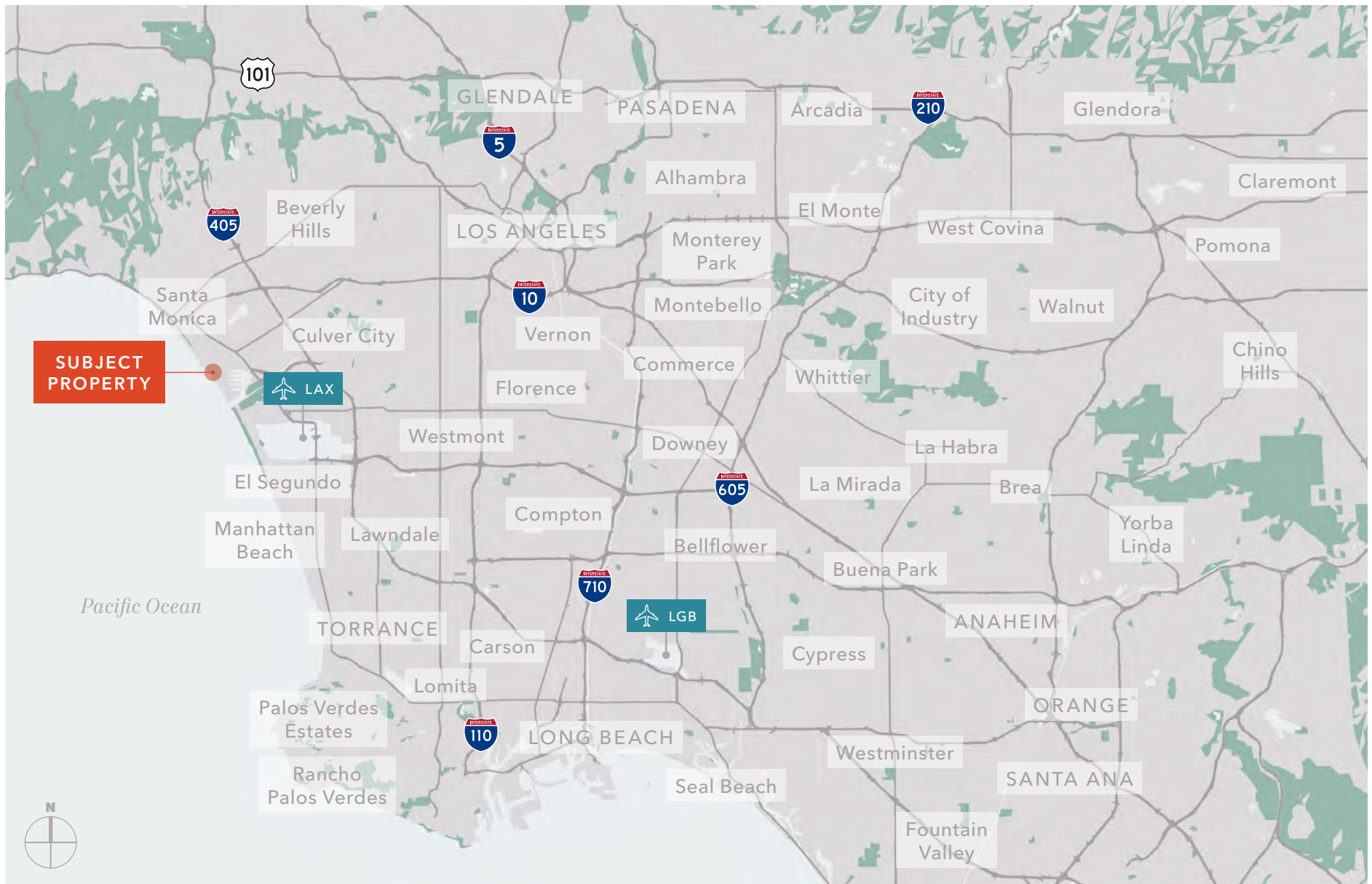
C4, the astute ownership has the flexibility to recondition the asset in countless ways to suit trending demographics and demand of the times.

Venice has quickly transformed into “Silicon Beach,” a worldwide hub for technology, entertainment, and digital media industries. This micro-community of progressive industries has attracted billions in venture capital, the young and well-educated millennial generation, and a higher employment base.

