

Premier Location at Lincoln & Maxella

2nd Gen Restaurant / Retail Spaces

4240-4292 Lincoln Blvd., Marina del Rey, CA 90292

KWP
REAL ESTATE



Available

Suite:	Size (SF):	Rent:	Use:	Floor:
4250:	±2,027	\$5.00	2nd Gen. Restaurant	Ground
4284:	±880	\$3.00	Retail	Second
4290:	±989	\$3.00	Retail	Second

All rents are PSF/Mo., NNN

NNN: ±\$2.68 PSF/Mo. (estimated)

Parking: 4 : 1,000 SF

Marina Center Features

- ▶ Second gen. restaurant space with patio and highly visible second-story retail spaces with excellent signage available
- ▶ Busy neighborhood center in premium Marina del Rey location at signalized intersection of Lincoln Blvd. and Maxella Ave. (±135,090 CPD)
- ▶ Incredible credit tenants at Marina Center including: Union Bank, H&R Block, Starbucks, and Juice Crafters
- ▶ Ample on-site surface and subterranean parking
- ▶ Adjacent to Marina Marketplace mall with: Gelson's, Equinox, ULTA, AMC Theatres, Pavilions, Yard House and more
- ▶ Across the street from Ralph's
- ▶ Located along heavily trafficked Lincoln Blvd. commuter route just off the 90 Freeway with access to the I-405

Prospective tenants are hereby advised that all uses are subject to City approval

