

MARINA-FRONT
RESTAURANT AND RETAIL AVAILABLE

BOARDWALK

Marina Del Rey

BRANDON COHAN
REAL ESTATE

JAY LUCHS
NEWMARK

I PROJECT OVERVIEW



TRADER JOE'S

4655 ADMIRALTY WAY
THE SHIP BUILDING
±24,000 SF
AVAILABLE (DIVISIBLE)

4635 ADMIRALTY WAY
THE MODERN BUILDING
±2,820 SF
AVAILABLE (DIVISIBLE)

4625 ADMIRALTY WAY
THE CALIFORNIAN
±6,351 SF
AVAILABLE (DIVISIBLE)

HIHO
CHEESEBURGER

PEDEGO
ELECTRIC BIKES

UOVO
PASTA

KAZU NORI

ALFRED

BANK OF AMERICA

LOCATION ATTRIBUTES

- Waterside dining, shopping, and office space on Admiralty Way including a Trader's Joes specialty market
- Easily accesible by major highways including the I-90 and the 405
- Located across the street from Rick Caruso's Waterside Center with sales exceeding \$2,000 PSF
- Site caters to affluent Silicon Beach demographics, tourists, and locals from Marina del Rey, Venice, Playa Vista, and Santa Monica
- Abundant foot and bike traffic, with a bike path running through the center
- Ample parking
- Beautiful water views
- Outdoor seating with incredible sunsets

