

IN THE HEART OF MARINA DEL REY ARTS DISTRICT

# 2nd Gen. Restaurant Space For Lease

KENNEDY WILSON

BROKERAGE

4065 Glencoe Ave., Marina del Rey, CA 90292

 **inclave**  
LIVE · WORK · PLAY



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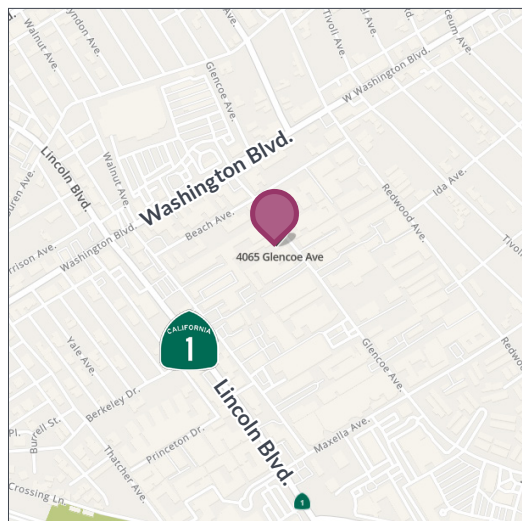
### AVAILABLE

Size: ±2,160 SF  
Rent: \$6.00 PSF/Mo., NNN  
NNN: ±\$1.35 PSF/Mo.  
FF&E: Call broker for pricing  
Available: Immediately

### PROPERTY HIGHLIGHTS

- Premises can be delivered with FF&E along with access to a beer and wine license
- Just below [Inclave](#) which features ±65,000 SF of office and 49 residential units (over 95% leased)
- Great food and beverage take-out opportunity
- Grease and hood in place
- Parking on site
- Immediate occupancy
- Location surrounded by over 4,558 residential units
- Easy access to the 90 Fwy and Lincoln Blvd.
- Outdoor patio available