With average incomes well over \$149,445 per household, residents of Venice have high disposable income allowing for open exploration of local adventures and fare. Tourists by the millions soak up the edgy Venice vibe while appreciating bazaar street performances, public art murals, foodie-fabulous hot spots, stylish boutiques, and unique coffee bars.



ADDRESS	3111 Ocean Front Walk Marina Del Rey, CA 90292
NUMBER OF UNITS	Five (5) with Ocean Views
PRICE	\$11,950,000
BUILDING SIZE	±8,000 SF
LOT SIZE	±5,039 SF
PARKING SPACES	±14
YEAR BUILT	1992
STORIES	Four (4)
ZONING	C4
OCCUPANCY	Offered Vacant
PARCEL NUMBER	4225-001-002



INVESTMENT HIGHLIGHTS



UNPARALLELED MIXED-USE BEACH OCEAN FRONT LOCATION

Magnificent Pride of Ownership

Generational opportunity to control an irreplaceable portion of Venice Beach.

Silicon Beach Destination

Google, Snapchat, Facebook, YouTube, Yahoo!, Salesforce, TrueCar, and over 500 startups in one of the hottest tech hubs in the world.

Abbot Kinney Lifestyle

1 mile from the west coast's famous boho-beach chic tourist destination lined with international flagship stores, galleries, vintage finds, and eclectic attractions.

Marina's Paradise

1 mile from the Marina Del Rey harbor, the world's largest man-made marina boasting with sea life and outdoor adventures.

Premier Coastal Trade Area

World's top 1% tourist destination with over 10 million annual visitors. Entertainment mecca and lifestyle destination supported by tremendous population density and immense disposable income.



TROPHY ASSET

Rare Pride of Ownership Asset

High design architectural asset popularized by its iconic "Angel of Unity" building mural by world renowned painter Rassouli. Ocean Front Walk is a premier beach lifestyle trade area highly sought for acquisitions.



VALUE-ADD/DEVELOPMENT OPPORTUNITY

Ground Floor Commercial

Ownership has vacated all tenant to provide investor with immediate leasing upside at top of market rates. Each of the 2 units have breathtaking ocean views and are footsteps to the Venice Pier. Versatile units allow investor to offer a retail, office, or live-work environment.

2nd Floor Multifamily

Offered vacant for immediate upside. Updating the apartment units will allow investor to maximize space and ocean view locations for premium rents.

Penthouse Suite

Offered vacant for immediate upside. Incredible 2 story suite with immense redevelopment potential as 2 separate units, live-work opportunities, or anything in-between. Extraordinary panoramic ocean views throughout the penthouse. Buildable 300 square foot bedroom option. Massive 1,500 square foot rooftop deck expansion opportunity.

