

FOR LEASE

RETAIL
/ OFFICE

407 WASHINGTON BLVD
MARINA DEL REY, CA 90292



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

407 WASHINGTON BLVD
MARINA DEL REY, CA 90292

SIZE: Approximately 2,422 square feet

RATE: \$3.95 Per Square Foot Per Month Plus NNN
(Estimated to be \$1.00 Per Square Foot Per Month)

TERM: 5-10 Years

PARKING: Three (3) spaces included, free of charge

AVAILABLE: Immediately

FEATURES

- » Ideal space for a variety of office or retail users; within walking distance of the Venice Pier and numerous amenities with an array of successful retailers
- » High ceilings with mostly open space and one (1) bathroom
- » High-income area with strong demographics
- » Approximately 25 feet of street frontage with excellent signage on Washington Boulevard



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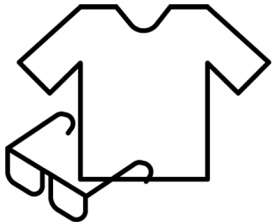
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AREA DEMOGRAPHICS

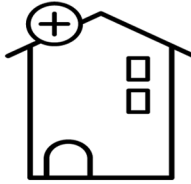
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Apparel, Food/Entertainment & Services

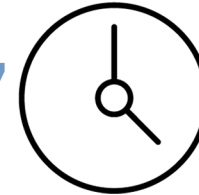
\$277,287

2023 yearly consumer spending



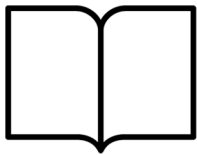
Median Home Value

\$1,119,687



Estimated Population

29,795



Educational Attainment

65%

with college or higher degree



Average Household Income

\$159,576



Housing Units

20,161

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 Proj. Popul	46,021	200,211	444,618
2030 Proj. Popul	29,941	175,219	444,880
2025 Est. Popul	29,795	174,816	442,920
2020 Census	29,044	172,393	432,731
Growth 2025-2030	0.49%	0.23%	0.44%
Growth 2020-2025	2.59%	1.41%	2.35%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	1,147	8,724	22,393
\$75,000-\$99,000	1,598	7,785	20,960
\$100,000+	10,233	50,222	120,980
TOTAL:	12,978	66,731	164,333
2025 EST AVG HH INC	\$159,576	\$153,697	\$150,926

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COMMUNITY PROFILE

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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 407 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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