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



### TRADE AREA

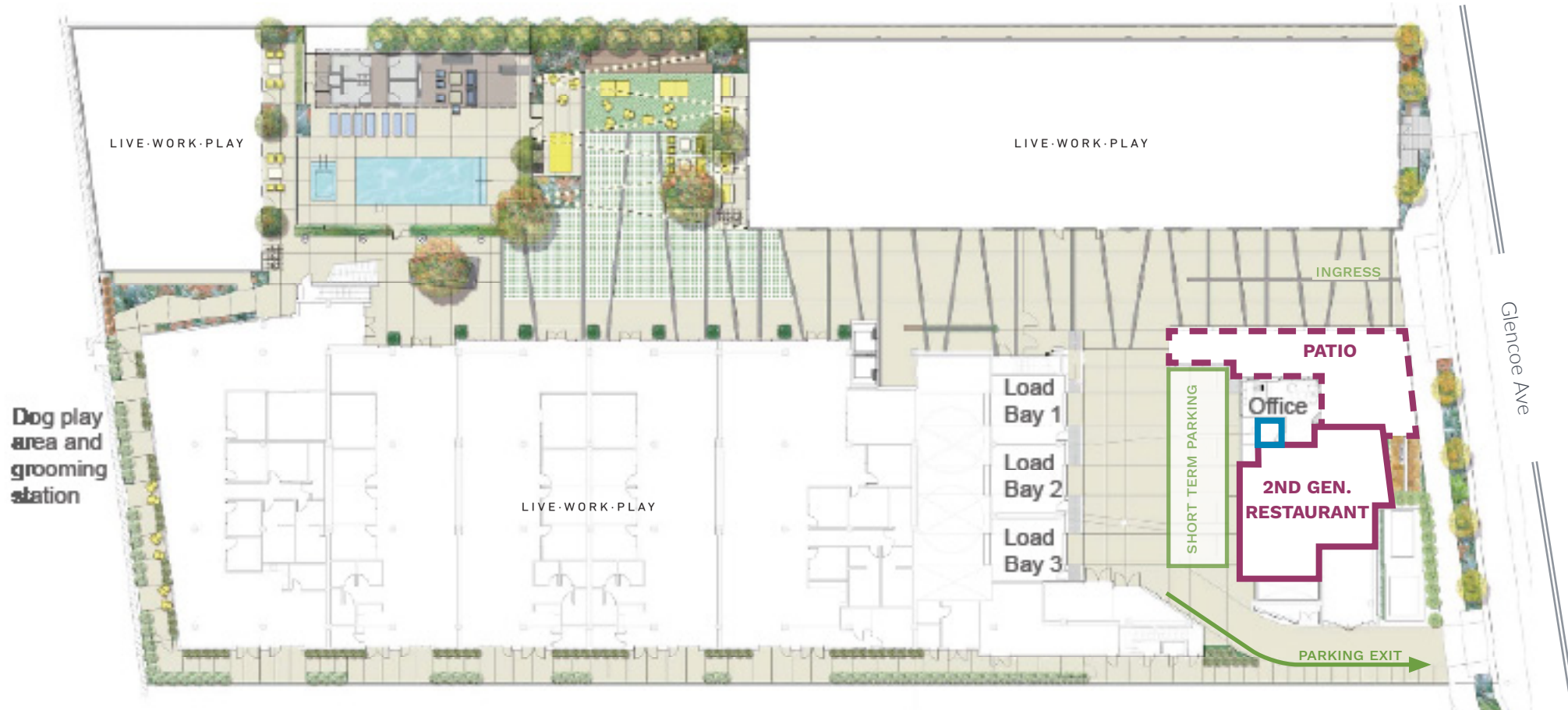


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### SITE PLAN

