

748 Washington Blvd Marina Del Rey, CA 90292



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THE SPACE

Location	748 Washington Blvd Marina Del Rey, CA 90292
County	Los Angeles
APN	4229-016-015
Total Rentable Area (SF)	1200
Monthly Rent PSF	\$7,200
Lease Type	MG

Notes Property can be leased as a single unit or individually with each unit's rental amount at \$3,600

HIGHLIGHTS

- Freestanding office/retail building in the heart of Silicon Beach.
- Two units available – lease individually or combine for a larger space
- Great pedestrian and traffic count along Washington and Lincoln Blvd.
- Frontage and signage available for excellent brand exposure on popular Washington Blvd.
- Walker's Paradise with a Walk Score of 90. Abbot Kinney Blvd, the Venice Canals, and Costco are all within walking distance.
- Easily accessible via Venice Blvd, Lincoln Blvd, and the 90 freeway.
- Ample street parking.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
38,283	218,274	480,806

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$200,129	\$169,153	\$166,373

NUMBER OF HOUSEHOLDS

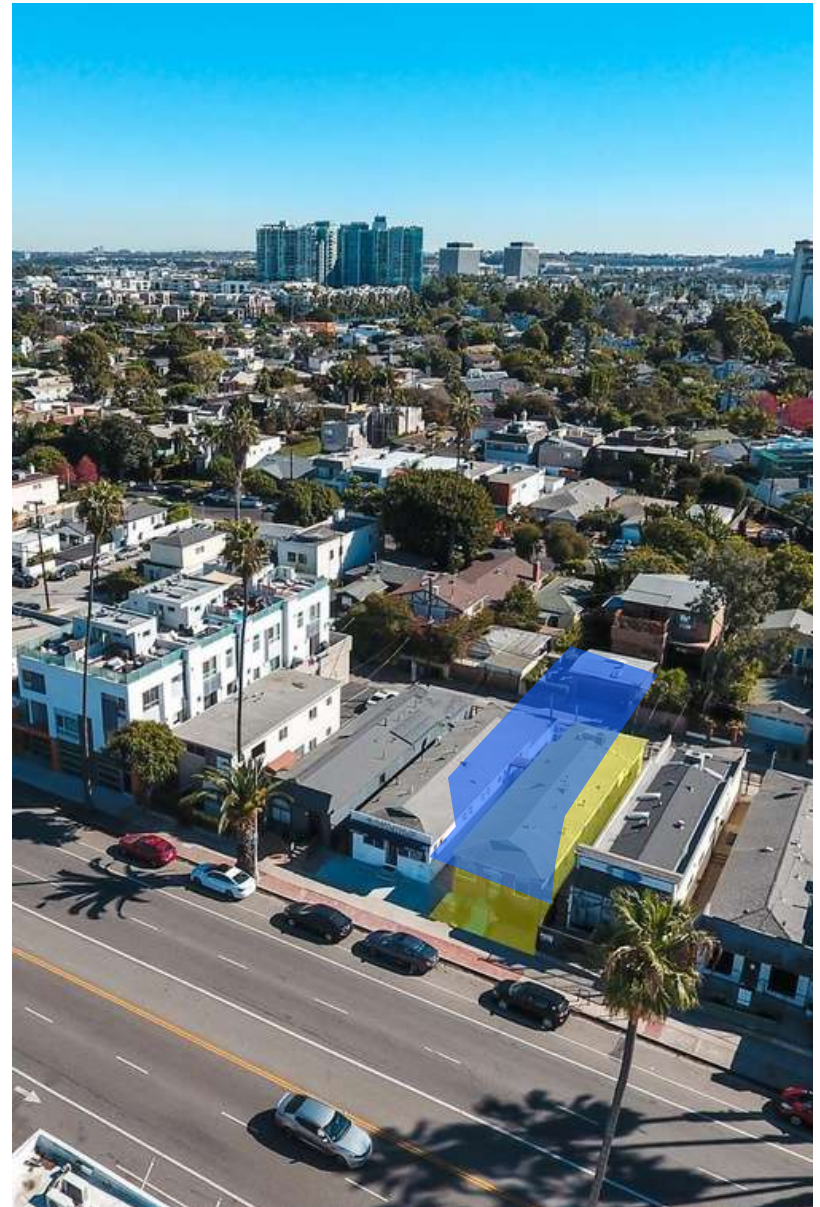
1.00 MILE	3.00 MILE	5.00 MILE
20,547	102,535	227,694