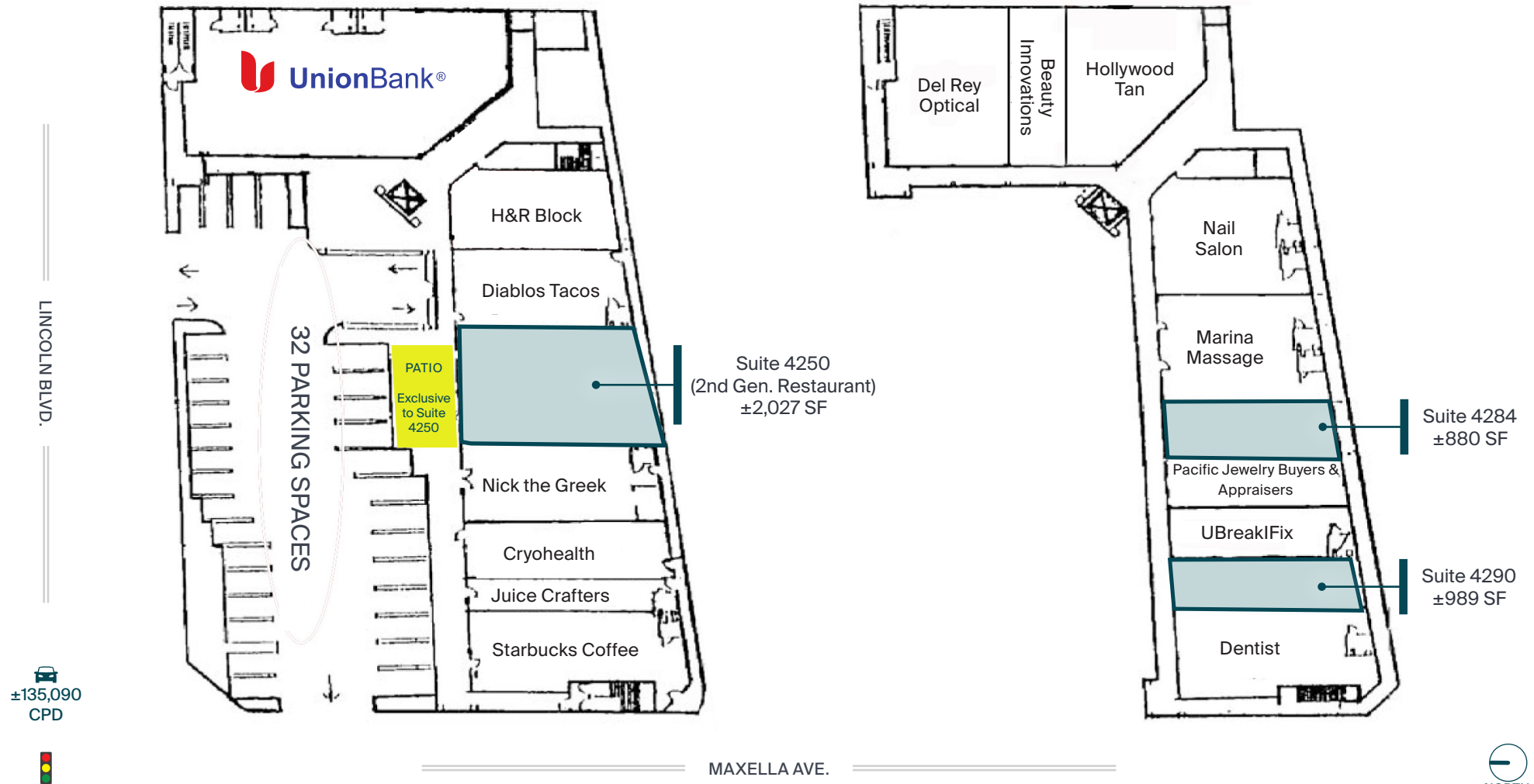


Site Plan

Over $\pm 135,090$ CPD at Lincoln Blvd. and Maxella Ave.

1

2



2nd Gen. Restaurant



2nd gen. restaurant interior



2nd gen. restaurant patio



Entrance to subterranean parking

Adjacent Shopping and Dining

Marina Center is surrounded by luxury high-rise apartments and adjacent to Villa Marina Marketplace - the area's largest shopping center with over 419,000 SF of retail and restaurants.



Immediate Vicinity

Surrounded by major credit tenants and luxury multi-family properties



Immediate Vicinity

Surrounded by luxury multi-family properties and hotels



Surrounded by Luxury

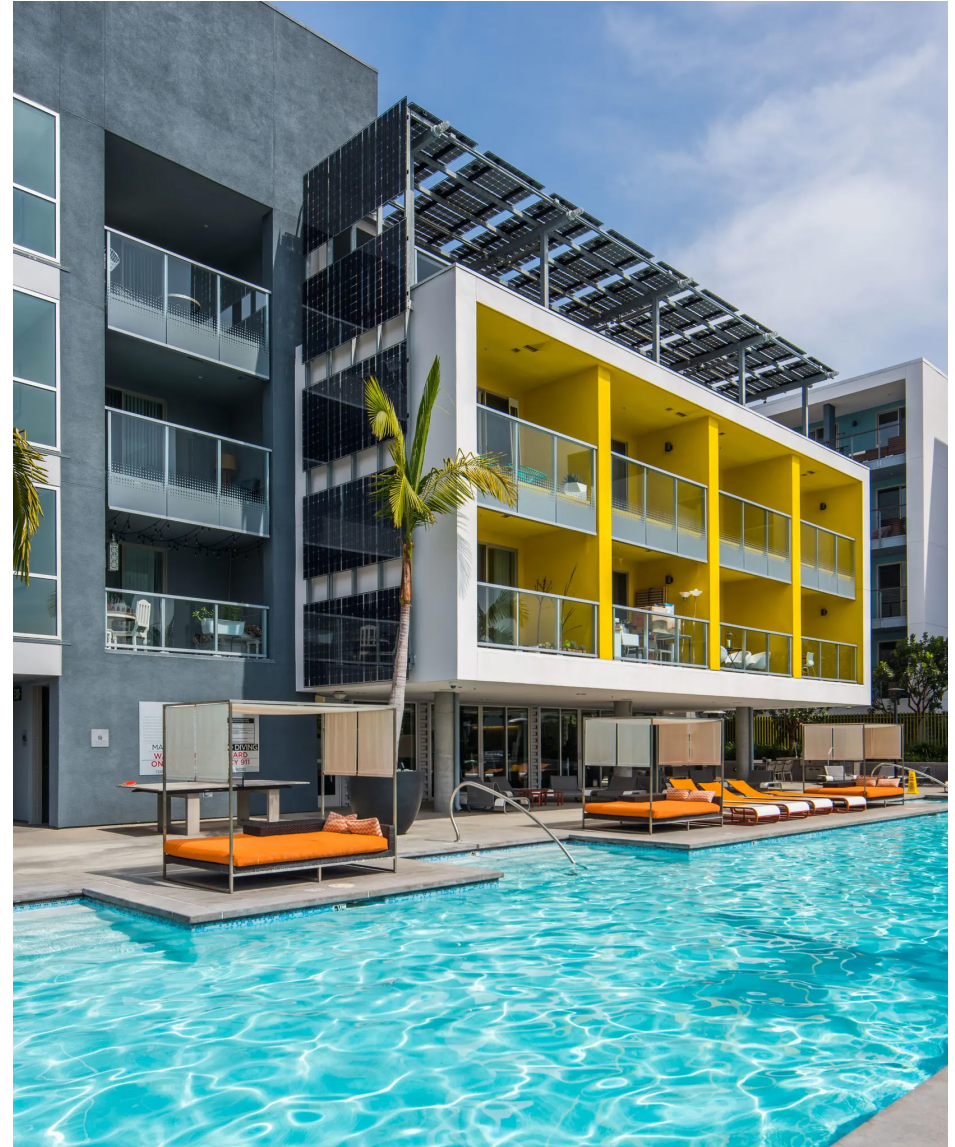
Three luxury apartment complexes are located at the same intersection as Marina Center