One of the only projects in the Marina with

**NO GROSS
RECEIPT TAX**



PROJECT AMENITIES

OVERLOOKING WATER IN MARINA DEL REY



FREE ON-SITE
PARKING

VALET
PARKING

FREE ON-SITE
PARKING

OUTDOOR PATIO
PUBLIC ACCESS

ADMIRALTY WAY
VALET

OUTDOOR PATIO
PUBLIC ACCESS

WATER OVERLOOK
PUBLIC ACCESS

OPEN DINGHY ACCESS
OFF THE BOARDWALK

STADIUM SEATING
PUBLIC ACCESS

BIKE & RUNNING
TRAIL

STADIUM SEATING
PUBLIC ACCESS

BOAT ACCESS
OFF THE BOARDWALK

THE SHIP BUILDING

4655 ADMIRALTY WAY, MARINA DEL REY, CA 90292

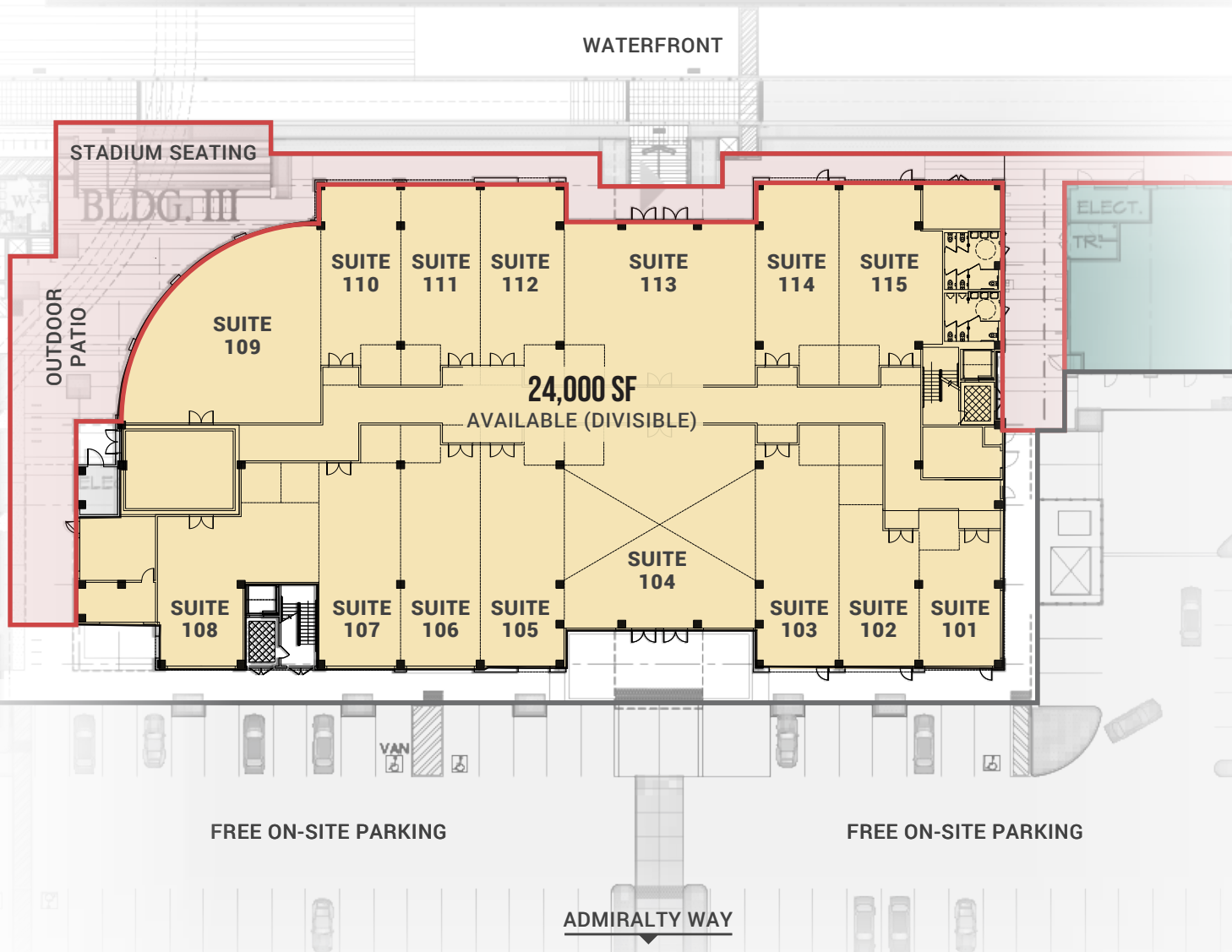


THE SHIP BUILDING

4655 ADMIRALTY WAY, MARINA DEL REY, CA 90292

Up to 24,000 SF

TOTAL AVAILABLE (DIVISIBLE)



