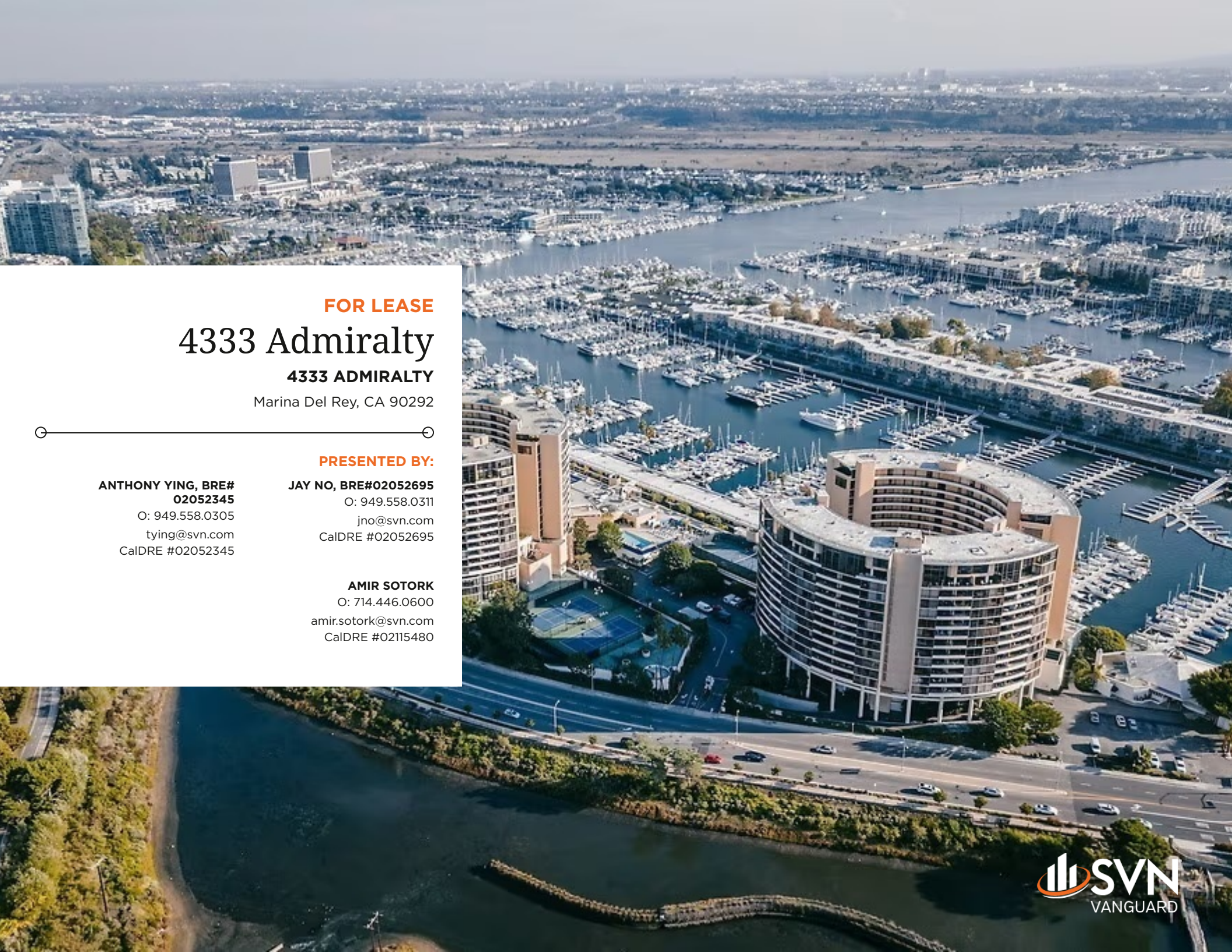




FOR LEASE

4333 Admiralty

4333 ADMIRALTY

Marina Del Rey, CA 90292

PRESENTED BY:

**ANTHONY YING, BRE#
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CalDRE #02115480

PROPERTY SUMMARY



OFFERING SUMMARY

ADDRESS:	4333 Admiralty Way, Marina Del Rey
LEASE RATE:	\$2.25 - 3.50 SF/mo
LEASE TYPE:	NNN / MG
TOTAL RSF:	6,347 SF
AVAILABLE SF:	200 - 2,485 SF
TERM:	Negotiable
OCCUPANCY:	Immediate