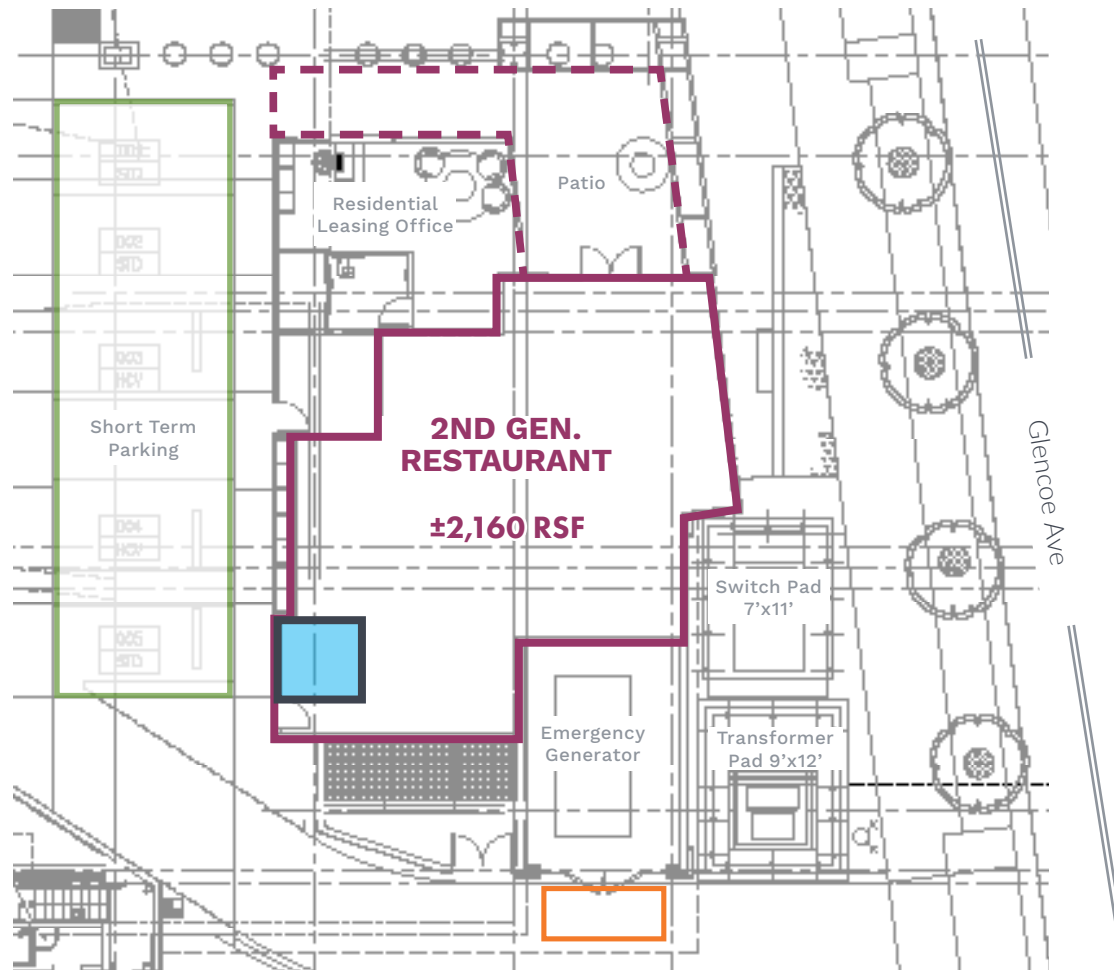


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### FLOOR PLAN



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