

# 20 Washington Blvd

MARINA DEL REY, CA 90292

BUSINESS ASSET SALE



OFFERING MEMORANDUM



# Deal Overview

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**CityStreet Commercial** is proud to present an exceptional opportunity at 20 Washington Blvd, Marina del Rey, CA 90292—an ideally positioned property just steps from the beach in one of the Westside’s most dynamic coastal corridors. Situated on approximately 1,900 square feet of land, this offering features a 1,200-square-foot building, perfectly suited for a variety of high-impact retail or food and beverage concepts.

The property is complemented by two inviting outdoor patio areas, including a front patio measuring approximately 240 square feet (8’ x 30’) and an expansive street-facing patio of roughly 420 square feet (14’ x 30’). These outdoor spaces provide an incredible opportunity to create a vibrant, open-air dining or social environment that captures the essence of Marina del Rey’s coastal lifestyle.

Located along Washington Blvd, a major artery connecting Venice, Marina del Rey, and the Peninsula, the site benefits from strong vehicular and pedestrian traffic, drawing a steady mix of locals, beachgoers, and tourists year-round. The immediate area is home to a diverse mix of popular restaurants, bars, and neighborhood staples, contributing to a lively and built-in customer base.

This is a rare chance to secure a highly visible, beach-adjacent location with strong fundamentals and endless potential in one of Los Angeles’ most sought-after coastal communities.

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# Area Highlights

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This iconic location attracts visitors from all over the world and it is estimated that approximately 28,000 to 30,000 people visit the Venice Beach Boardwalk and adjacent Recreation and Parks property on a daily basis. The Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year. It is known as one of the region's most popular tourist attractions.

# Deal Points

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- Key Money: \$125,000
- Lease Rate: \$10,000 + NNN
- Direct Lease with Landlord
- Restaurant Size: Appx 1,200 SF | Front patio: Appx 240 SF | Street-facing patio: Appx 420 SF
- Expansion opportunity: Additional space may be available for lease from the adjacent market
- Full liquor available through RBP