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PROPERTY OVERVIEW

The Marina City Club, in Marina Del Rey, boasts a plethora of amenities & must-haves in an iconic beachfront destination offering waterfront views overlooking the ocean & marina boat slips. This seaside community is ideally located near shops, trails, beaches and beyond -- bordering the largest man-made marina in the U.S. with over 6,000 small-boat slips. Opportunity to lease waterfront office space in coveted, Marina Del Rey, greater LA's major water recreation destination. Spaces feature stunning panoramic views and conveniently located steps away from the water, shopping and entertainment centers.

PROPERTY HIGHLIGHTS

- Large, interior volume
- 2-Story suite available
- Floor to ceiling windows
- Minutes drive to Venice Beach

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN / MG	LEASE TERM:	60 to 120 months
TOTAL SPACE:	320 - 2,485 SF	LEASE RATE:	\$2.25 NNN - \$3.50 MG

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1st Floor, Suite 10-01	Available	1,316 SF	Modified Net	\$3.50 SF/month	Built out convenience market and deli on the ground floor of 3 high rise condominium buildings on the marina. The market was very busy but the owner had personal issues and needed to close. This is a great opportunity to open a business with a very large captured market. - Listed rate may not include certain utilities, building services and property expenses - Located in-line with other services and amenities - Fully Built Out as Specialty Space
2nd Floor, Suite 10-11	Available	320 SF	Modified Gross	\$2.25 SF/yr	- Listed rate may not include certain utilities, building services and property expenses - Mostly Open Floor Plan Layout - Partially Built Out as Financial Services Office - Fits 1 - 3 People
2nd Floor	Available	2,342 SF	Modified Gross	Negotiable	Beautiful suite above Marina Del Rey. Floor to ceiling windows directly looking over the marina. Space was previously the yacht club. Mostly open floor plan can be built out to your specifications. The space would be ideal for an office, medical office, yacht sales office or fitness/yoga business. Originally a single unit with the third floor and accessible by way of a staircase which was removed. It is possible to combine with suite G3. - Listed rate may not include certain utilities, building services and property expenses - Fits 6 - 19 People - Space In Need of Renovation - Mostly Open Floor Plan Layout 9' Finished Ceilings

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LEASE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

3rd Floor	Available	2,485 SF	Modified Gross	Negotiable	Beautiful suite above Marina Del Rey. Massive 15 foot floor to ceiling windows directly looking over the marina. Ventilation shaft is installed for a type I hood. Space was previously the top floor of the yacht club. Mostly open floor plan can be built out to your specifications. The space would be ideal for an office, medical office, yacht sales office or fitness/yoga business. Originally a single unit with the second floor and accessible by way of a staircase which was removed. It is possible to combine with suite G2. - Listed rate may not include certain utilities, building services and property expenses - Fits 7 - 20 People - Space In Need of Renovation - Mostly Open Floor Plan Layout - 8' - 15' Finished Ceilings
Car Wash	-	800 SF	Modified Gross	\$36.00 SF/yr	-