Entrance



Parking

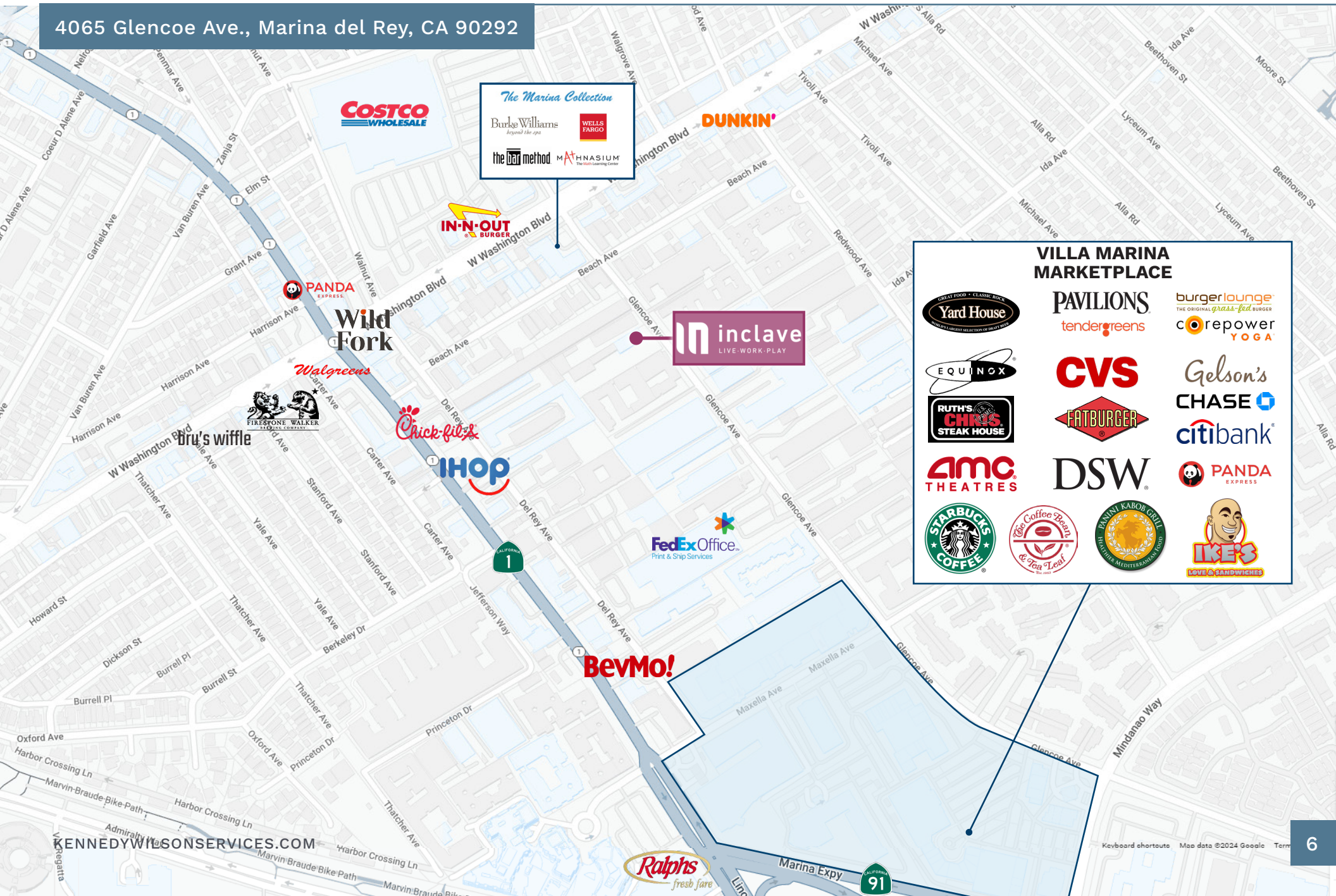
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**The Marina Collection**

