SUBLEASE

FITNESS / RETAIL SPACE

4049 LINCOLN BLVD
MARINA DEL REY, CA 90292



GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

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PROPERTY OVERVIEW

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SIZE: Approximately 2,319 rentable square feet

RATE: $4.00 per square foot per month, NNN
(NNN estimated to be $0.65 per square foot per month)

PARKING: Three (3) onsite spaces included

TERM: Through August 31, 2029 with one (1) five (5) year option @ 3% annual Base Rent increases



PARKING / REAR ACCESS / LOADING DOOR

FEATURES + AMENITIES

- Turn-key fitness studio – move it ready!)
- Currently operating as a Pilates studio
- One 8'x 8' ground level loading door
- 12' clear height with foil-insulated ceiling
- High street visibility with prominent frontage on Lincoln Boulevard

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AREA DEMOGRAPHICS

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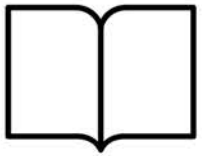
Apparel, Food/Entertainment & Services
$277,287
2023 yearly consumer spending



Median Home Value
$1,119,687



Estimated Population
29,795



Educational Attainment
65%
with college or higher degree



Average Household Income
$159,576



Housing Units
20,161

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 Proj. Popul	46,021	200,211	444,618
2030 Proj. Popul	29,941	175,219	444,880
2025 Est. Popul	29,795	174,816	442,920
2020 Census	29,044	172,393	432,731
Growth 2025-2030	0.49%	0.23%	0.44%
Growth 2020-2025	2.59%	1.41%	2.35%
ESTIMATED HOUSEHOLDS BY HH INCOME $50,000+			
$50,000-$74,999	1,147	8,724	22,393
$75,000-$99,000	1,598	7,785	20,960
$100,000+	10,233	50,222	120,980
TOTAL:	12,978	66,731	164,333
2025 EST AVG HH INC	$159,576	$153,697	$150,926

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AREA MAP

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COMMUNITY PROFILE

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Located along the Los Angeles coastline and only 4 miles from LAX, Marina del Rey is a waterfront playground with endless harbor views and a relaxed "California cool" vibe on the bustling Westside. Visitors enjoy the year-round sunny weather and ocean breeze with waterfront dining, on-the-water recreation and six contemporary hotels that line the water's edge. Its prime coastal location is just steps from its world-famous neighbors, Venice Beach and Santa Monica. And with easy access to major freeways, Marina del Rey is minutes away from all the excitement of Los Angeles.



Marina del Rey's waterfront location offers unique activities including the 22-mile Marvin Braude Coastal Bike Path that stretches from Pacific Palisades to Torrance, making it easy to enjoy the endless beach views. On-the-water activities like stand-up paddle boarding, kayaking, jet skiing and sailing keep the Marina waters active. As defined in the U.S. Census, Marina del Rey has a population of 442,920 within 5 miles of 4049 Lincoln Boulevard. The community includes 5,246 boat slips in 23 anchorages and marinas, 5,445 rental apartments, 600 condominiums, six hotels with 1,103 hotel rooms, and one million square feet of retail, office and restaurant development.

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