

**SUB LEASE OR
LEASE ASSIGNMENT**



**SECOND GENERATION
RESTAURANT SPACE**

13455 MAXELLA AVE | MARINA DEL REY

PLEASE CONTACT

PARKS LANDON

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CHAINLINKS
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

PROPERTY HIGHLIGHTS

- **SIZE:** 1,530 SF
- **MONTHLY RENT:** \$11,367 with 3% Annual Increases
- **NNN:** \$3,407
- **TERM:** Until June 2030
- **OPTION:** One (1), Five Year Option at FMV
- **TYPE 41:** Beer & Wine ABC License
- **KEY MONEY:** \$275,000



DEMOGRAPHICS



Population

1 MILE	2 MILE	3 MILE
33,667	130,731	242,180



Avg. Household Income

1 MILE	2 MILE	3 MILE
\$193,895	\$200,304	\$192,904



Daytime Population

1 MILE	2 MILE	3 MILE
22,161	53,730	112,958





