

4047 – 4051

LINCOLN BOULEVARD

Marina Del Rey | California

100% Leased “Turn-key” Multi-tenant NNN Investment Opportunity
Easy to Own | Prime Coastal Location | Compelling Cash Flow



THE OFFERING

JLL, as exclusive advisor, is pleased to present the unique opportunity to acquire **4047–4051 Lincoln Blvd** (the “Property”) located in affluent Marina Del Rey, California. Desirably situated on Lincoln Blvd just south of the intersection of Washington Blvd, the Property consists of a 9,569± square foot single-story freestanding multi-tenant commercial building with onsite surface parking, situated on 11,280± square feet of land. The Property is **100% leased** to three tenants on long term **NNN leases**, offering an attractive and rare **cash-flowing investment** in a renowned coastal location, with **future upside potential**.

The Property **has exciting and edgy curb appeal** and benefits by attractive marketable attributes including exposed sandblasted wood truss ceilings, polished concrete floors, skylights, large storefront windows fronting Lincoln and new automatic roll up doors in the rear for easy loading. A dedicated onsite surface parking lot for 12 cars is located in the rear of the property and was reconstructed with new stone pavers. Other **recent considerable capital improvements** include new HVAC units, plumbing and main water lines, electrical panels, and exterior lighting.

Located on a well-known Los Angeles thoroughfare and retail artery – Lincoln Blvd – in the upscale coastal neighborhood of Marina Del Rey, the Property benefits from being in an **irreplaceable location with superior demographics** and densely packed with residential and commercial tenants, including a newly constructed nine story Cedars Sinai Marina Del Rey Hospital. With quick access to the 90, 405 and 10 freeways along with being minutes from several world-renowned beaches along the Pacific Ocean, the Property’s strategic and attractive location provides easy connectivity to all of Los Angeles and **will remain a continued thriving destination** for businesses for years to come.



INVESTMENT OVERVIEW

LOCATION

4047-4051 Lincoln Blvd
Marina Del Rey, CA 90292



INVESTMENT SUMMARY

PRICE:	\$7,895,000
NOI (YR 1):	\$375,332
CAP RATE	4.75%
BUILDING RENTABLE SF:	9,569± RSF
PRICE / BUILDING RSF:	\$825 / RSF
YEAR BUILT / RENOVATED:	1951 / 2021
LAND AREA:	11,280± SF
OCCUPANCY:	100%
TENANTS:	THREE (3)
PARKING:	12 SPACES
CURRENT USE:	RETAIL / FLEX
ZONING:	C4 (OX)
APN:	4229-005-036

FINANCIAL SUMMARY

All Cash or Cash to New Financing

Seller will finance up to 75% LTV for qualified Buyers



HIGHLIGHTS



100% LEASED NNN INVESTMENT

All three tenant spaces are occupied under recent NNN leases, providing a cash-flowing income stream from day one with an ease of ownership asset.



VISIBILITY & OUTSTANDING FRONTAGE

Desirable street orientation with ±100 ft of highly visible frontage along the West side of heavily trafficked Lincoln Blvd, which sees over 62,000 vehicles daily.



ATTRACTIVE FINANCING OPTION

Seller will finance up to 75% of the purchase price for qualified investors seeking an attractive and facilitated investment process.



RECENT CAPITAL IMPROVEMENTS

Including new HVAC systems, plumbing lines, electrical panels, automatic roll-up doors, pavers throughout surface parking, new façade area and windows.



