

PREMIERE WATERFRONT RETAIL & RESTAURANT OPPORTUNITIES



PIER 44



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4635 & 4625 Admiralty Way
Marina Del Rey, CA 90292

PIER 44

PROJECT DESCRIPTION: Construction of eight buildings totaling 91,760 square feet of commercial space, 141 boat slips, 5 end ties and 57 dry storage spaces, no higher than two stories tall covering nearly 10 acres on land and 4.7 acres along the water

LOT SIZE: Approximately 10 acres landside

AVAILABLE: Approximately 22,227 square feet

ESTIMATED COMPLETION DATE: 3rd Quarter 2018

PARKING: 462 total spaces

Currently being operated as a dry-stack boat storage and in-water boat parking, Pier 44 is currently in the process of redeveloping into a world-class destination retail center, which is set to include a Trader Joe's Market, West Marine boating retailer, several high end restaurants, retail offerings and boater accommodations. The property, which covers nearly 10 acres on land and 4.7 acres along the water, is located off Admiralty Way, between Mindanao and Bali ways in Marina del Rey. Each element would be included within eight buildings no higher than two stories tall. Up to 462 vehicles and 100 bicycles can be parked at the new development. Among the goals of the development are to increase and improve view corridors, provide an improved and safer bicycle path, improve public access to the water, create an aesthetically pleasing promenade, provide pedestrian access from nearby streets to the site and design buildings complementary to the location on the Marina waterfront.

The redeveloped parcel will also include boaters' accommodations such as restrooms and showers, laundry facilities, a community room and boaters' lounge; boat brokers offices; retail spaces; and a two-story, 8,000 square foot restaurant. Other planned features include a water taxi station, sewage pump-out facilities and water dinghy docks. By 2018, Pier 44 Marina will be renovated to a new and much more exciting area to explore!

"We have tried to create in the new proposed Site Plan an environment which provides great services to boaters and local residents while attracting visitors from surrounding communities. We will replace existing building functions catering to boaters' needs and add a variety of functions which will enhance boaters' and visitors experiences."

- Jack Hollander



BUILDING 5



BUILDING SIZE: Approximately 6,340 total square feet of retail and restaurant space

LEASE RATE: **RESTAURANT** (Approx. 3,000 sf) - **\$7.15/sf/mo, NNN**

RETAIL (Approx. 3,340 sf) - **\$6.50/sf/mo, NNN** (NNN estimated at \$1.50/sf)

BUILDING 6



BUILDING SIZE: Approximately 15,887 total square feet of retail and restaurant space

LEASE RATE: **RESTAURANT** (Approx. 7,500 sf) - **\$7.15/sf/mo, NNN**; **PATIO** (Approx. 500 sf) - **\$3.50/sf/mo, NNN**
RETAIL (Approx. 7,887 sf) - **\$6.50/sf/mo, NNN** (NNN estimated at \$1.50/sf)

ABOUT MARINA DEL REY

Located in the heart of 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 that visitors can enjoy year-round. The 22-mile Marvin Braude Coastal Bike Path that stretches from Pacific Palisades to Torrance winds through the Marina, making it easy to hop on and 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 8,866. 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..



NEIGHBORHOOD HIGHLIGHTS



Burton Chase Park



Free Summer Concert Series



Farmer's Market



Fisherman's Village



Marvin Braude Bike Path

