



LUXURY LIVE/WORK OPPORTUNITY JUST BLOCKS FROM THE BEACH!



479 WASHINGTON BOULEVARD & 3021 OCEAN AVENUE MARINA DEL REY, CA 90292

479 WASHINGTON BOULEVARD: 1 Bed, 2 Baths

SIZE: Approximately 1,000 square feet

RATE: \$4,500 per month, MG

3021 OCEAN AVENUE: 2 Beds, 1.5 Baths

SIZE: Approximately 900 square feet

RATE: \$4,250 per month, MG

PARKING: 1 space at \$150 a month

MG: Tenant pays electric & gas

AVAILABLE IMMEDIATELY

This commercially zoned unique live/work space is located at the corner of Washington Boulevard and Ocean Avenue. Conveniently close to shops, restaurants of Washington Square, Westminster Park and the beach, and only 4 miles from LAX, this is an amazing opportunity for anyone looking to live or work in a thriving area close to all the amenities that Marina Del Rey and Venice has to offer.

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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 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. 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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