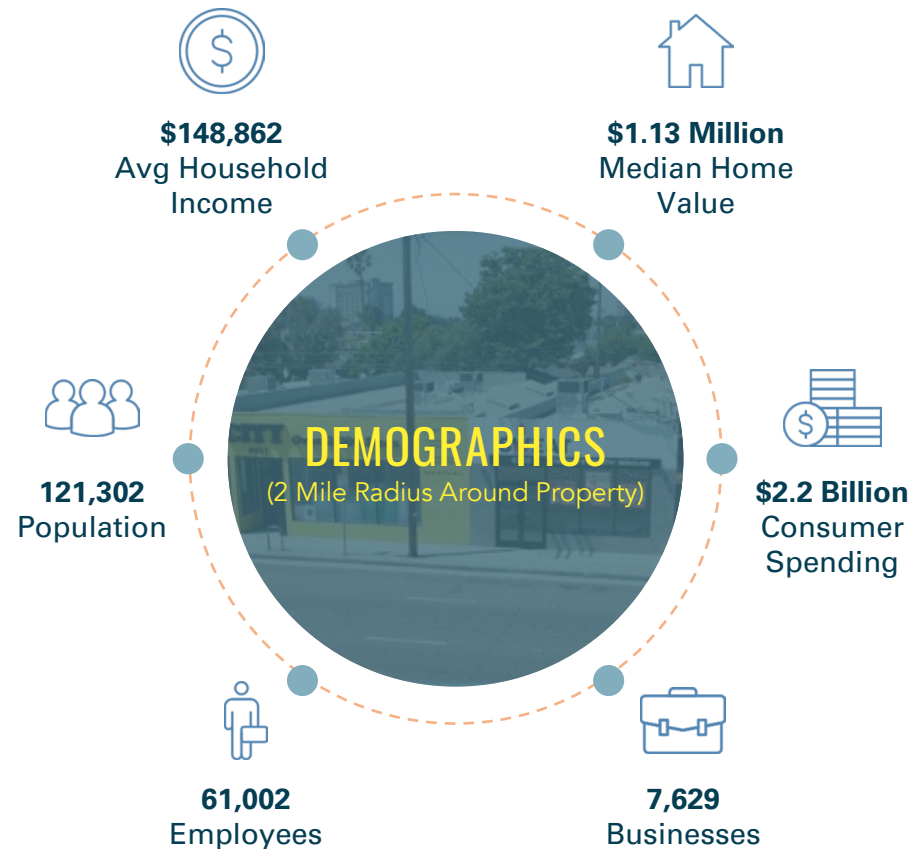
IDEAL LOS ANGELES LOCATION

Marina Del Rey is a desirable coastal LA area for residents and business, with affluent demographics and substantial new and ongoing area developments.