- Burge Williams
- WELLS FARGO
- the Bar Method
- MATHNASIUM

**VILLA MARINA MARKETPLACE**

- Yard House
- PAVILIONS
- tendergreens
- burger lounge
- corepower YOGA
- EQUINOX
- CVS
- Gelson's
- RUTH'S CHRIS STEAK HOUSE
- FATBURGER
- CHASE
- citibank
- AMC THEATRES
- DSW
- PANDA EXPRESS
- STARBUCKS COFFEE
- Life Coffee Bar & Tea Leaf
- PANKAJ KAROR GRILL
- IKE'S LOVE & SANDWICHES

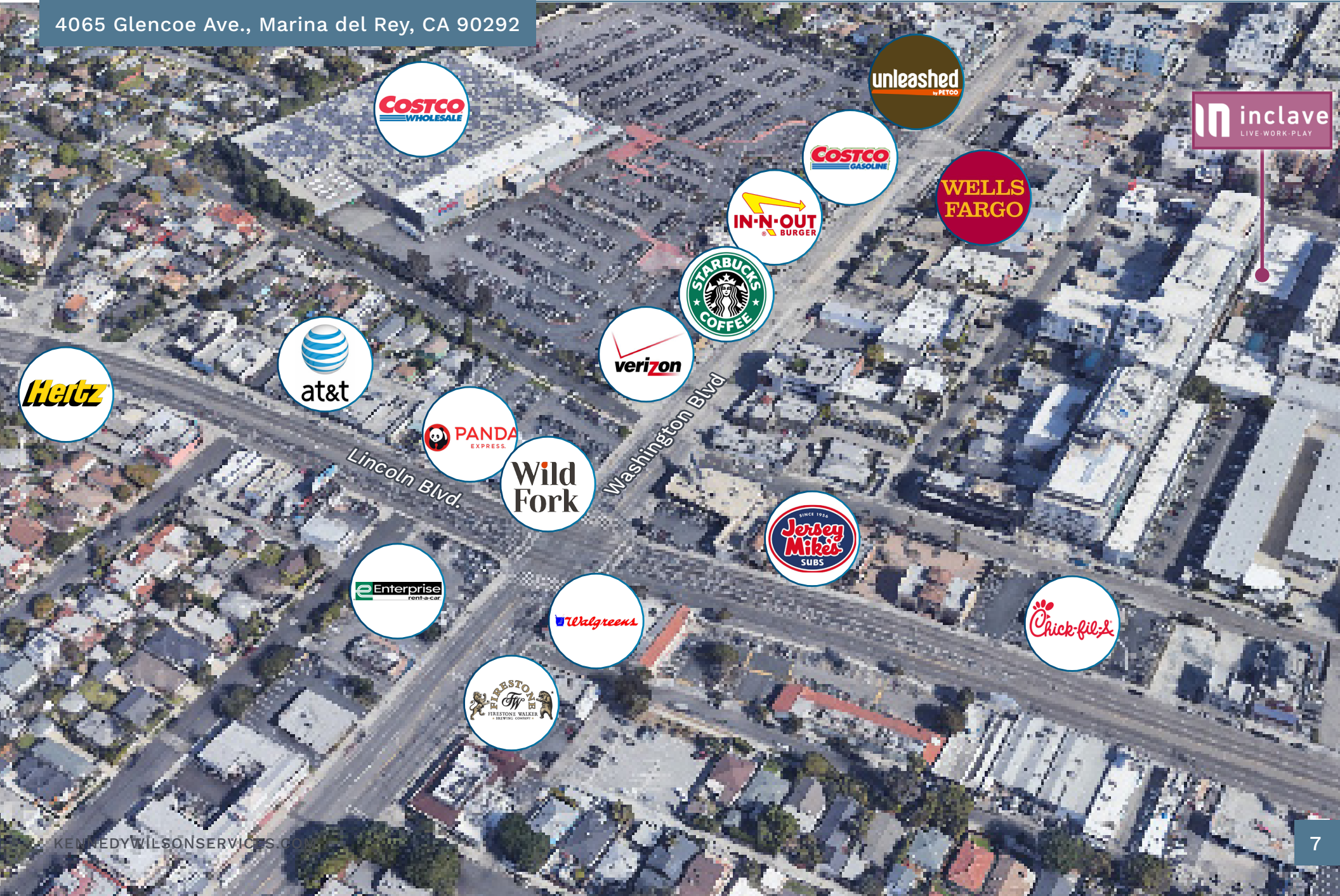
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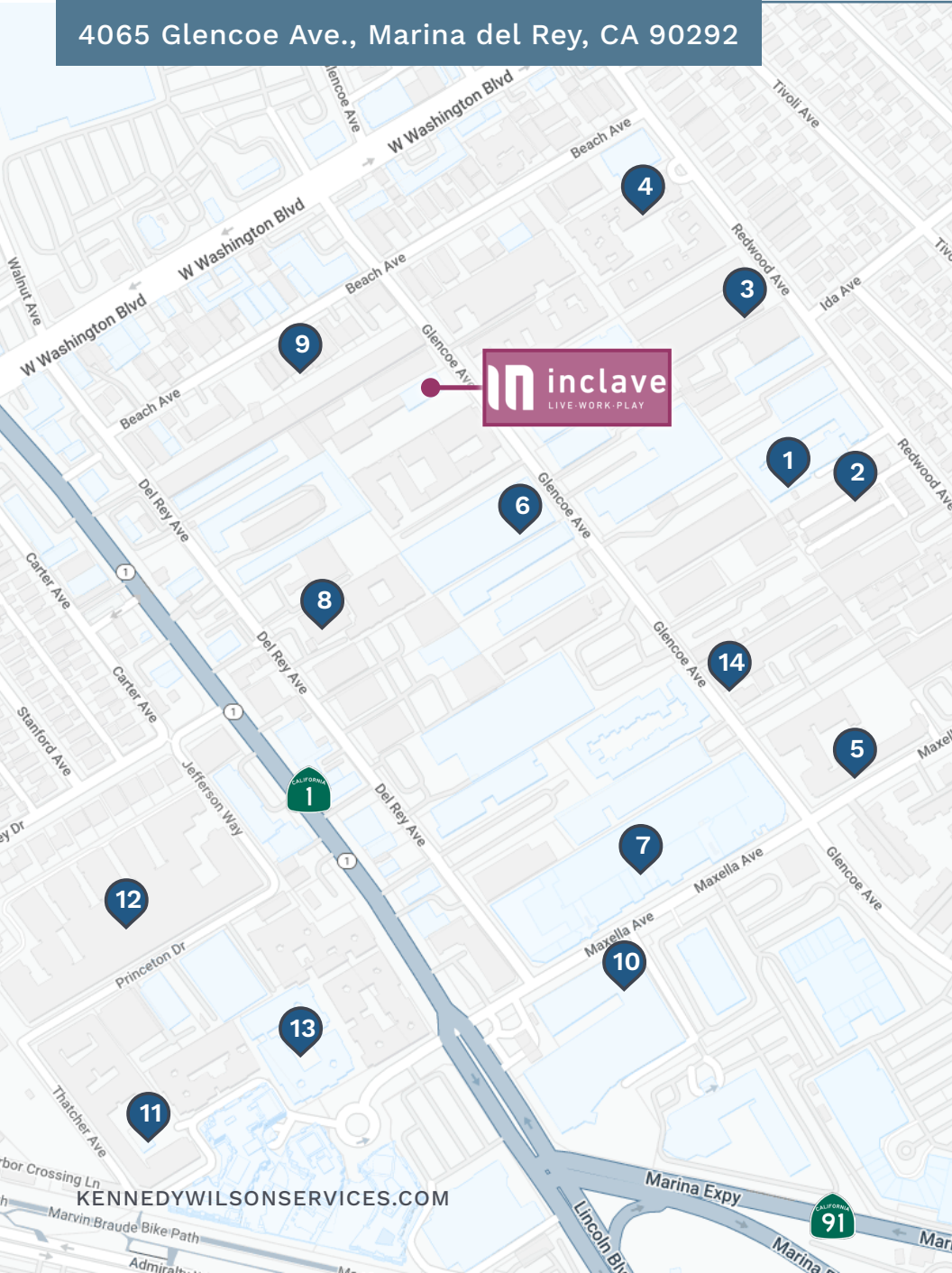
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### SURROUNDING RESIDENTIAL DEVELOPMENTS