PROPERTY FEATURES

TOTAL UNITS	2
GLA (SF)	1,200
LAND SF	2,500
LAND ACRES	0.06
YEAR BUILT	1953
ZONING TYPE	LAC2

NEIGHBORING PROPERTIES

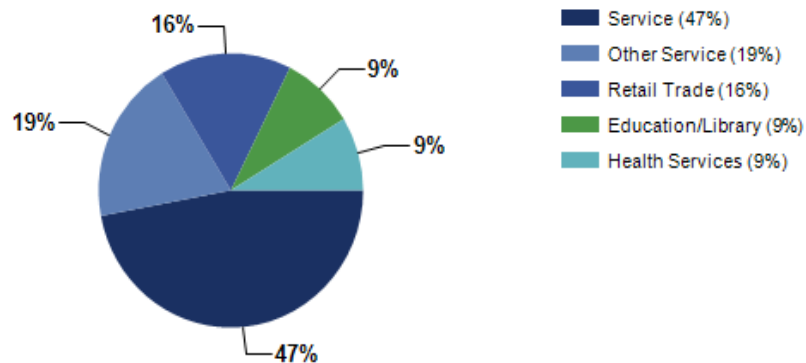
NORTH	Hospitality
SOUTH	Single Family Residential
EAST	Retail/Residential
WEST	Retail/Office/Residential



LOCATION HIGHLIGHTS

- Marina Del Rey is a vibrant coastal community in Los Angeles County, known for its picturesque marina, waterfront dining, and recreational activities such as boating and kayaking.
- The property is located on Washington Boulevard, a bustling commercial corridor lined with a variety of shops, restaurants, and businesses, offering high visibility and foot traffic.
- Nearby attractions include the Marina Marketplace shopping center, which features popular retailers like Bed Bath & Beyond, Best Buy, and a variety of dining options.
- The area is in close proximity to renowned beaches such as Marina Beach and Venice Beach, offering residents and visitors opportunities for leisure and relaxation.
- Marina Del Rey is conveniently situated near major thoroughfares like the Pacific Coast Highway and the 405 freeway, providing easy access to surrounding neighborhoods and key destinations in the Greater Los Angeles area.