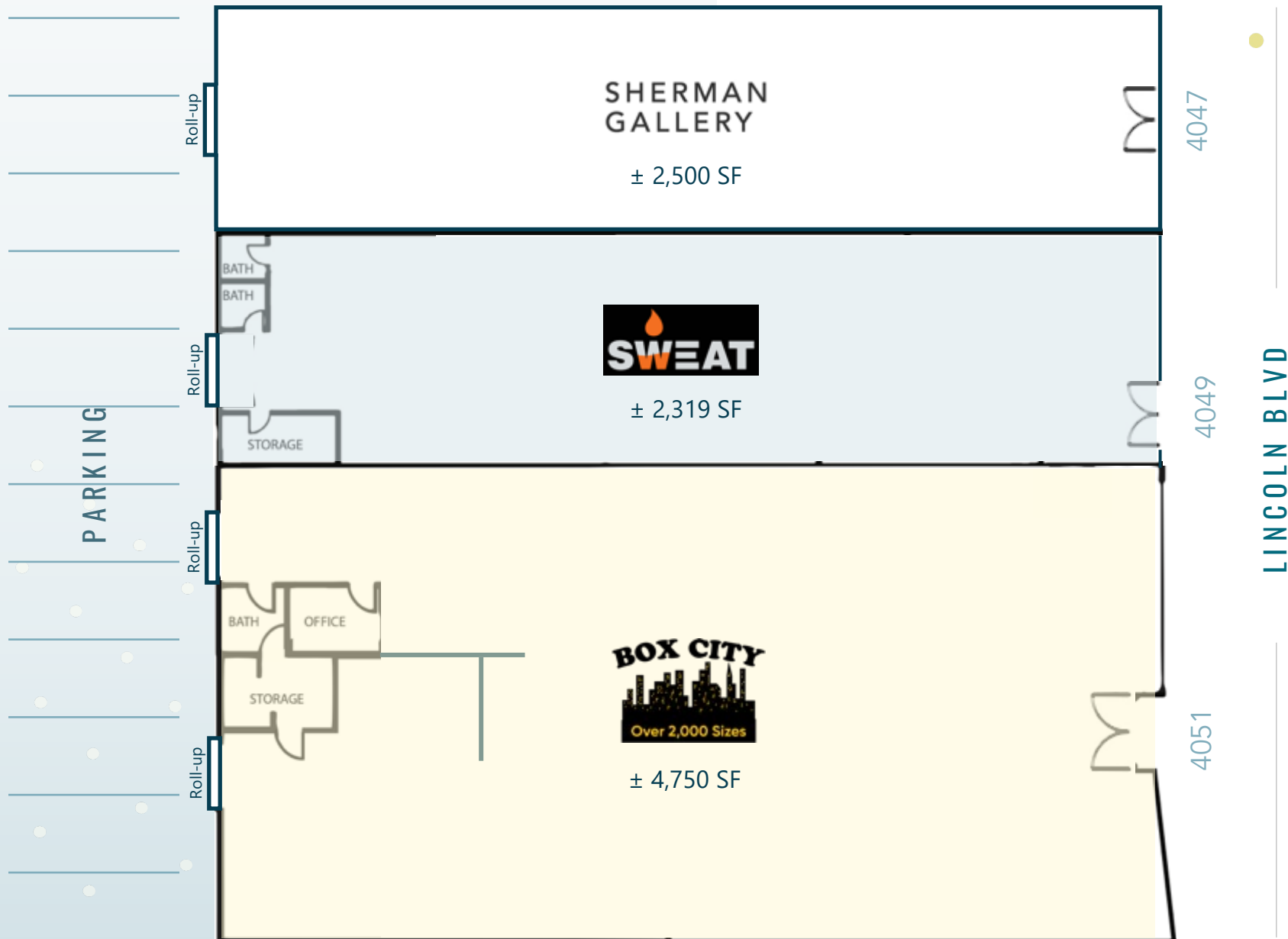


HIGHLY AMENITIZED AREA

Live-Work-Play destination with abundant retail and restaurant amenities in the vicinity. **“Walkers Paradise” walking score of 92.**