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MARKET SPACE



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ADDITIONAL PHOTOS



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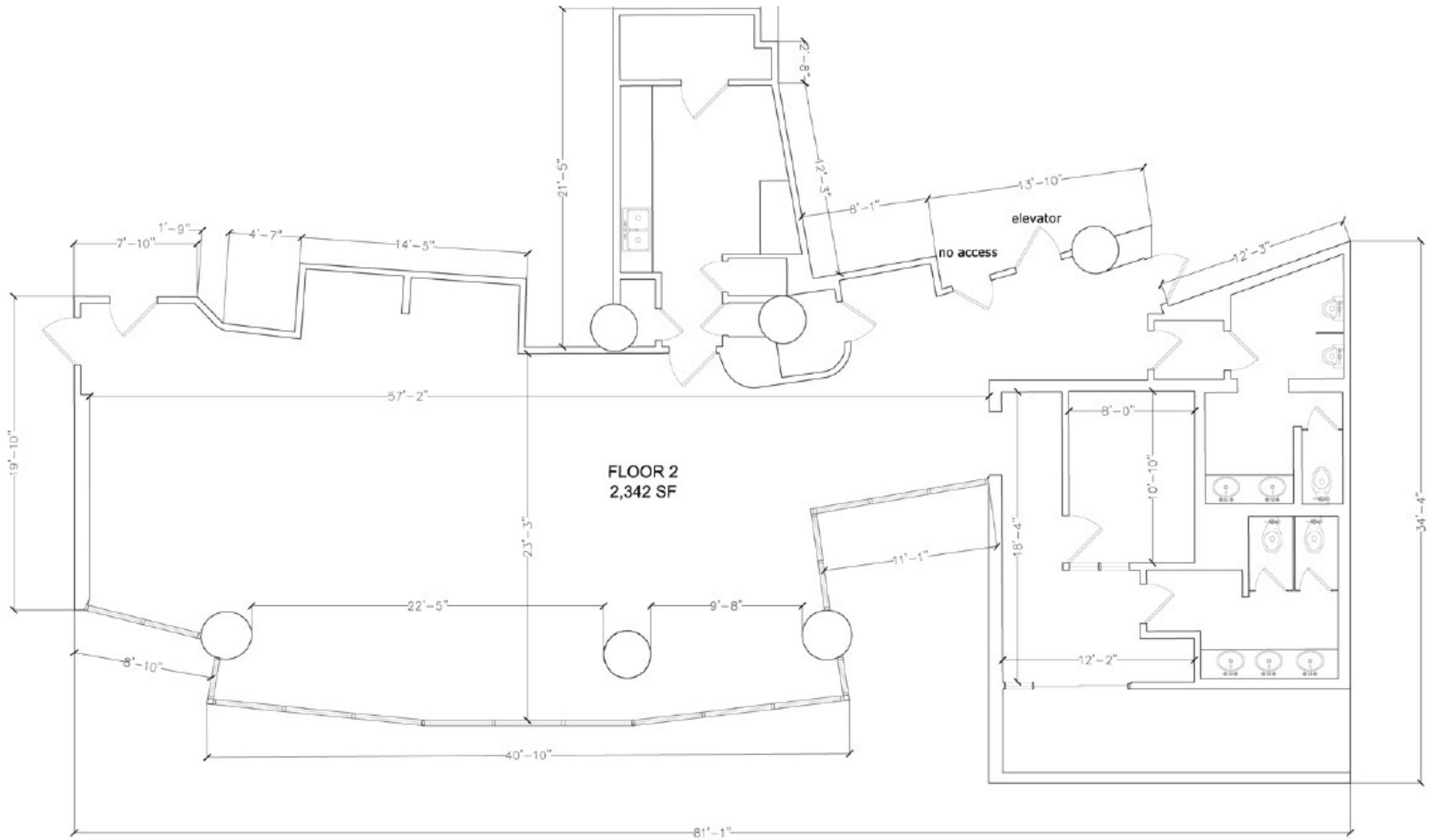
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2ND FLOOR - SUITE G2 FLOORPLAN