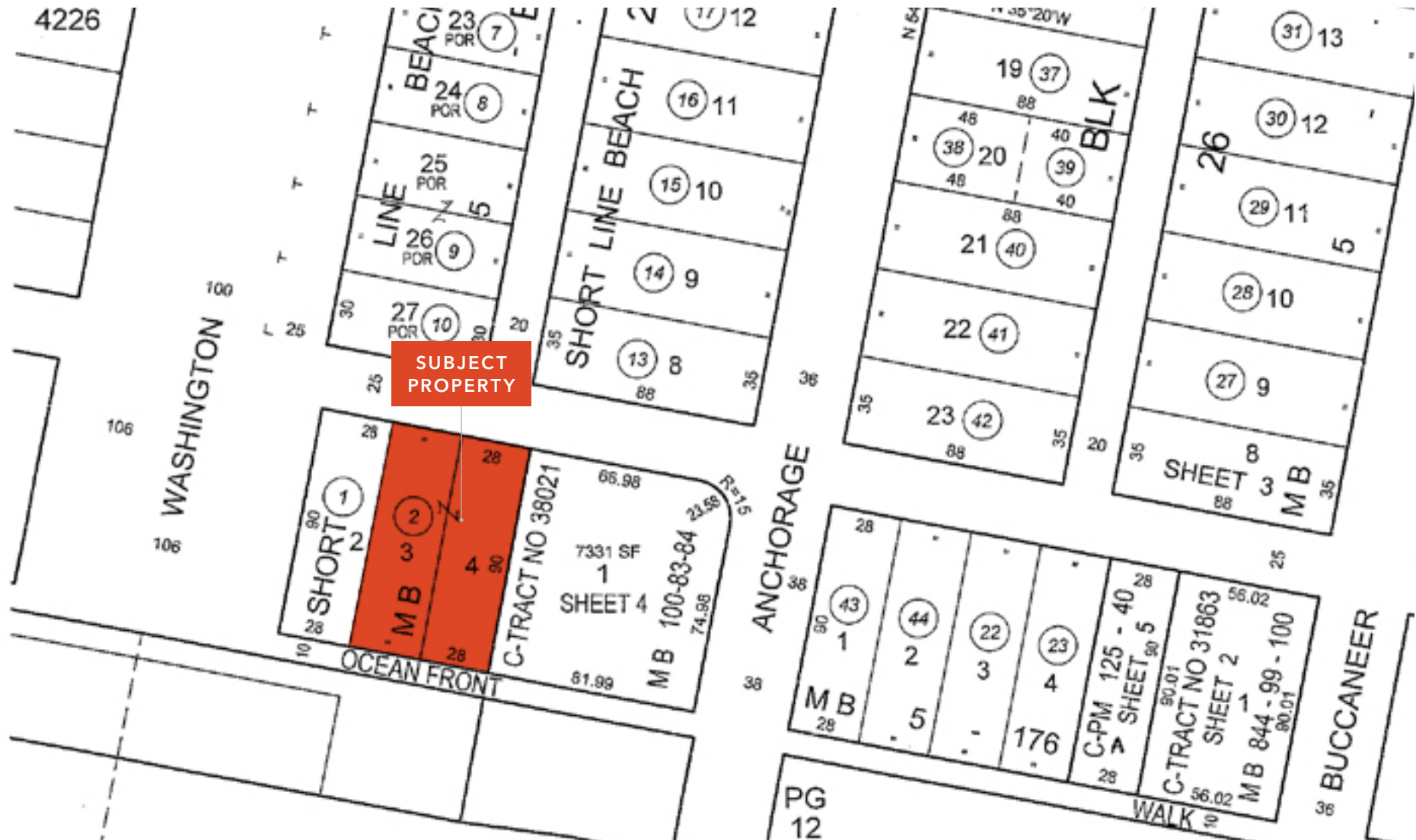
Owner/User Opportunity

Excellent Silicon Beach tech hub, creative suites, mixed-use lifestyle building and much more.

Small Lot Subdivision

Maximum density of 6-8 units with a California Coastal Permit. Parking requirement of 125 per unit plus 1 space for every 1,000 ground floor square footage.

PARCEL MAP



AREA OVERVIEW

Section 03

MARINA DEL REY OVERVIEW

Marina Del Rey is highly desirable with its hip, by-the-beach lifestyle and ample amenities, all located within the Los Angeles Metro area.

Marina Del Rey/Venice and Santa Monica constitute what many know as Silicon Beach. It has one of the highest concentrations of tech and creative tenants in the Los Angeles metro and is home to big tech including Google, Facebook, and Electronic Arts.

The Marina Del Rey Submarket generates significant leisure demand as a popular resort town with a temperate climate and numerous beaches. Leisure visitors come for beaches, cuisine, and shopping.

Marina Del Rey has a more varied mix of office, hospitality, and rental product, including industrial conversions and traditional properties, and is among the higher rents in the metro.

Rental rates in the area are typically towards the higher end for the L.A. metro. Rental rates in Venice proper can vie with Beverly Hills and Santa Monica for being among the highest market-wide. Higher-quality assets in Playa Vista and Marina Del Rey provide numerous amenitized creative office properties that can also command top-of-market rents.

Historically, the Marina Del Rey/Venice Submarket's high-profile tenants, coastal proximity, and elevated asking rents have motivated investors, driving some of the highest pricing for office properties across the L.A. metro.

