



337 WASHINGTON BLVD

MARINA DEL REY, CA 90292

WALKABLE COASTAL LOCATION | 9-UNIT MIXED-USE ASSET | VALUE-ADD OPPORTUNITY



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OFFERING SUMMARY

PROPERTY OVERVIEW

ADDRESS:	337 Washington Blvd Marina Del Rey, CA 90292	
PRICE:	\$9,300,000	
CAP:	4.5%	
YEAR BUILT:	1980	
BUILDING SIZE:	Building 1:	6,536 SF
	Building 2:	3,572 SF
	Total:	10,108 SF
LOT SIZE:	11,004 SF / 0.25 AC (Two parcels, each has 5,502 SF)	
STORIES:	2 Stories	
TENANCY:	9 Tenants (5 Commercial / 4 Residential)	
APNS:	4227-020-001, 4227-020-002	
ZONING:	LAC2	
USE:	Commercial / Office / Residential / Mixed use	
PARKING:	12 Tandem	

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INVESTMENT HIGHLIGHTS



EXCEPTIONAL COASTAL POSITIONING

Situated in a high-demand pocket of Marina Del Rey, offering a prestigious address for investors or occupants.



VERSATILE REDEVELOPMENT POTENTIAL

A prime candidate for modern development, capitalizing on the area's favorable zoning and demand for mixed-use or creative spaces.



UNRIVALED VISIBILITY & EXPOSURE

Features prominent street frontage on a high-traffic corridor, ensuring maximum brand awareness for retail or office tenants.



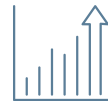
AFFLUENT LOCAL DEMOGRAPHICS

Directly benefits from a robust and growing consumer base of high-income residents within the immediate vicinity.



REGIONAL CONNECTIVITY

Ideally located with streamlined access to the Marina (90) Freeway, linking the property to the wider Westside and Greater Los Angeles.