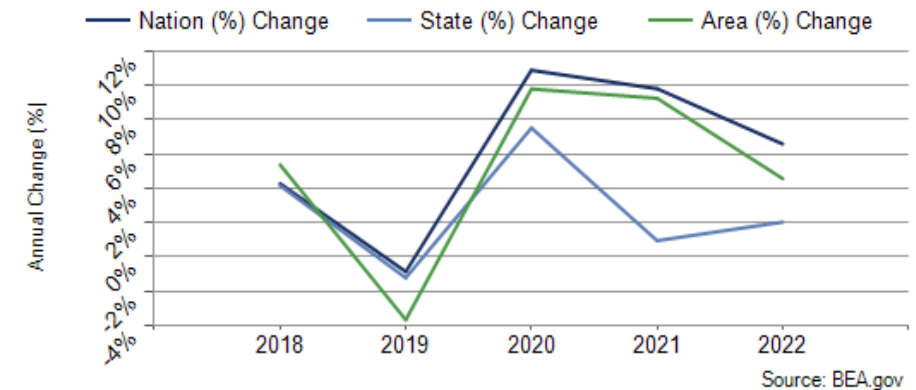
Major Industries by Employee Count



Largest Employers

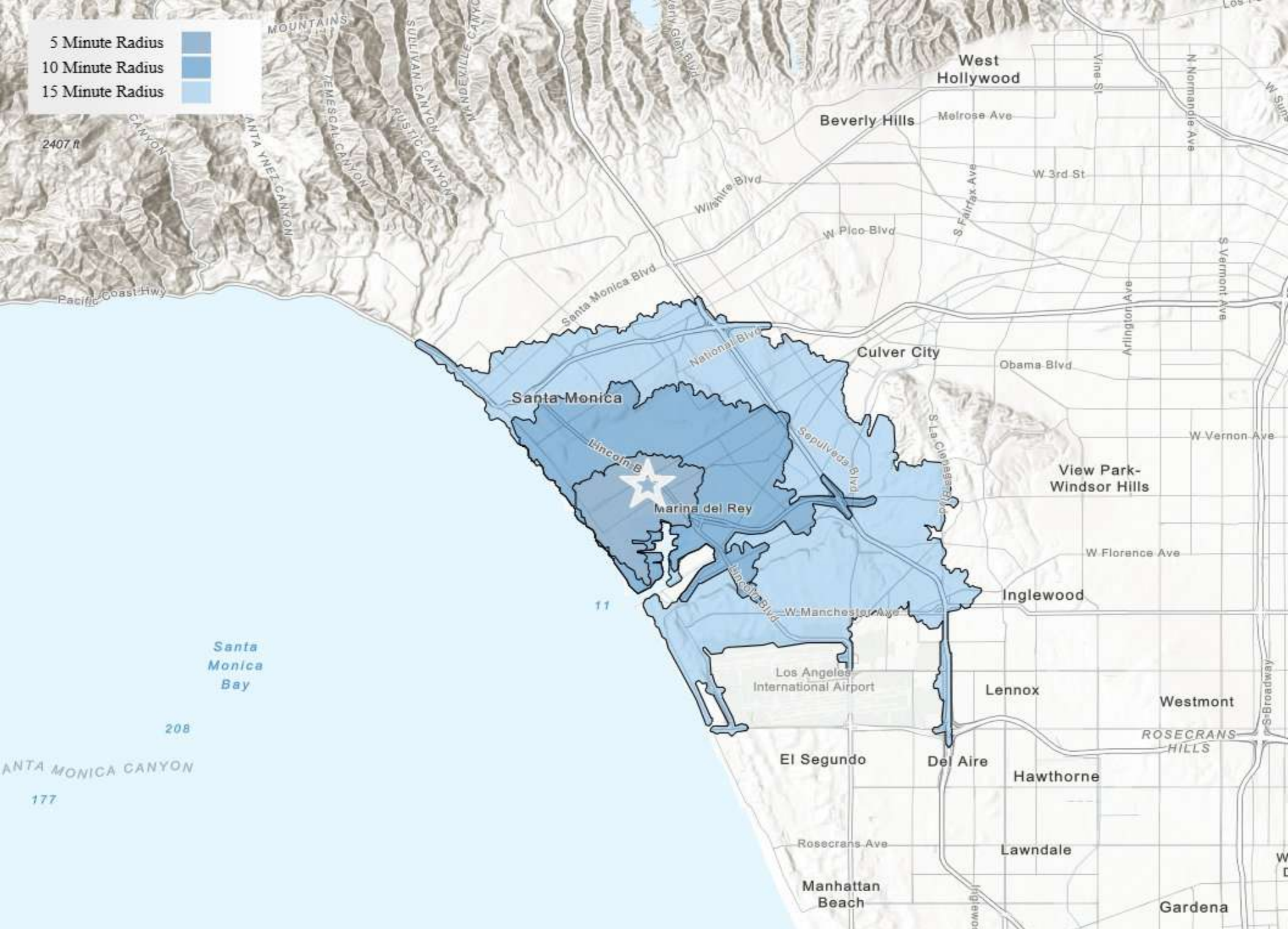
Marina Del Rey Investors LP	103
Equinox Group	100
Petco	50
Starbucks	30
MWJ Agency Inc.	20
Cad/cam Talent, LLC	15
Hireforce	10
Prospection Group, Inc.	5