THE MODERN BUILDING

4635 ADMIRALTY WAY, MARINA DEL REY, CA 90292

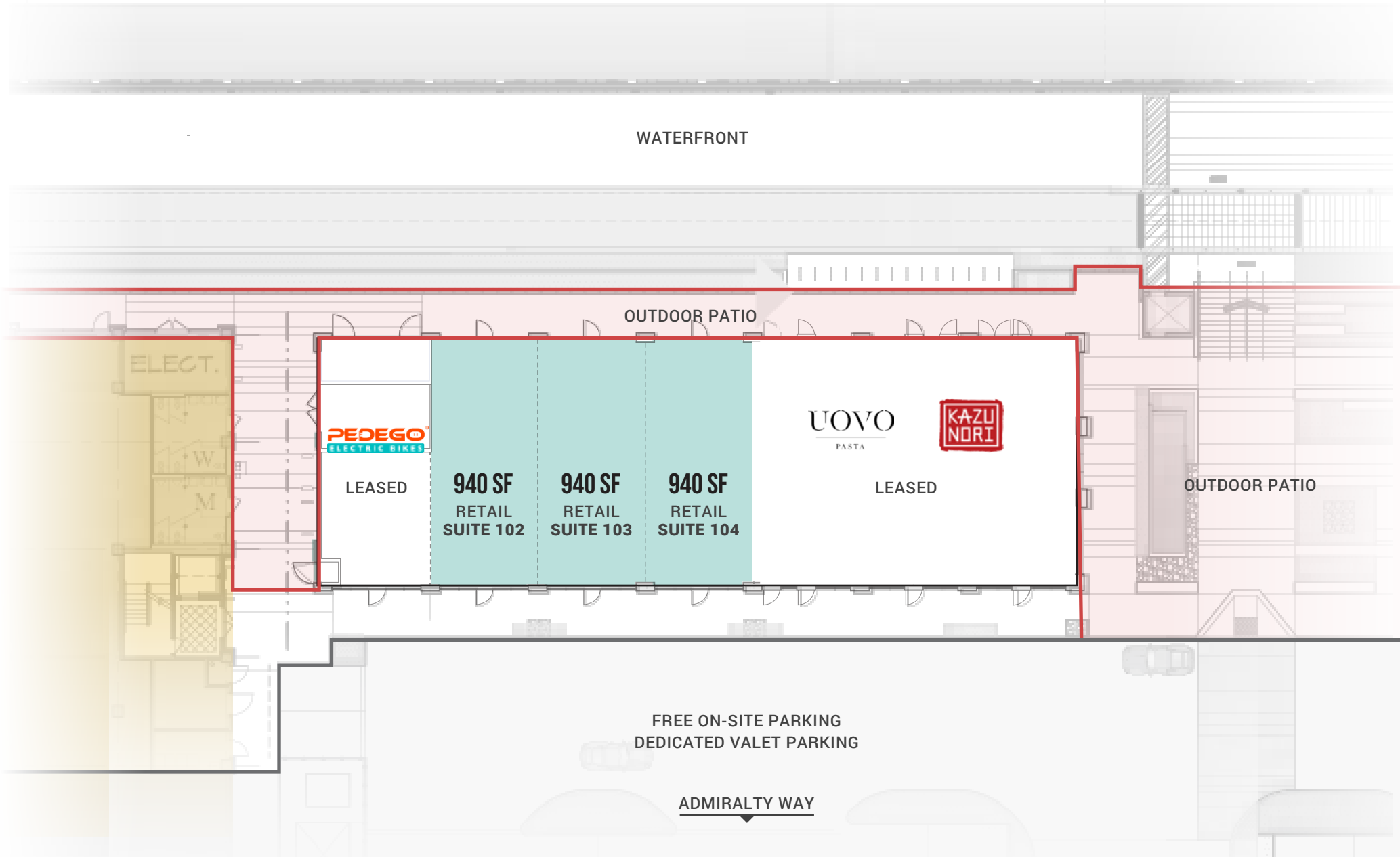


THE MODERN BUILDING

4635 ADMIRALTY WAY, MARINA DEL REY, CA 90292

940 SF – 2,820 SF

TOTAL AVAILABLE (DIVISIBLE)