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G2 PHOTOS



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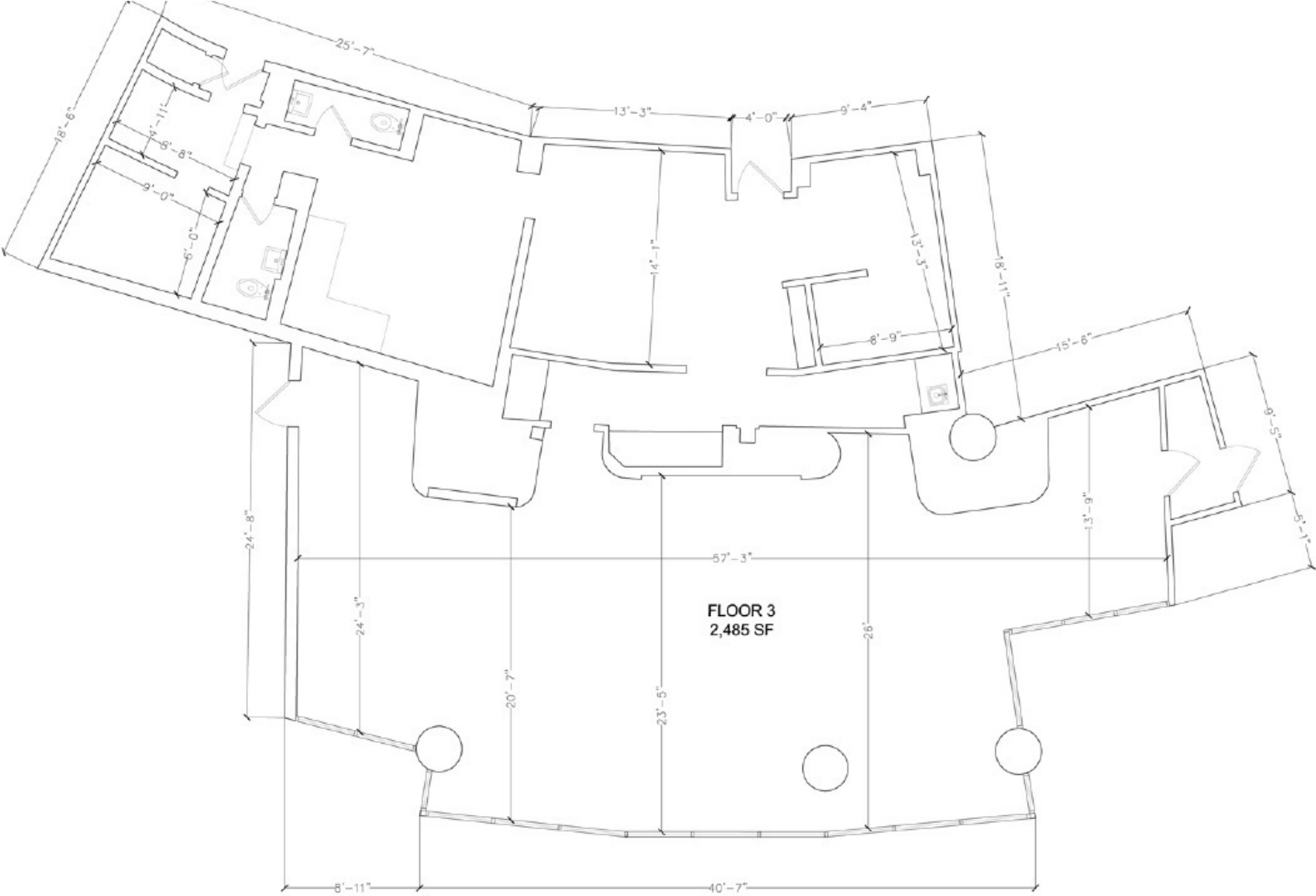
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3RD FLOOR - G3 FLOORPLAN