Azzurra Condominiums



The Westerly on Lincoln



Stella Apartments

Marina Del Rey Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	10,018	34,328	129,551
2030 Projected Population	9,296	32,550	121,989
2020 Census Population	9,303	32,421	125,462
2010 Census Population	7,671	28,665	113,261
Projected Annual Growth 2025 to 2030	-1.4%	-1.0%	-1.2%
Historical Annual Growth 2010 to 2025	2.0%	1.3%	1.0%
2025 Median Age	40.1	40.4	39.6
HOUSEHOLDS			
2025 Estimated Households	5,258	17,378	61,244
2030 Projected Households	5,036	17,014	59,478
2020 Census Households	5,154	16,985	61,220
2010 Census Households	4,143	14,664	53,565
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	1.8%	1.2%	1.0%
RACE & ETHNICITY			
2025 Estimated White	60.5%	60.4%	56.8%
2025 Estimated Black or African American	6.7%	5.7%	6.2%
2025 Estimated Asian or Pacific Islander	15.7%	13.2%	13.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.9%
2025 Estimated Other Races	16.5%	20.1%	22.5%
2025 Estimated Hispanic	20.8%	24.3%	26.9%
INCOME			
2025 Estimated Average Household Income	\$201,041	\$196,327	\$201,033
2025 Estimated Median Household Income	\$137,416	\$134,277	\$136,625
2025 Estimated Per Capita Income	\$105,754	\$99,565	\$95,341
EDUCATION			
2025 Estimated High School Graduate	4.9%	6.8%	8.6%
2025 Estimated Some College	19.1%	14.4%	13.2%
2025 Estimated Associates Degree Only	4.4%	6.1%	5.2%
2025 Estimated Bachelors Degree Only	38.7%	42.6%	40.3%
2025 Estimated Graduate Degree	28.6%	25.3%	26.3%
BUSINESS			
2025 Estimated Total Businesses	1,605	3,356	8,520
2025 Estimated Total Employees	10,278	23,353	54,465
2025 Estimated Employee Population per Business	6.4	7.0	6.4
2025 Estimated Residential Population per Business	6.2	10.2	15.2

Your trusted *partners*

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