THE CALIFORNIAN

4625 ADMIRALTY WAY, MARINA DEL REY, CA 90292

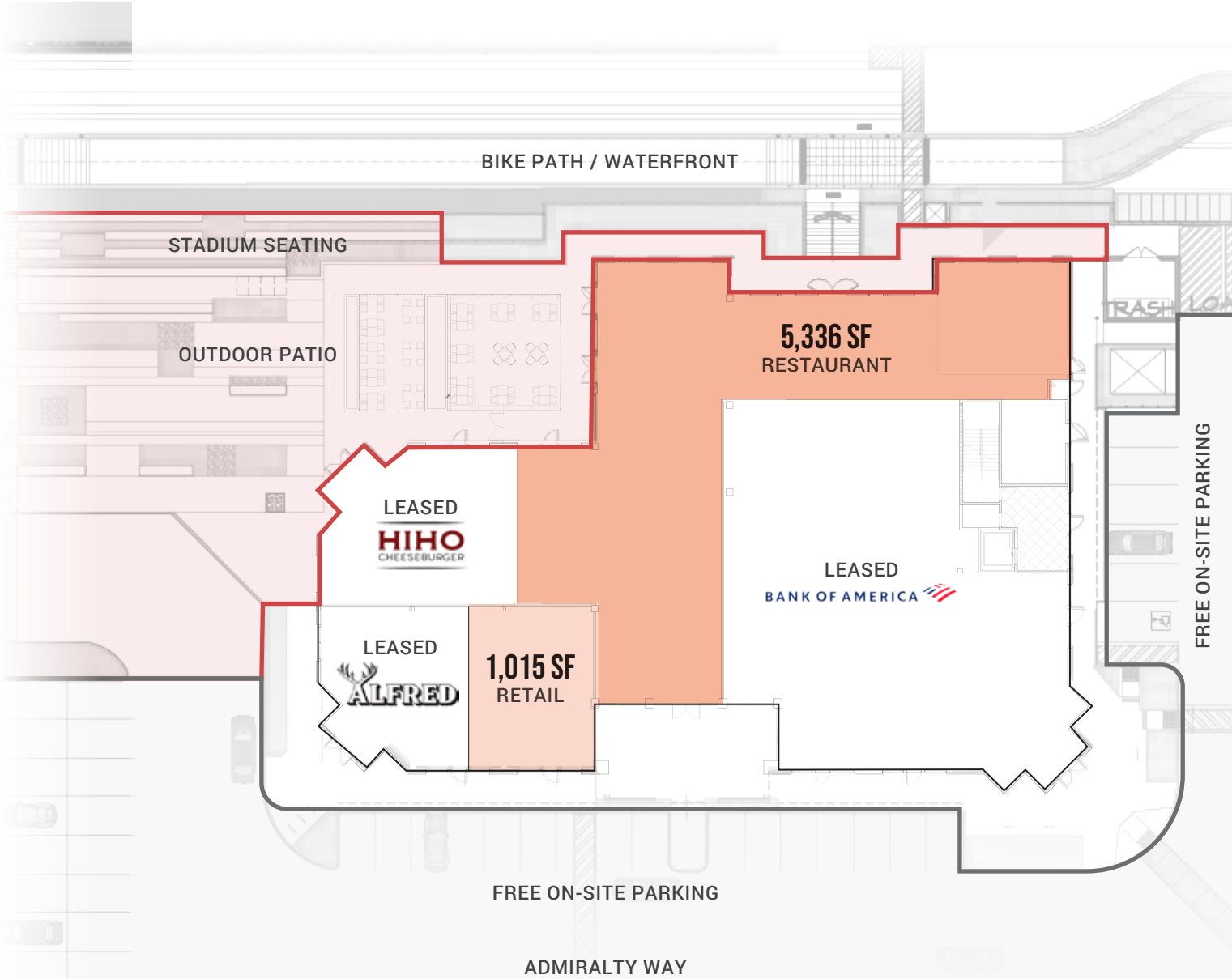


THE CALIFORNIAN

4625 ADMIRALTY WAY, MARINA DEL REY, CA 90292

1,015 SF – 6,351 SF

TOTAL AVAILABLE (DIVISIBLE)



SANTA MONICA

23

SANTA MONICA BLVD

10

405

CULVER CITY

10

22

VENICE BLVD

VENICE

1

24

THE BOARDWALK OF MARINA DEL REY

MARINA DEL REY

04

03

06

10

02

09

01

08

05

07

90

11

1

12

20

14

17

21

19

15

13

PLAYA VISTA

405

PLAYA DEL REY

LAX

LARGEST EMPLOYERS WITHIN (2 MI RADIUS)

Tesla, Knotel, Thrive Market, Ovation, Rockwell Collins, Google, Facebook, Fullscreen, IMAX, Fox, Honest Company

MARINA DEL REY

- 01 Caruso Waterside Project
- 02 Villa Marina Market Place
- 03 Ritz Carlton
- 04 Marriott Hotel
- 05 Marina Del Ray Hotel
- 06 California Yacht Club
- 07 Fisherman's Village
- 08 Trader Joe's (our project)
- 09 Cedars-Sinai Marina Del Rey Hospital Surgery Center
- 10 UCLA Health Marina Del Rey Immediate Care & Primary Care