Source: 2025 CoStar

DEMOGRAPHICS



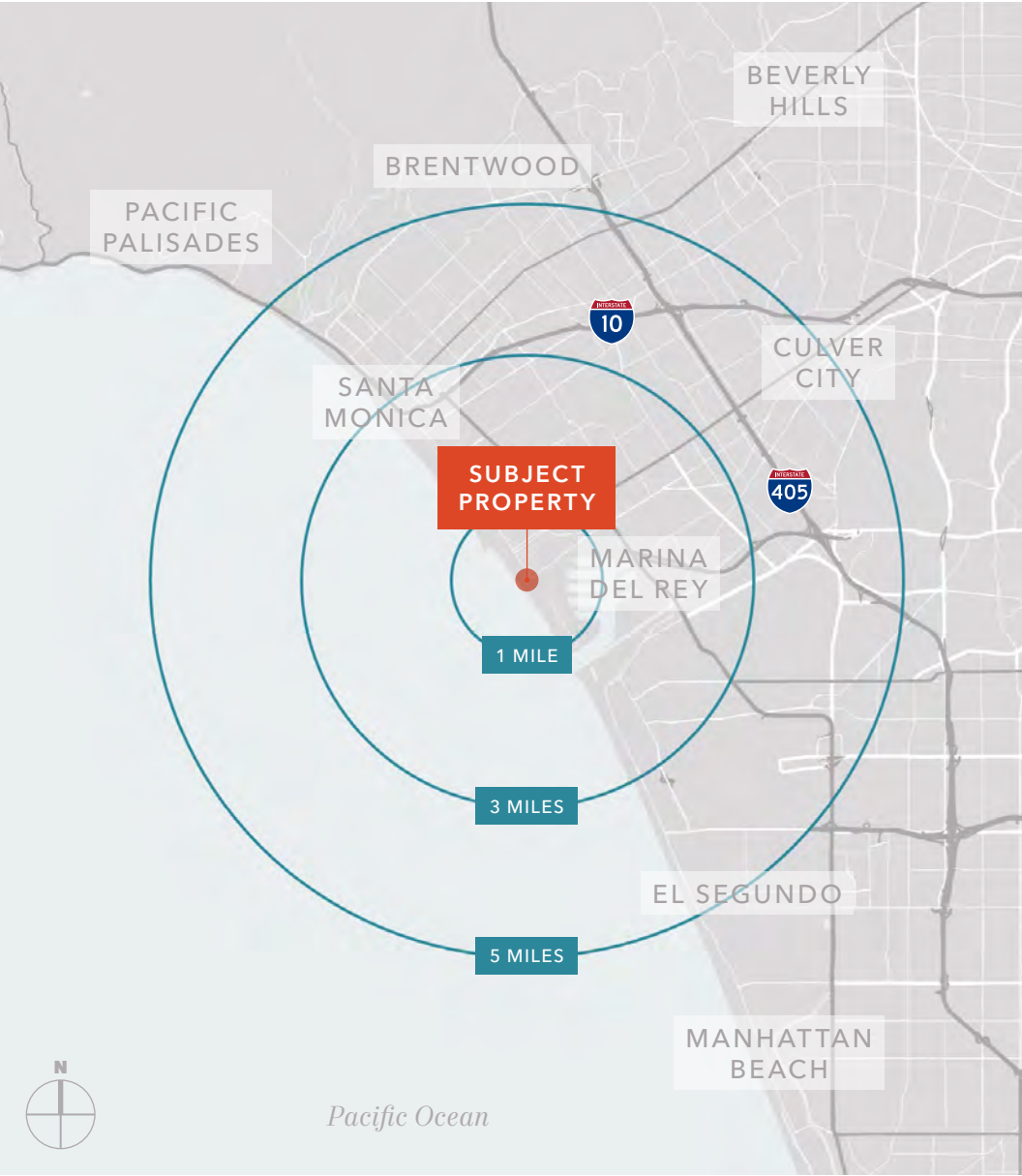
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	21,731	141,497	384,491
2020 CENSUS	23,932	151,997	410,175
2024 ESTIMATED	26,141	160,465	427,422
2029 PROJECTED	24,527	151,873	410,529



Household Income

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$149,445	\$128,458	\$125,634
2029 MEDIAN PROJECTED	\$154,390	\$132,131	\$129,371
2024 AVERAGE	\$214,106	\$195,566	\$188,536
2029 AVG PROJECTED	\$226,311	\$206,002	\$198,437



Exclusively listed by

KEN MCLEOD
Senior Vice President
310.906.3274
ken.mcleod@kidder.com
LIC N° 01181838

PATRICK YLAGAN
Senior Associate
310.906.3279
patrick.ylagan@kidder.com
LIC N° 02024663

CAROLINE TAICHER
Vice President
310.906.3294
caroline.taicher@kidder.com
LIC N° 02099436

KIDDER.COM