1. 4133 REDWOOD AVE.  
143 UNITS



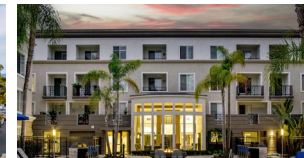
2. 4151 REDWOOD AVE.  
49 UNITS



3. 4091 REDWOOD AVE.  
84 UNITS



4. 4055 REDWOOD AVE.  
140 UNITS



5. 4250 GLENCOE AVE.  
170 UNITS



6. 4077 GLENCOE AVE.  
102 UNITS



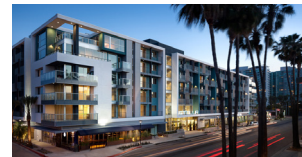
7. 13450 W. MAXELLA AVE.  
425 UNITS



8. 4108 DEL REY AVE.  
77 UNITS



9. 13448 BEACH AVE.  
313 UNITS



10. 13488 W. MAXELLA AVE.  
226 UNITS



11. 13701 MARINA POINT  
188 UNITS



12. 3221 CARTER AVE.  
298 UNITS



13. 13603 MARINA POINTE  
583 UNITS



14. 4204 GLENCOE AVE.  
CAMPUS COMING Q3 2024.  
± 55,636 SF OF OFFICE

KENNEDYWILSONSERVICES.COM



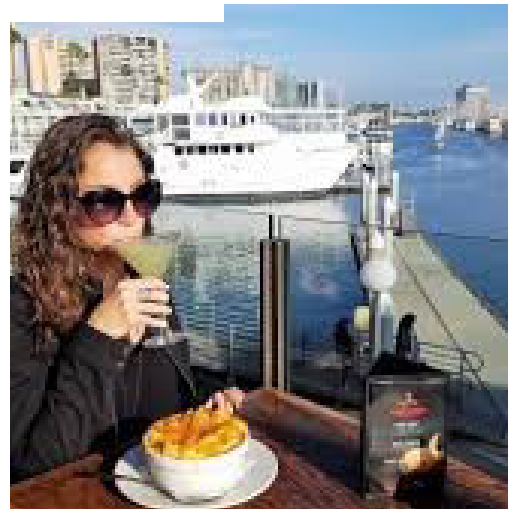
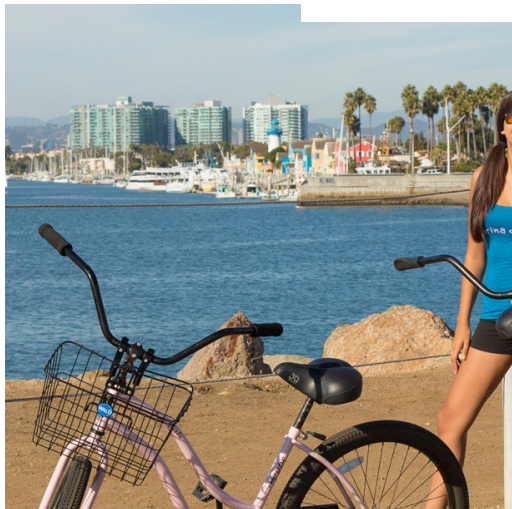
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### AREA DEMOGRAPHICS



0.5 Mile      1 Mile      2 Miles

#### POPULATION

	0.5 Mile	1 Mile	2 Miles
<b>2023 Estimated Population</b>	<b>11,664</b>	<b>35,260</b>	<b>125,424</b>
2028 Projected Population	11,591	35,227	124,809
2020 Census Population	11,708	35,594	127,641
2010 Census Population	10,024	33,420	116,626
Projected Annual Growth 2023 to 2028	-0.1%	-	-
Historical Annual Growth 2010 to 2023	1.3%	0.4%	0.6%
2023 Median Age	38.7	39.5	38.8

#### HOUSEHOLDS

2023 Estimated Households	6,425	18,134	64,241
2028 Projected Households	6,499	18,403	65,218
2020 Census Households	6,214	17,804	62,191
2010 Census Households	5,199	16,238	55,125
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	1.8%	0.9%	1.3%

#### RACE & ETHNICITY

2023 Estimated White	57.9%	57.7%	54.8%
2023 Estimated Black or African American	5.4%	4.8%	5.8%
2023 Estimated Asian or Pacific Islander	15.8%	13.1%	14.0%
2023 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2023 Estimated Other Races	20.1%	23.5%	24.5%
2023 Estimated Hispanic	23.6%	27.9%	29.0%

#### INCOME

	0.5 Mile	1 Mile	2 Miles
<b>2023 Estimated Average Household Income</b>	<b>\$187,686</b>	<b>\$180,295</b>	<b>\$179,334</b>
2023 Estimated Median Household Income	\$152,507	\$139,341	\$133,681
2023 Estimated Per Capita Income	\$103,604	\$92,877	\$92,072

#### EDUCATION

2023 Estimated High School Graduate	7.1%	8.5%	9.9%
2023 Estimated Some College	15.9%	14.1%	14.3%
2023 Estimated Associates Degree Only	4.0%	4.9%	4.6%
2023 Estimated Bachelors Degree Only	41.2%	41.2%	39.6%
2023 Estimated Graduate Degree	26.6%	24.4%	24.3%

#### BUSINESS

2023 Estimated Total Businesses	1,416	3,158	8,264
<b>2023 Estimated Total Employees</b>	<b>7,782</b>	<b>20,709</b>	<b>52,552</b>
2023 Estimated Employee Population per Business	5.5	6.6	6.4
2023 Estimated Residential Population per Business	8.2	11.2	15.2

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