Los Angeles County GDP Trend





5 Minute Radius
10 Minute Radius
15 Minute Radius





MARINA DEL REY



FRONT UNIT

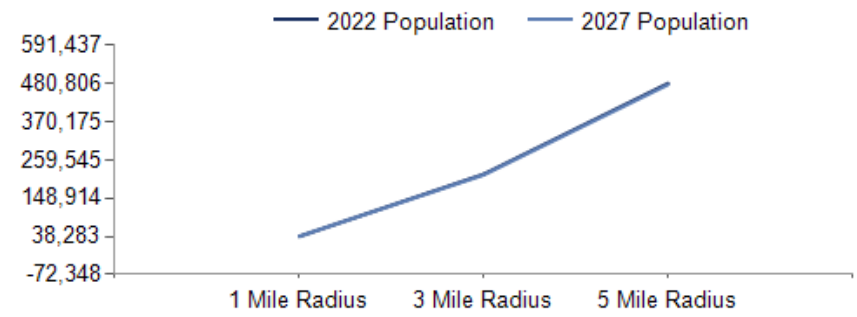


BACK UNIT

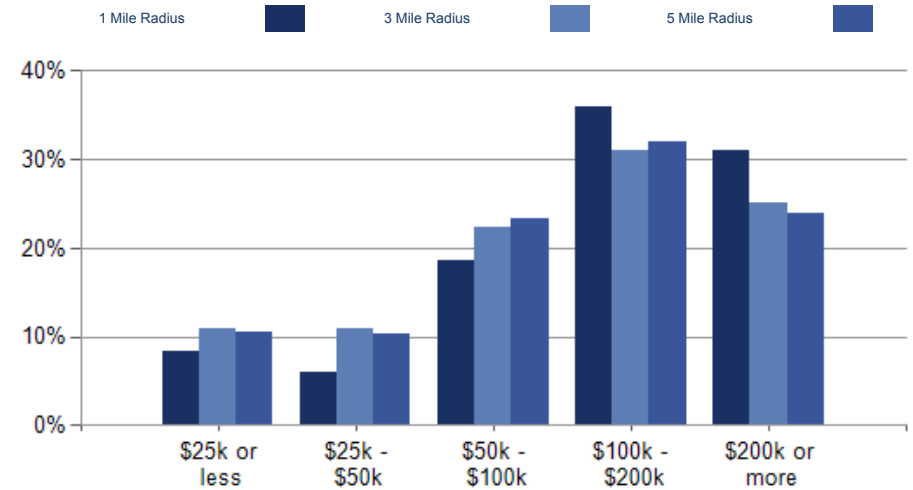


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,224	188,948	430,293
2010 Population	32,755	200,259	449,024
2022 Population	38,283	218,274	480,806
2027 Population	38,340	216,252	477,174
2022 African American	1,685	11,033	29,000
2022 American Indian	197	2,002	3,404
2022 Asian	3,255	27,530	70,752
2022 Hispanic	5,171	46,000	86,229
2022 Other Race	2,183	21,146	38,403
2022 White	26,459	126,421	276,326
2022 Multiracial	4,455	29,722	62,070
2022-2027: Population: Growth Rate	0.15%	-0.95%	-0.75%

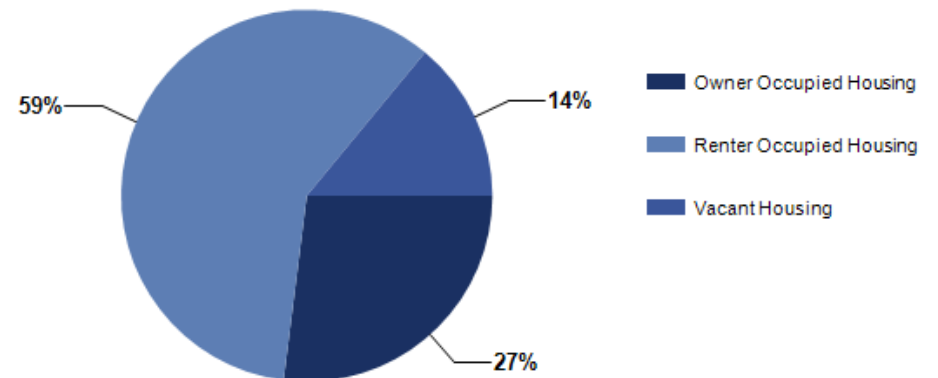
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,121	6,963	14,790
\$15,000-\$24,999	576	4,160	9,121
\$25,000-\$34,999	556	4,855	9,516
\$35,000-\$49,999	682	6,260	13,802
\$50,000-\$74,999	1,752	11,508	25,910
\$75,000-\$99,999	2,085	11,319	27,153
\$100,000-\$149,999	4,300	18,903	43,536
\$150,000-\$199,999	3,088	12,847	29,245
\$200,000 or greater	6,388	25,718	54,619
Median HH Income	\$137,417	\$112,308	\$111,525
Average HH Income	\$200,129	\$169,153	\$166,373



