

**13400** W. WASHINGTON BLVD.  
MARINA DEL REY, CA

# RETAIL/SERVICE/MEDICAL SPACE FOR LEASE

IN THE MARINA LOFTS DISTRICT

## MARINA COLLECTION



PRIME MARINA LOFTS DISTRICT  
**1,250-4,751 SF AVAILABLE**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Features

- Two-story retail/office/medical building anchored by Wells Fargo Bank
- In the heart of the Marina Loft District with over 1,000 luxury residences
- Signalized intersection of Washington Blvd. & Glencoe Avenue
- Across from the extremely popular Costco shopping center
- Excellent exposure to Washington Blvd. & Glencoe Avenue, with a combined traffic count of over 60,000 cars per day
- Potential for prominent signage
- Easy access to the Marina (90) Freeway]



## Parking

- Total parking ratio of 4.00/1,000
- Surface lot- 25 parking spaces
- Subterranean lot- 84 parking spaces

Suite #	Size	Rate/SF	Available	Description
105	1,294 SF	\$2.80	Now	Medical space. 3 private offices, open area, bathroom.
111	1,250 SF	\$4.65	Now	Retail space facing Washington Blvd. One private office, open area, bathroom. Please call agent for special landlord incentives.
200	4,751 SF	\$1.95-\$2.55	Now	Retail/Service space. Divisible to approximately 2400 SF and 2351 SF. Double-door glass entry, wide open space, 2 bathrooms, kitchen, 19-foot high ceilings, 20-ton HVAC, 600-amp power, approx. 90 feet of floor to ceiling glass

Availability/Asking Rates (all rates are NNN, net charges approx.. \$1.20/SF/month)



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## Marina Del Rey Economic Sector Snapshot:

### Creative Industries + Technology Sector (aka "Silicon Beach")

- Marina del Rey's total economic contribution to LA County in 2018 was \$425M with \$1.28M total measurable tax revenues paid from hotel tax and sales tax from meals, beverages, and retail sales
- 14,958 employees work in the Marina del Rey community, where tourism, hospitality, and retail trade represent major local industries serving approximately 490K visitors annually
- The community's leisure and hospitality sector supports an estimated 3K jobs
- Marina del Rey acts as part of LA's Silicon Beach, and benefits from proximity to tech and media hubs such as Santa Monica, Venice Beach and Playa Vista as well as LAX
- Popular local retail destinations include Villa Marina Marketplace, Fisherman's Village, Waterside at Marina del Rey, Marina Square and the Marina del Rey Farmer's Market; The Boardwalk Shops at Marina del Rey, which includes a new Trader Joe's Market, is expected for completion Q1 2020

Data represents 90292 zip code \*Oct. 2019

Source: NAI Capital Research; Applied Geographic Solutions; State of California EDD

### CITY OF MARINA DEL REY ECONOMIC STATS 2019

The Marina del Rey community represents an affluent coastal enclave with a diversified local economy.

 **24,276**  
TOTAL POPULATION

 **\$133,513**  
AVERAGE HOUSEHOLD INCOME

 **2,027**  
TOTAL BUSINESSES

 **3.0%**  
UNEMPLOYMENT RATE

 **\$589M**  
ANNUAL HH RETAIL EXOENDITURES

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# 13400

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# RETAIL/SERVICE/MEDICAL SPACE FOR LEASE

IN THE MARINA LOFTS DISTRICT

Suite 200

4,751 SF