# Neighboring Tenants

*Alana's*  
COFFEE ROASTERS



**KILLER SHRIMP™**  
RESTAURANT AND BAR

**FRATELLI**  
cafe

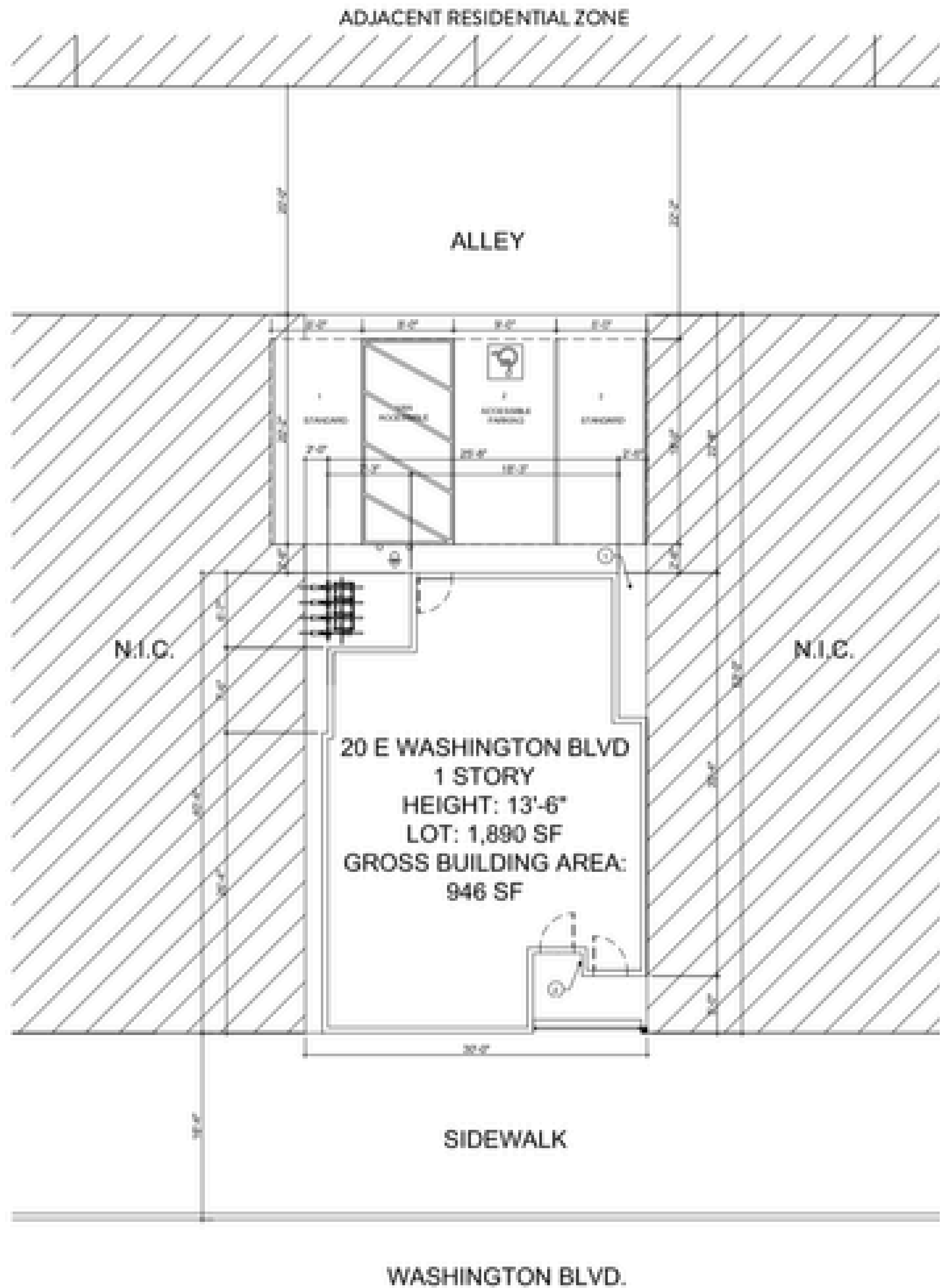


VENICE  
SANTA MONICA  
NEWPORT BEACH

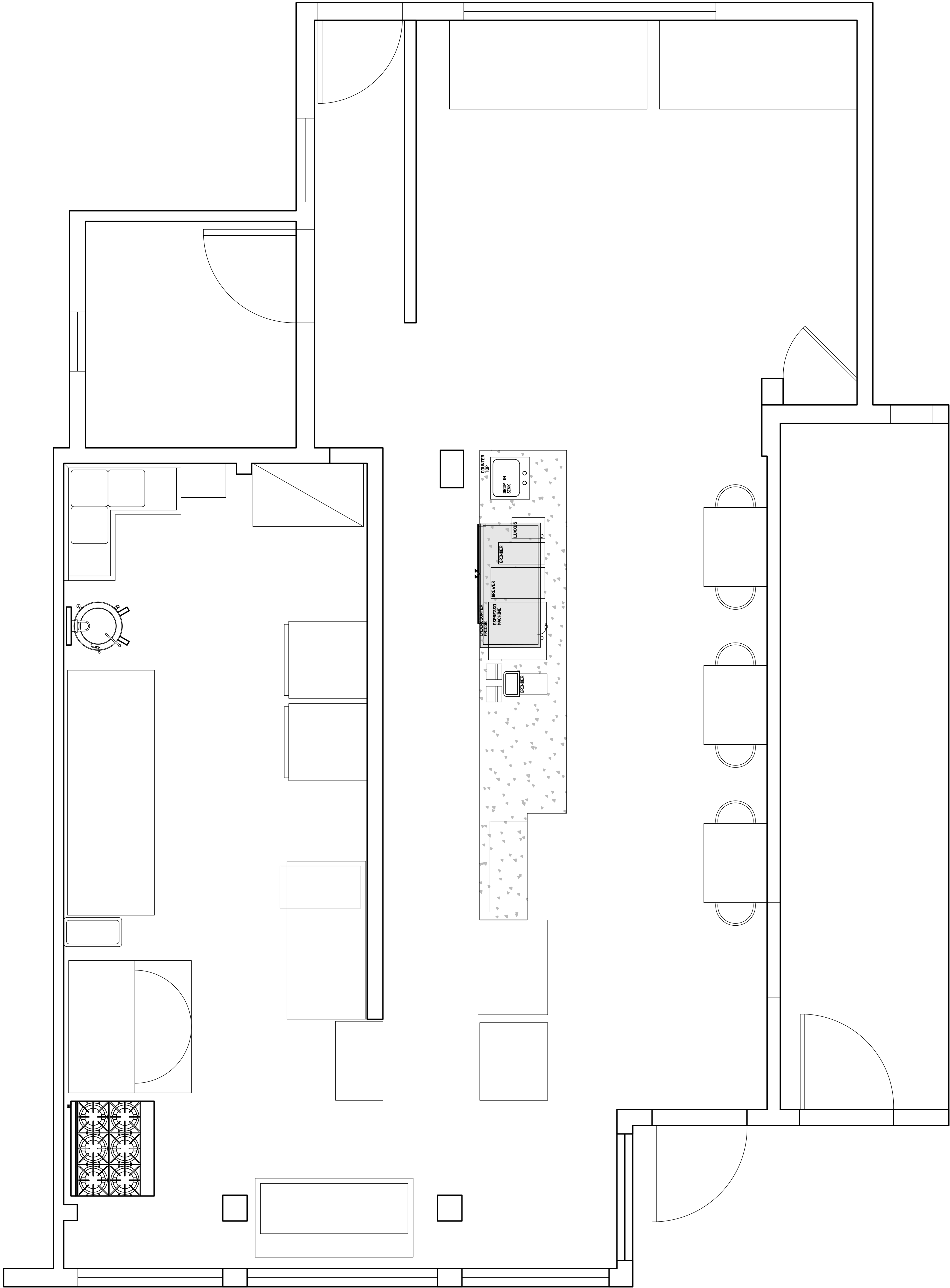
**SCOPA**  
ITALIAN ROOTS



# Floor Plan

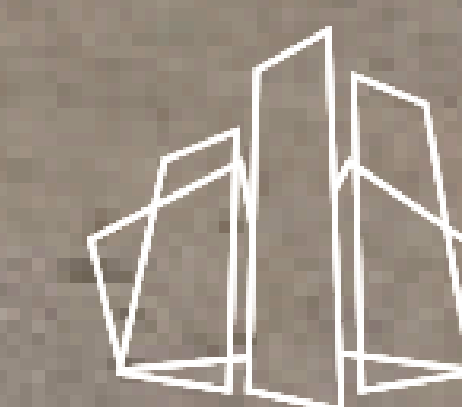


# Floor Plan



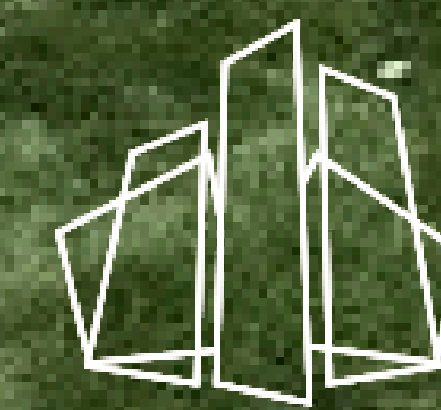


# The Exterior



CITYSTREET  
COMMERCIAL

# The Patio



CITYSTREET  
COMMERCIAL

# The Interior





# The Location



Immerse yourself in the vibrant heartbeat of Venice Beach, where eclectic charm meets endless possibility. **20 E Washington Blvd**, offers an exceptional opportunity to establish your business in one of Los Angeles' most iconic and sought-after neighborhoods.

Situated in the bustling Lincoln boulevard corridor, this property is surrounded by Venice's rich artistic heritage, bohemian spirit, and entrepreneurial energy. Just a few minutes walk from Venice Beach Boardwalk—one of California's top tourist destinations. A short stroll leads to Abbot Kinney Boulevard, a globally recognized hub for boutique shopping, upscale dining, and trendsetting culture.

Nearby attractions like Superba food + bread, Universal Art Gallery, Erewhon, and the picturesque Venice Canals further enhance the area's magnetic appeal, blending upscale sophistication with a laid-back coastal vibe. This high-traffic corridor attracts a diverse mix of locals, international tourists, creatives, and entrepreneurs, all seeking unforgettable experiences in one of LA's most dynamic enclaves.