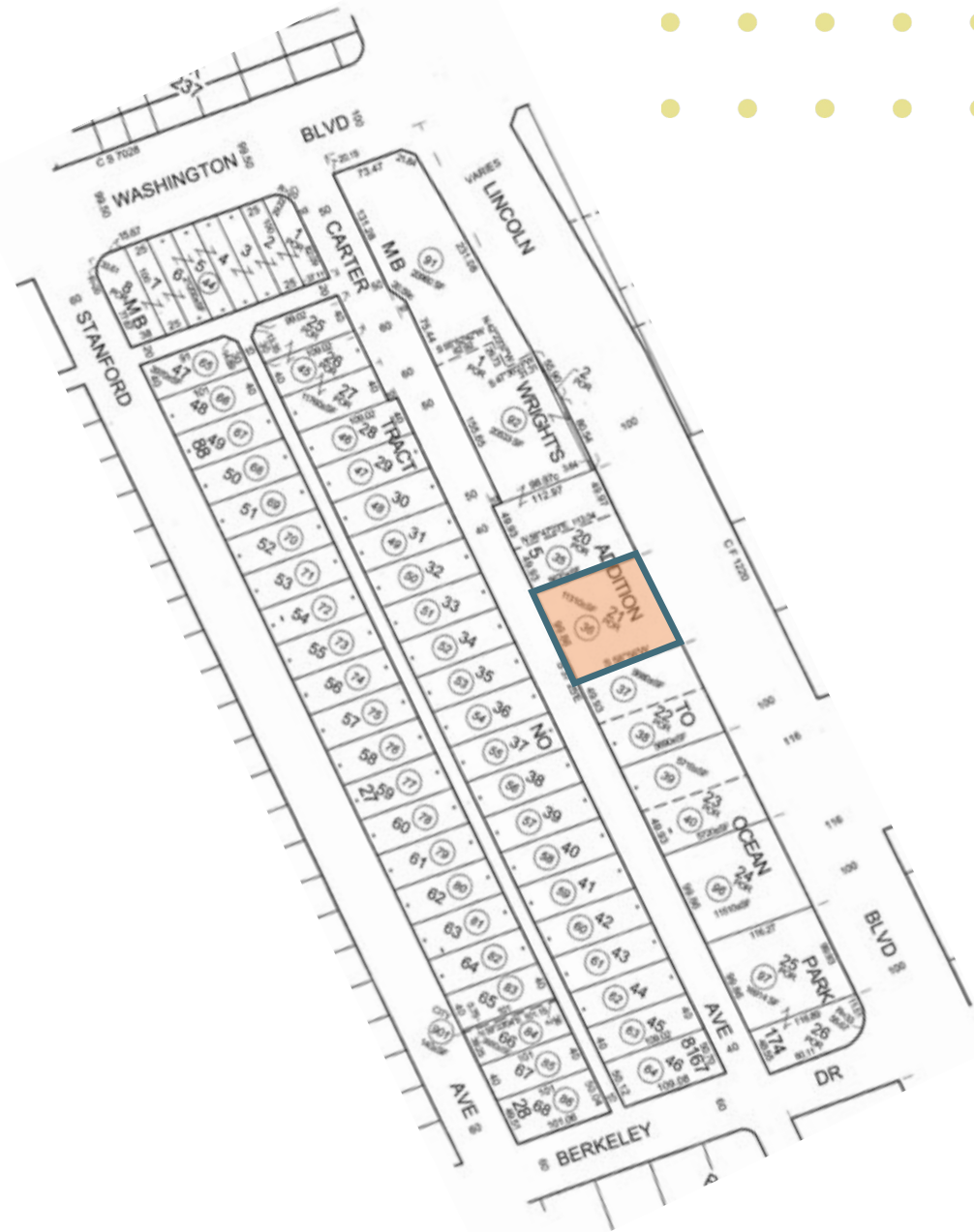
SITE PLAN



Site Plan shown herein is estimated for information purposes and not exact nor drawn to scale. Buyer to verify all information.

PARCEL

4047-4051 Lincoln Blvd is located on the west side of Lincoln Blvd just south of the intersection of Washington Blvd and is situated on Lot 21 of the Tract known as "Wrights Addition to Ocean Park", in the City of Marina Del Rey, in the County of Los Angeles, in the State of California



TENANT SNAPSHOT



Box City handles all packaging and shipping needs with ground and air, along with a large inventory of corrugated boxes and pads, jewelry and moving boxes and supplies, tapes and mailing items, bags and pouches, gift supplies and more.



Sweat Pilates is a high intensity pilates studio. Our mission is to create a fun, safe space for everyone. A place to come in, leave the crap at the door, sweat the stress away, and leave feeling good! It's not classic Pilates. It's new Pilates, with a new attitude and a new crew!



Sherman Gallery has been established at this Marina Del Rey location for over three decades. Frame where the artists frame. Faster and more affordable than Fast Frame, Frame Store and Michaels. Specialize in all types and quality of framing solutions.