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius

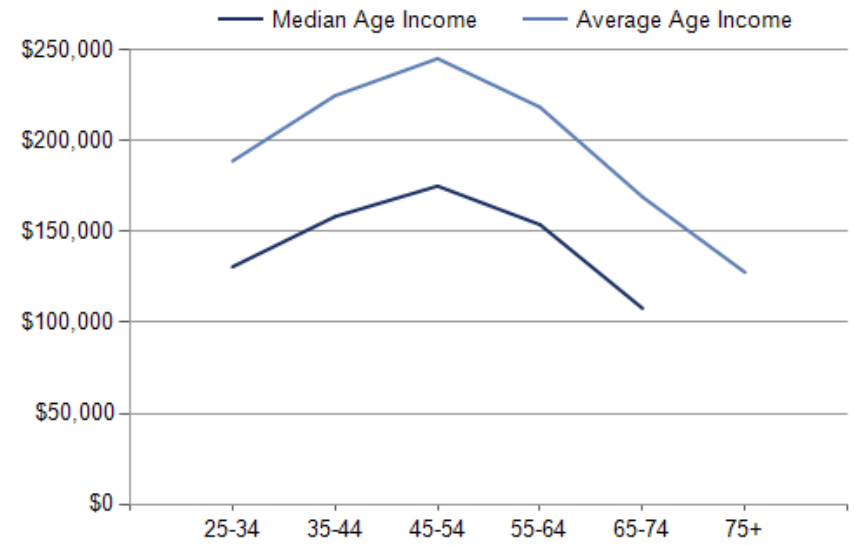
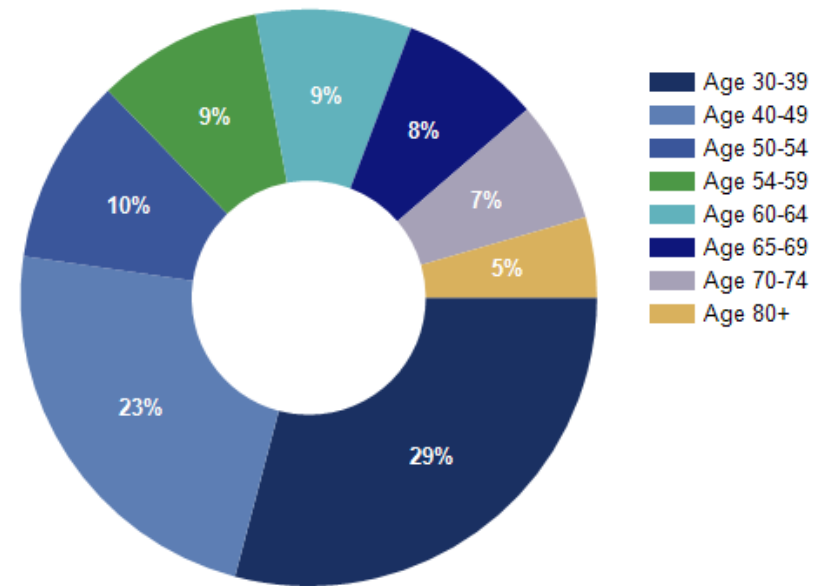