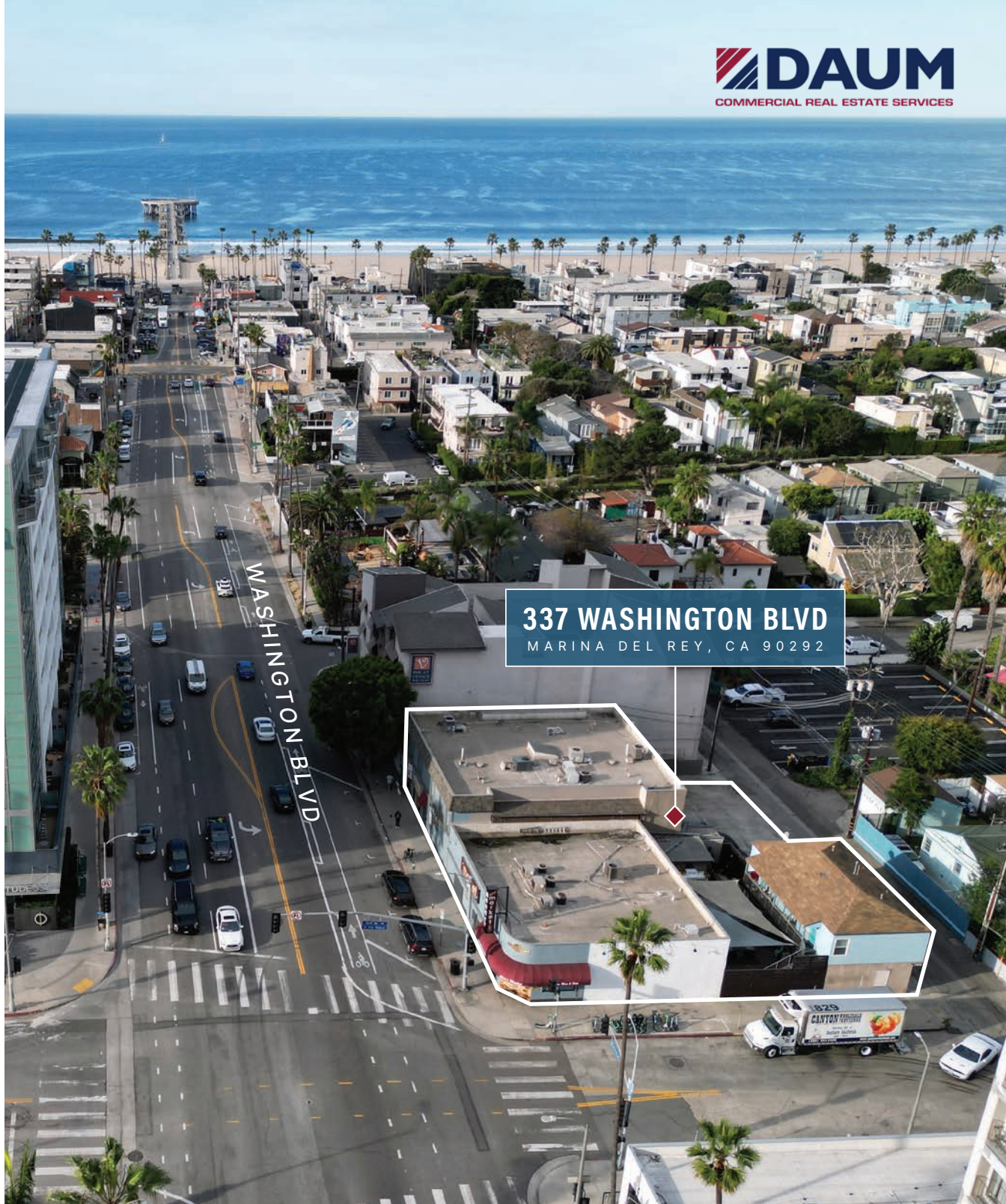
SUBSTANTIAL VALUE-ADD UPSIDE

Offers a significant opportunity to capture market rent growth through strategic renovations or repositioning.



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MARINA DEL RAY

COASTAL WEALTH & LIFESTYLE HUB

Marina Del Rey is one of the most affluent and supply-constrained coastal markets on the Westside of Los Angeles, driven by strong demographics, tourism, and high-income households.

The area benefits from proximity to Venice, Santa Monica, and major employment hubs including Silicon Beach, supporting consistent retail demand and foot traffic.

With the largest man-made marina in North America, Marina Del Rey attracts year-round visitors, reinforcing its position as a premier coastal lifestyle destination.

Limited new development and high barriers to entry continue to support long-term rent growth and investment stability.

0.2	0.3	92	95
Miles to VENICE BEACH	Miles to MARINA HARBOR	WALK SCORE Walker's Paradise	BIKE SCORE Biker's Paradise



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COASTAL LUXURY LIFESTYLE



ABBOT KINNEY RETAIL CORRIDOR

MAJOR WESTSIDE EMPLOYMENT DRIVERS

Proximity to major employers across healthcare, technology, media, and hospitality sectors drives strong daytime population and consumer spending.