Ownership	Private
Locations	Eight (8)
Website	www.boxcity.com

Ownership	Private
Locations	Three (3)
Website	www.sweatpilates.com

Ownership	Private
Locations	One (1)
Website	www.shermangallery.com

LEASE ABSTRACT

Address	4051 Lincoln Blvd
Lessee Name	Box City, Inc.
Premises Size	± 4,750 SF
Use	Retail/Shipping
Monthly Rent (as of 1/25)	\$8,195 (NNN)
Lease Commencement	January 1, 2022
Lease Expiration	December 31, 2026
Option To Extend	Two (2) 5-Year (3% increase)
Prop 13 Protection	No

LEASE ABSTRACT

Address	4049 Lincoln Blvd
Lessee Name	2BG, LLC DBA Sweat Pilates
Premises Size	± 2,319 SF
Use	Pilates Studio
Monthly Rent (as of 1/25)	\$6,957 (NNN)
Lease Commencement	July 1, 2024
Lease Expiration	August 31, 2029
Option To Extend	One (1) 5-Year (3% increase)
Prop 13 Protection	No

LEASE ABSTRACT

Address	4047 Lincoln Blvd
Lessee Name	Martin and Renee Sherman
Premises Size	± 2,500 SF
Use	Framing Shop
Monthly Rent (as of 1/25)	\$7,956.75 (NNN)
Lease Commencement	January 1, 2022
Lease Expiration	December 31, 2026
Option To Extend	Two (2) 5-Year (3% increase)
Prop 13 Protection	No

CASH FLOW PROJECTIONS (ANNUAL)

4047-4051 LINCOLN BLVD	Year 1	Year 2	Year 3	Year 4	Year 5
INCOME					
Rental Income	\$ 375,332	\$ 393,833	\$ 405,636	\$ 417,693	\$ 430,047
Expense/NNN Reimbursement	\$ 123,213	\$ 126,017	\$ 128,659	\$ 131,354	\$ 134,105
Annual Scheduled Income	\$ 498,545	\$ 519,850	\$ 534,295	\$ 549,047	\$ 564,152
OPERATING EXPENSES					
Property Insurance	\$ (9,569)	\$ (9,760)	\$ (9,956)	\$ (10,155)	\$ (10,358)
Property Tax	\$ (98,688)	\$ (100,661)	\$ (102,674)	\$ (104,728)	\$ (106,823)
Management Fee (3%)	\$ (14,956)	\$ (15,596)	\$ (16,029)	\$ (16,471)	\$ (16,925)
Total Operating Expense	\$ (123,213)	\$ (126,017)	\$ (128,659)	\$ (131,354)	\$ (134,105)
NET OPERATING INCOME	\$ 375,332	\$ 393,833	\$ 405,636	\$ 417,693	\$ 430,047
DEBT SERVICE					
Down Payment (25%)	\$ (1,973,750)	\$ (1,973,750)	\$ (1,973,750)	\$ (1,973,750)	\$ (1,973,750)
Loan Principal (75% LTV)	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)
Loan Interest Payment (4%)	\$ (236,850)	\$ (236,850)	\$ (236,850)	\$ (236,850)	\$ (236,850)
ANNUAL CASH FLOW	\$ 138,482	\$ 156,983	\$ 168,786	\$ 180,843	\$ 193,197
Cash on Cash Return	7%	8%	9%	9%	10%
Projected Property Value	\$ 7,895,000	\$ 8,289,750	\$ 8,704,238	\$ 9,139,449	\$ 9,596,422
Projected Property Value / SF	\$ 825	\$ 866	\$ 910	\$ 955	\$ 1,003
Loan Balance	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)	\$ (5,921,250)
Equity in Property	\$ 1,973,750	\$ 2,368,500	\$ 2,782,988	\$ 3,218,199	\$ 3,675,172

ASSUMPTIONS: Year 1 begins 1/1/2025. Property Tax shown is adjusted to new sale price and Expenses are projected to increase approximately 2% annually. Debt Service assumes Seller Financing with a 5-year note, 75% Loan-to-value, with 4% interest only payments. Projected Property Value estimates 5% appreciation annually. The above projections are estimated and not guaranteed. Buyer to do their own investigation and verification.