PLAYA VISTA

- 11 Loyola Marymount University
- 12 The Runway
- 13 Yahoo
- 14 Facebook
- 15 Youtube Space
- 16 Electronic Arts
- 17 The Honest Company
- 18 Fullscreen
- 19 Rubicon Project
- 20 IMAX Headquarters
- 21 Google

SANTA MONICA

- 22 Snap Inc Headquarters
- 23 Hulu

VENICE

- 24 Abbot Kinney Boulevard

DEMOGRAPHICS (3 MI RADIUS)

POPULATION
206,247

AVG HOUSEHOLD INCOME
\$140,520

OFFICE MARKET
8.8 MSF of Office

AVG DAILY VOLUME TRAFFIC COUNT
32,908 At Admiralty Way & Mindanao Way

AMENITIES

THE RITZ CARLTON

BEVMO!

CAPRI GELATO

CAST & PLOW

TONY P'S

CALIFORNIA YACHT CLUB

MARINA DEL RAY HOTEL

MARINA MARKETPLACE

MARINA CENTER

MARINA MARKETPLACE

RALPH'S

THE WAREHOUSE RESTAURANT

MARINA SQUARE

TRADER JOE'S

WATERSIDE MARINA DEL RAY

THE BOARDWALK OF MARINA DEL REY

- MARINA MARKETPLACE**
- Pavilions
 - Barnes & Noble
 - CVS
 - DSW
 - Fatburger
 - AMC Theatres
 - Panda Express
 - J Nichols
 - The Coffee Bean & Tea Leaf
 - Baja Fresh Mexican Grill
 - Sharky's
 - Jamba

- MARINA SQUARE**
- Peet's Coffee
 - SusieCakes
 - Subway
 - Healthy Spot

- MARINA MARKETPLACE**
- Gelson's
 - Ulta Beauty
 - Equinox
 - AMC Dine-In
 - Yard House
 - Ruth's Chris Steak House
 - Le Pain Quotidien
 - Burger Lounge

- MARINA CENTER**
- Starbucks
 - L&L Hawaii
 - Rubio's Coastal Grill
 - Juice Crafters

- WATERSIDE MARINA DEL RAY**
- Ralphs
 - Drybar
 - Sephora
 - Amazon Books
 - Paper Source
 - L'Occitane
 - Loft
 - Everything But Water
 - West Marine
 - The UPS Store
 - M. Fredric
 - Sweetgreen
 - Shake Shack
 - Sugarfish
 - California Pizza Kitchen
 - Chipotle
 - Mendocino Farms
 - Pinkberry
 - Fresh Brothers
 - Starbucks
 - Kreation Organic

- OTHER AMENITIES**
- Grocery
 - Hospitality
 - Food & Beverage
 - Services

MARINA-FRONT
RESTAURANT AND RETAIL AVAILABLE

BOARDWALK

Marina Del Rey

BRANDON COHAN

President,
Brandon Cohan Real Estate

+1.310.654.0200
Brandon@bcre.la
LIC. #01903949

SHEELA SHOUEH

Associate,
Brandon Cohan Real Estate

+1.310.801.6488
Sheela@bcre.la
LIC. #02106419

JAY LUCHS

Vice Chairman, Newmark

+1.310.407.6585
Jay.Luchs@nmrk.com
LIC. #01260345

GENNY CHANG

Managing Director, Newmark

T +1.310.407.6588
M +1.310.801.2730
genny.chang@nmrk.com

ASHLEY OBRADOVICH

Associate, Newmark

+1.310.407.6584
ashley.obradovich@ngkf.com
LIC. #01874201

BRANDON COHAN
REAL ESTATE

NEWMARK