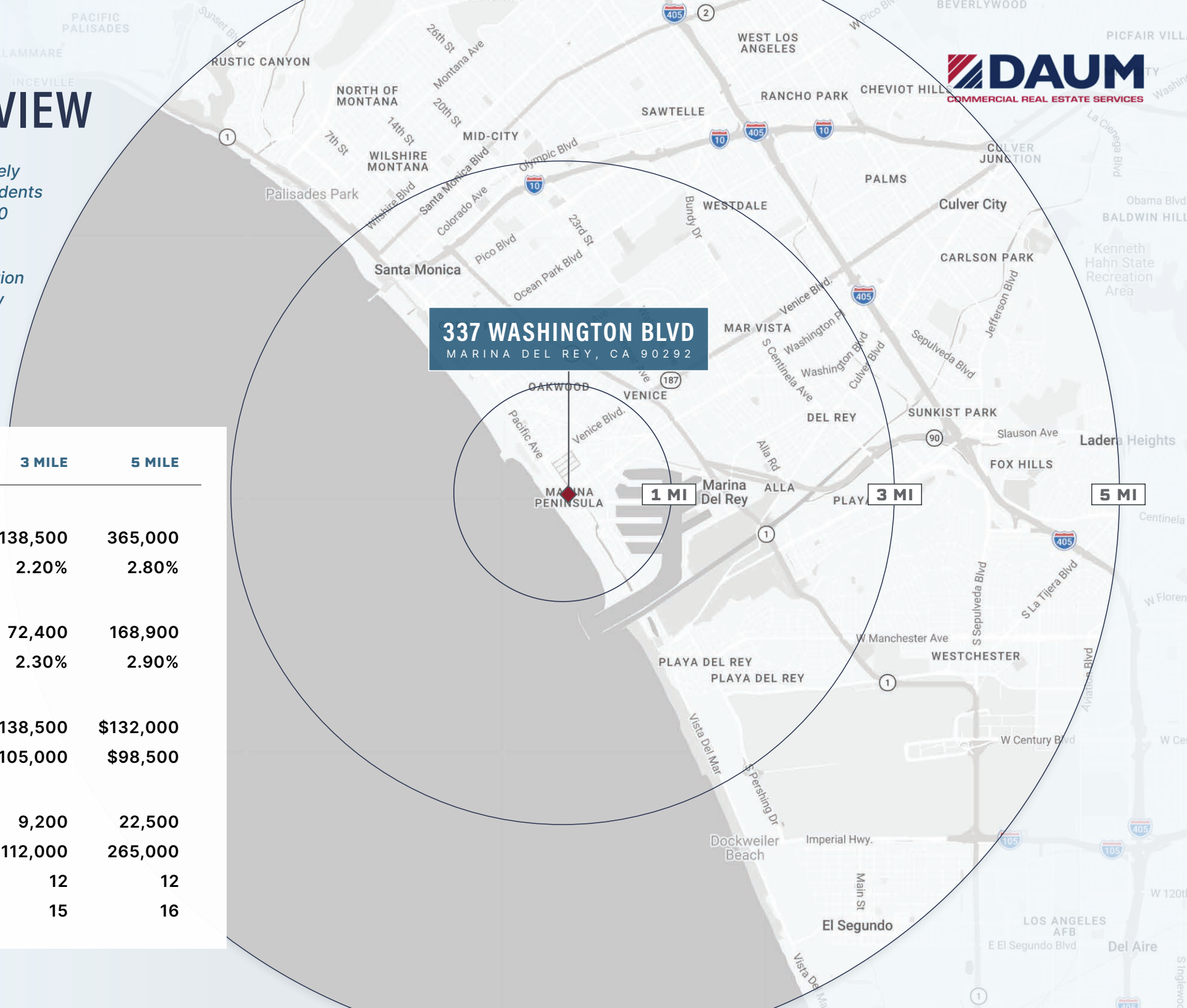


COMPANY	EMPLOYEES
UCLA Health	25,000+
Cedars-Sinai Medical Center	18,000+
Google (YouTube / Google LA)	8,000+
Snap Inc.	5,000+
Marriott International (Westside Portfolio)	5,000+
Sony Pictures Entertainment	3,500+
Amazon Studios	3,000+
Hulu	2,500+
The Trade Desk	2,500+

DEMOGRAPHIC OVERVIEW

Marina Del Rey is supported by an affluent and densely populated coastal trade area, with over 138,000 residents and average household incomes exceeding \$138,000 within a 3-mile radius.

The property benefits from a strong daytime population of more than 112,000 employees, driven by proximity to Silicon Beach, Santa Monica, and key Westside employment hubs, supporting consistent consumer demand and long-term growth.



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	1 MILE	3 MILE	5 MILE
POPULATION			
Population	22,800	138,500	365,000
Population Growth (2020-2025)	1.50%	2.20%	2.80%
HOUSEHOLDS			
Households	13,200	72,400	168,900
Household Growth (2020-2025)	1.60%	2.30%	2.90%
INCOME			
Avg. Household Income	\$145,000	\$138,500	\$132,000
Median Household Income	\$112,000	\$105,000	\$98,500
DAYTIME DEMOS			
Total # of Businesses	2,450	9,200	22,500
Total # of Employees	28,500	112,000	265,000
Employees per Business	12	12	12
Residential Pop. per Business	9	15	16



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