Parking in Rear
Retail & Wholesale
Packing & Shipping Supplies

BOX CITY

Over 2,000 Sizes
4051

Open 7 Days
Packing & Shipping
Boxes & Supplies
UPS & FedEx

SWEAT

4049 STRETCH | STRENGTH | REBOUND

GRAND OPENING
SWEAT PILATES
COMING SOON

SEAMAN GALLERY
303 MAN | GALLERY
953-305-1001

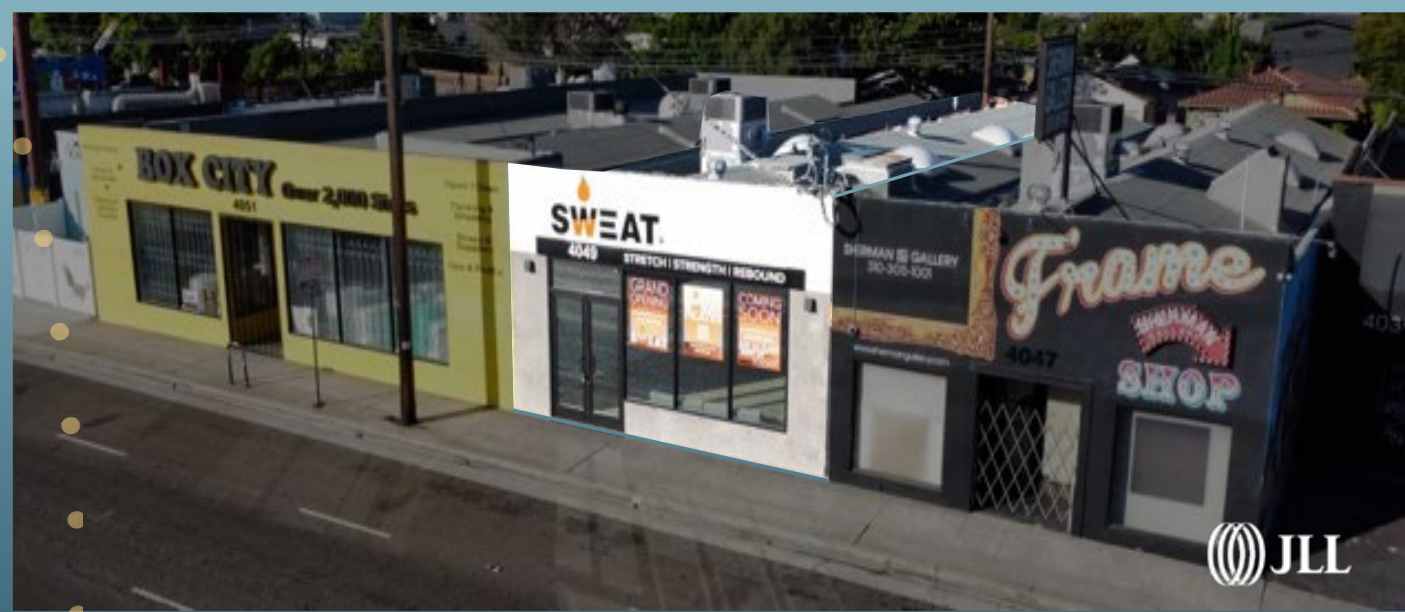
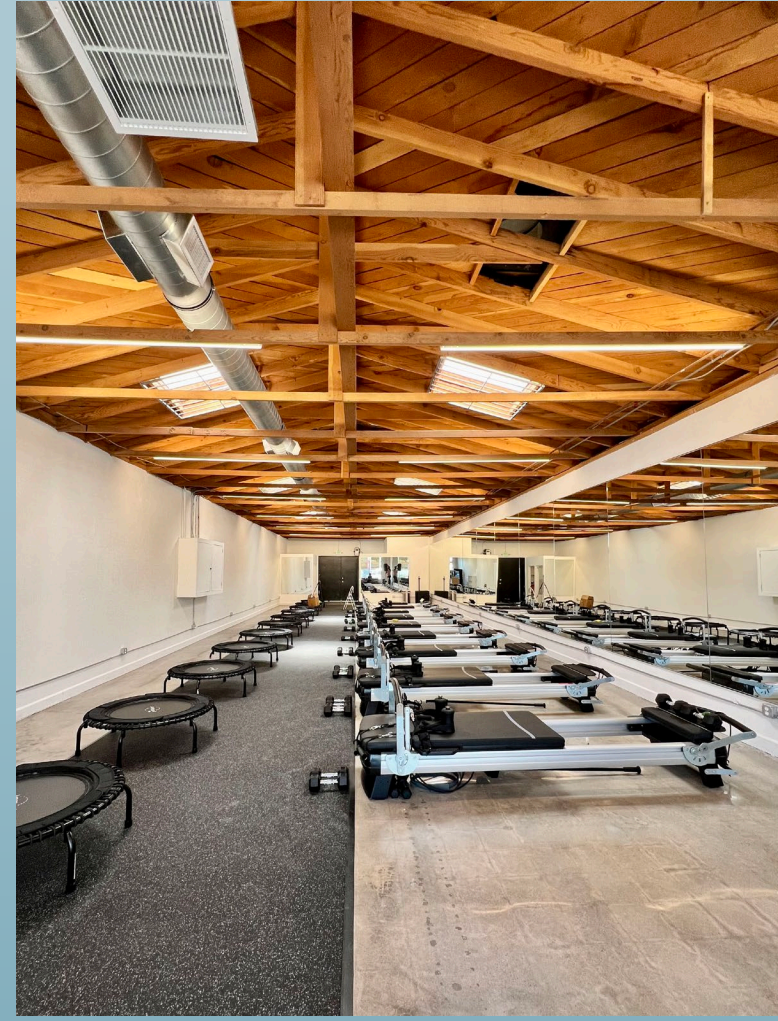
Frame

