

444 WASHINGTON BOULEVARD • Marina Del Rey, CA 90292

Freestanding Building Just Blocks from the Beach

OFFICE/RETAIL SPACE

FOR LEASE



GREG ECKHARDT
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LIC#01255469



444 Washington Boulevard, Marina del Rey, CA 90292

SIZE: Approximately 4,600 square feet

RATE: \$2.95 per square foot per month, NNN plus county rent

PARKING: 28 surface parking spaces included

THROUGH: December 31, 2019

AVAILABLE: Immediately

- **Located on Washington Boulevard in Marina Del Rey just blocks from the beach**
- **Great opportunity for office/retail users with numerous amenities and restaurants within walking distance plus nearby freeway access**
- **Interior includes women's and men's restrooms, 15 offices, 1 conference room and an IT room**
- **With traffic counts in excess of 28,000 vehicles per day and an average household income of over \$120,000 annually within one mile, this area has some of the most desirable real estate in all of Los Angeles County**



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AREA MAP



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DEMOGRAPHICS

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2022 Projected Population	39,012	254,486	555,552
2017 Estimated Population	37,464	245,814	536,481
2010 Census Population	33,508	227,596	496,004
Growth 2017-2022	4.13%	3.53%	3.55%
Growth 2010-2017	11.81%	8.0%	8.16%

2017 ESTIMATED HOUSEHOLD INCOME

\$50,000-\$74,999	13.58%	14.51%	15.05%
\$75,000-\$99,999	12.88%	11.83%	11.98%
\$100,000-\$200,000 +	48.6%	42.62%	41.82%
TOTAL \$50,000-\$200,000+	75.06%	68.96%	68.85%
2017 Estimated Average HH Income	\$125,167	\$113,618	\$112,490
2017 Estimated Households	17,963	112,832	250,253



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PROPERTY AREA INFORMATION

Located in the heart of the Los Angeles coastline and only 4 miles from LAX, Marina del Rey is a waterfront playground with endless harbor views and a relaxed “California cool” vibe on the bustling Westside. Visitors enjoy the year-round sunny weather and ocean breeze with waterfront dining, on-the-water recreation and six contemporary hotels that line the water’s edge. Its prime coastal location is just steps from its world-famous neighbors, Venice Beach and Santa Monica. And with easy access to major freeways, Marina del Rey is minutes away from all the excitement of Los Angeles.

Marina del Rey’s waterfront location offers unique activities including the 22-mile Marvin Braude Coastal Bike Path that stretches from Pacific Palisades to Torrance, making it easy to enjoy the endless beach views. On-the-water activities like stand-up paddle boarding, kayaking, jet skiing and sailing keep the Marina waters active. As defined in the U.S. Census, Marina del Rey has a population of 496,004 within 5 miles of 444 Washington Boulevard. The community includes 5,246 boat slips in 23 anchorages and marinas, 5,445 rental apartments, 600 condominiums, six hotels with 1,103 hotel rooms, and one million square feet of retail, office and restaurant development.



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