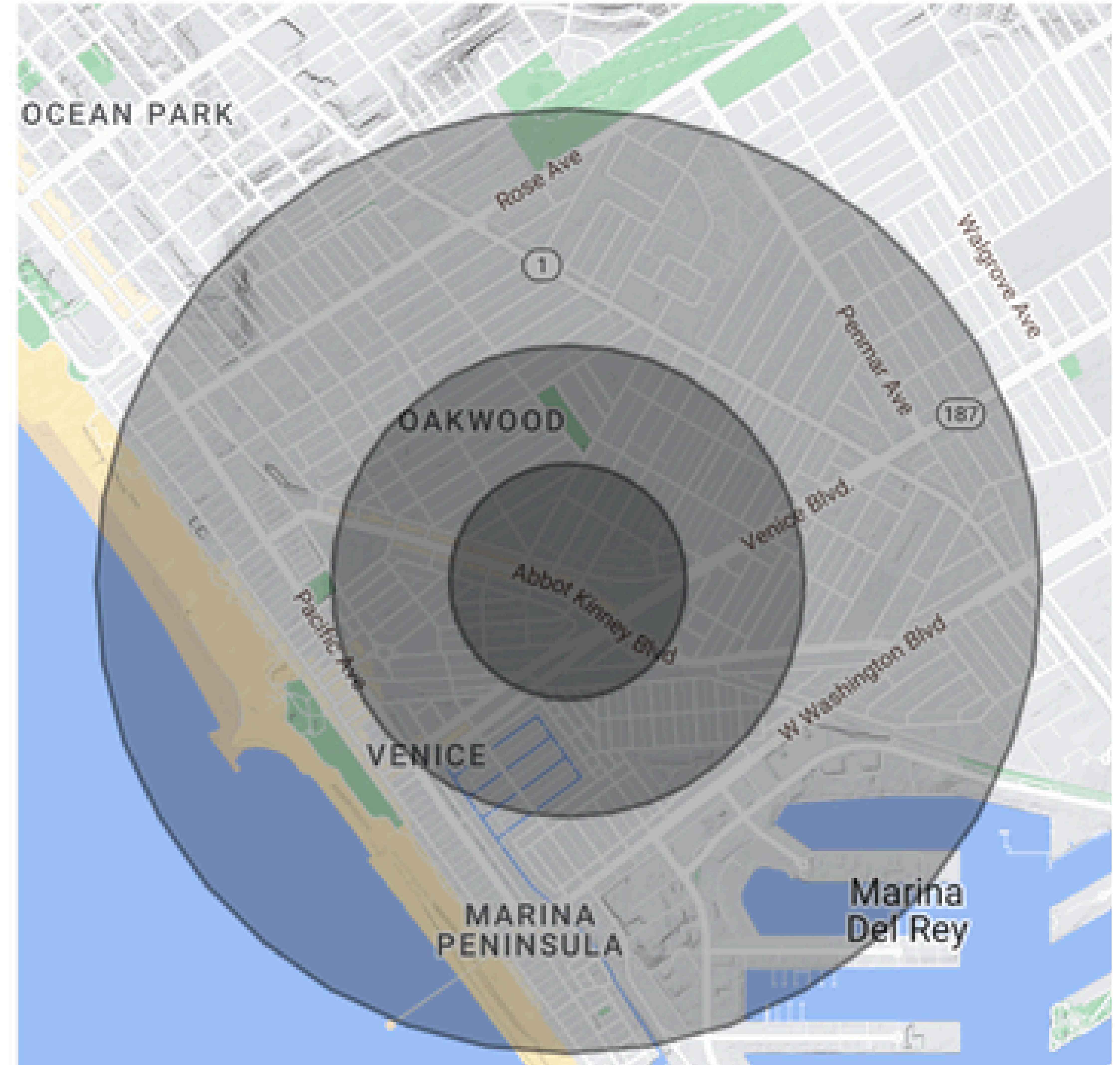
# Local Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,536	7,304	28,504
Average Age	40.3	38.6	39.8
Average Age (Male)	39.4	40.1	40.3
Average Age (Female)	40.7	37.8	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,455	4,255	17,546
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$134,459	\$138,872	\$145,003
Average House Value	\$2,037,921	\$2,150,461	\$1,644,635

\* Demographic data derived from 2020 ACS - US Census



# 20 Washington Blvd

Marina Del Rey, CA 90292

BUSINESS ASSET SALE

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