SHOP

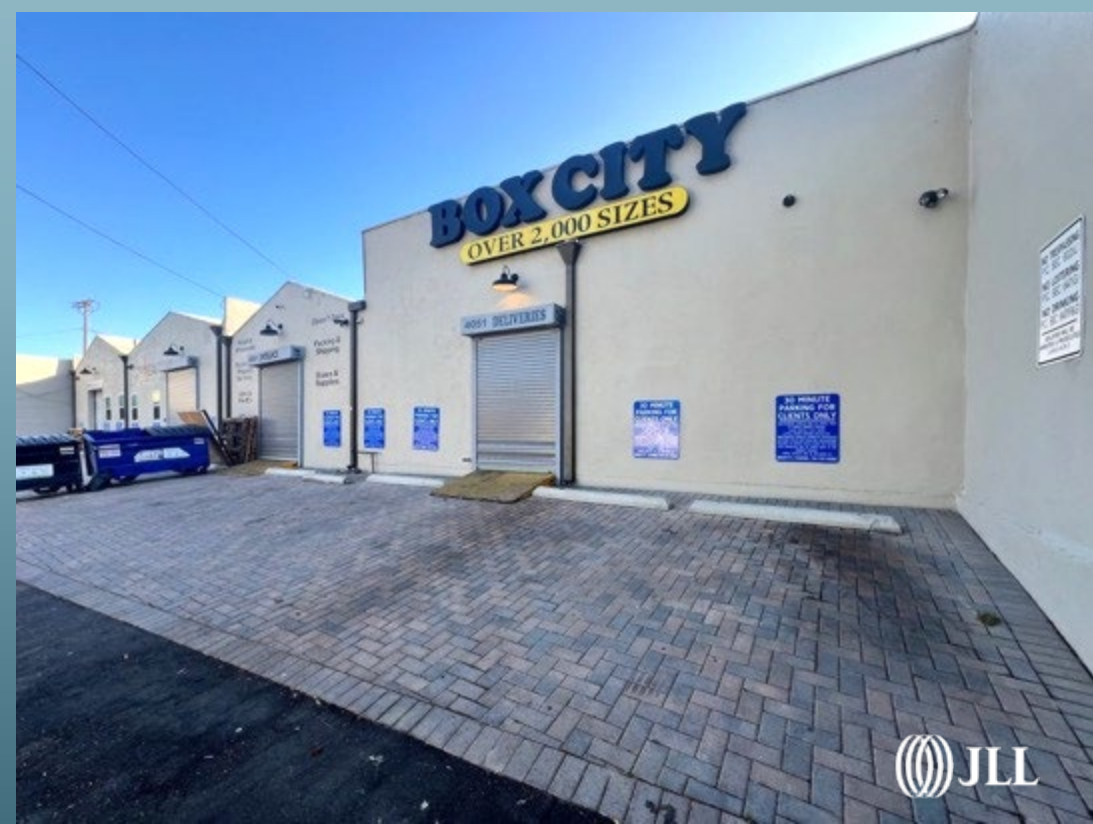
www.frameandglory.com











SANTA MONICA PIER

ABBOT KINNEY BLVD

adidas	Aēsop	alibirds	A Y R	FAHERTY
theGREAT.	GJELINA	Miansai	JAMES PERSE LOS ANGELES	LE LABO GRASSE - NEW YORK
rag & bone NEW YORK	SCOTCH & SODA AMSTERDAM	EREWHON	Piccolo RISTORANTE	SALT & STRAW

THE BUTCHER'S DAUGHTER	CLCO GARRETT LEIGHT CALIFORNIA OPTICAL	INTELLIBENTIA	ALFRED
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187

1

4047-4051 LINCOLN BOULEVARD

VENICE

BOARDWALK MDR

KREI	TRADER JOE'S	HIHO CHELSEABURGER
KAZU NORI	UOVO PASTA	ALFRED

FISHERMAN'S VILLAGE

Red's Smokin' Texas BBQ	KC'S CREPES CAFE
CINEMARK	WHISKEY REDS

MARINA DEL REY

WATERSIDE AT MARINA DEL REY

PAPER SOURCE	Planet Beauty	SEPHORA
THE SHADE STORE	WARBY PARKER	West Marine
Ralphs	california PIZZA KITCHEN	FRESH BROTHERS
kreation	Mendocino Farms	ATHLETA
SUGAR & FISH	sweetgreen	drybar

VILLA MARINA MARKETPLACE

BARNES & NOBLE	CVS pharmacy	DSW
Gelson's	PAVILIONS	Le Pain QUOTIDIEN
tendergreens	Yard House	AMC THEATRES
corepower YOGA	EQUINOX	pure barre

EUROPEAN WAX CENTER	ULTA BEAUTY
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7-ELEVEN
Chick-fil-A
ihop

6,000+

LUXURY RESIDENTIAL UNITS WITHIN 2 MILES OF SUBJECT PROPERTY

NOTABLE NEIGHBORS within 3 miles

Google	ZEPR
Meta	PSYOP
Cedars Sinai	CREXI
THRIVE MARKET	TMZ
THE BOUTIQUE	Squatch
THE RITZ-CARLTON	Hotel M&R

42XX (New 151K Office/ Retail Development)

PLAYA VISTA

THE RUNWAY PLAYA VISTA

hopdoddy	CVS pharmacy	SOL
THE COFFEE BEAN & TEA LEAF	URBAN PLATES	Orangetheory

WHOLE FOODS	CINEMARK
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LAX

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Marina Del Rey | California

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