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,041	20,373	45,553
2022 Population Age 35-39	3,792	19,188	41,988
2022 Population Age 40-44	3,359	16,909	35,728
2022 Population Age 45-49	2,877	15,021	31,799
2022 Population Age 50-54	2,807	14,402	30,970
2022 Population Age 55-59	2,499	13,487	30,063
2022 Population Age 60-64	2,352	12,932	28,390
2022 Population Age 65-69	2,126	11,169	24,669
2022 Population Age 70-74	1,831	9,279	20,516
2022 Population Age 75-79	1,213	6,469	14,803
2022 Population Age 80-84	670	3,955	9,363
2022 Population Age 85+	630	4,315	10,713
2022 Population Age 18+	33,653	186,164	410,520
2022 Median Age	42	40	40
2027 Median Age	42	40	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$130,695	\$107,653	\$105,809
Average Household Income 25-34	\$188,937	\$152,767	\$145,799
Median Household Income 35-44	\$158,372	\$132,897	\$129,451
Average Household Income 35-44	\$224,938	\$192,433	\$187,404
Median Household Income 45-54	\$175,155	\$150,732	\$150,107
Average Household Income 45-54	\$245,343	\$209,209	\$208,006
Median Household Income 55-64	\$153,929	\$129,472	\$132,469
Average Household Income 55-64	\$218,561	\$190,276	\$192,499
Median Household Income 65-74	\$107,826	\$91,420	\$94,666
Average Household Income 65-74	\$169,125	\$147,028	\$148,178
Average Household Income 75+	\$127,626	\$108,775	\$111,746

Population By Age



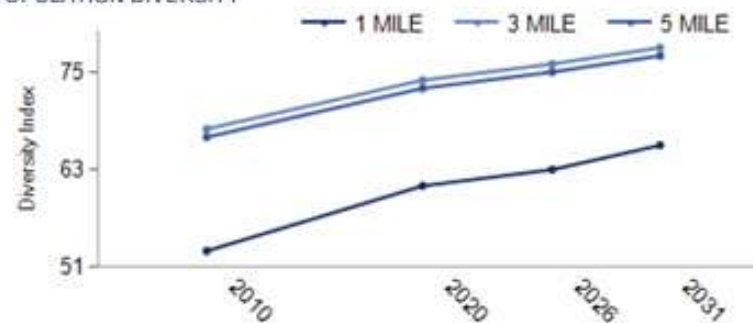
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	66	78	77
Diversity Index (current year)	63	76	75
Diversity Index (2020)	61	74	73
Diversity Index (2010)	53	68	67

POPULATION BY RACE



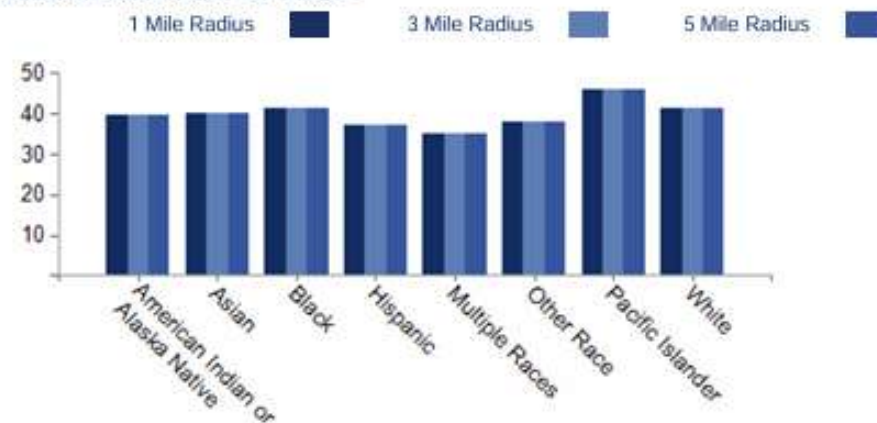
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	4%	5%
American Indian	0%	1%	1%
Asian	8%	11%	13%
Hispanic	13%	18%	16%
Multiracial	11%	12%	11%
Other Race	5%	8%	7%
White	59%	46%	47%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	40	40
Median Asian Age	40	39	38
Median Black Age	41	40	43
Median Hispanic Age	37	36	36
Median Multiple Races Age	35	34	33
Median Other Race Age	38	37	37
Median Pacific Islander Age	46	39	39
Median White Age	41	41	41

2026 MEDIAN AGE BY RACE



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