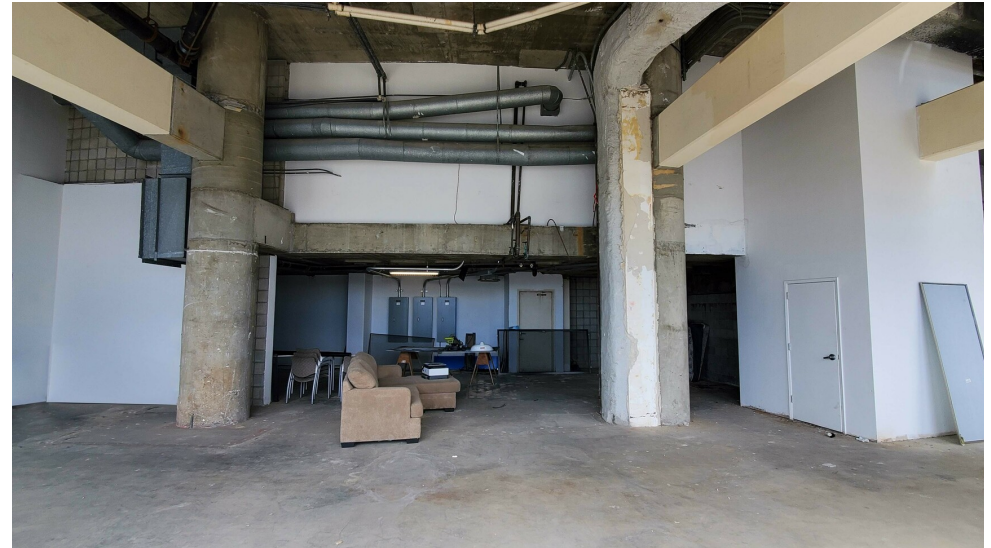


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G3 PHOTOS



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RETAILER MAP



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LOCATION MAP



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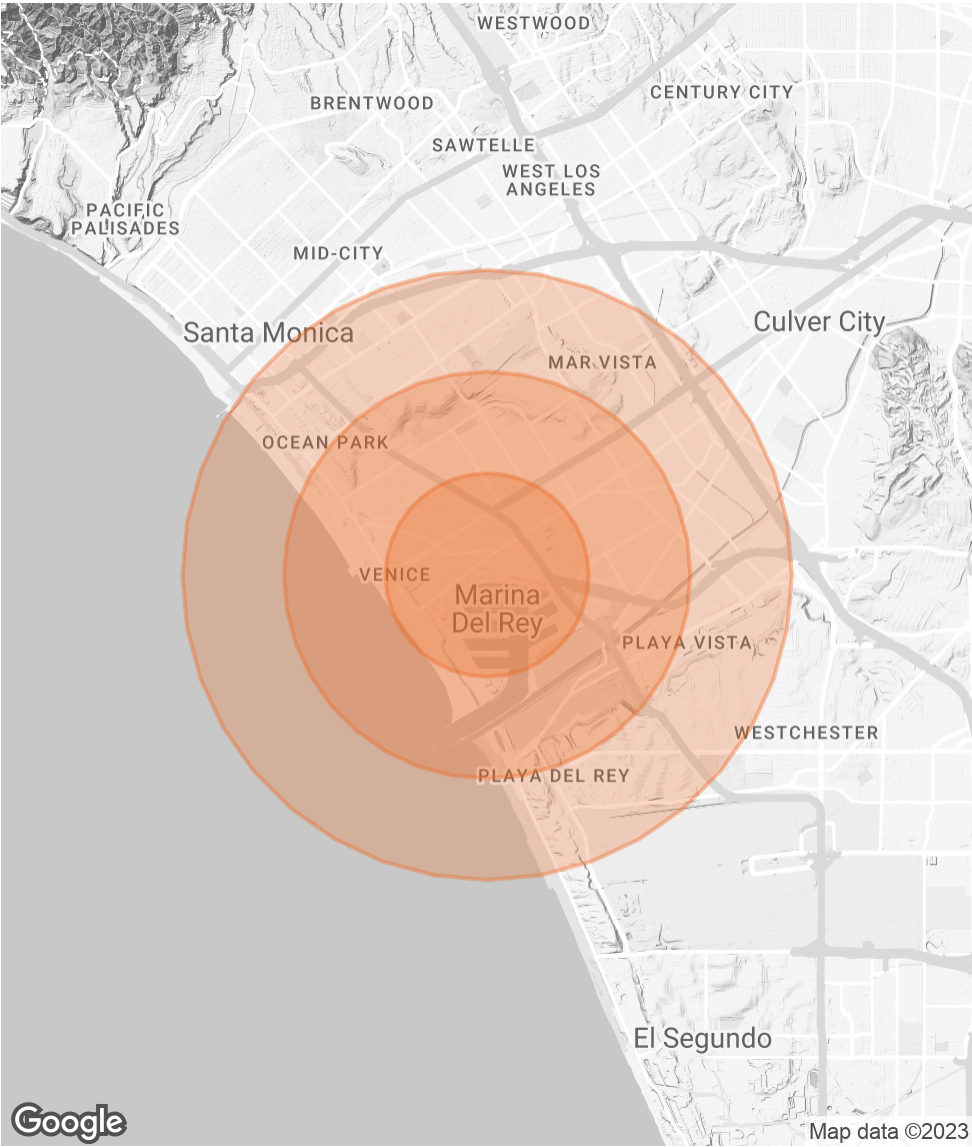
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	27,634	87,925	184,774
AVERAGE AGE	39.7	39.7	38.1
AVERAGE AGE (MALE)	40.3	39.7	37.8
AVERAGE AGE (FEMALE)	39.4	39.5	38.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	15,102	44,587	88,049
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$120,532	\$112,193	\$103,415
AVERAGE HOUSE VALUE	\$960,519	\$886,418	\$830,385

* Demographic data derived from 2020 ACS - US Census



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