

Fisherman's Village

13737-13763 Fiji Way • Marina Del Rey, CA 90292

5 UNITS AVAILABLE FOR LEASE:

Unit B-1 A

13755 Units D-1/2

13763 Units EU-2, E-10/11, E-12

RETAIL & OFFICE SPACE

FOR LEASE



PAR
COMMERCIAL BROKERAGE

GREG ECKHARDT

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RETAIL AND OFFICE SPACE FOR LEASE

13737-13763 Fiji Way Marina Del Rey, CA

PARKING: For employees, \$50 per month
Visitor parking is 2 hours free with validations

RATE: \$2.50 - \$3.75 per square foot per month, NNN (rent range)
NNN estimated to be \$0.80 per square foot per month

ADDITIONAL RENT: County rent which ranges between (4% - 12%)

UTILITIES: Tenants are responsible for their own electric use

ZONING: Fisherman's Village (FV) - The zoning for FV allows office uses including real estate, medical & dental, and offices for onsite boat charter & boat rental. Other Marine/Boater office uses are allowed with a conditional use permit.

Property Characteristics

Unit B-1A

SIZE: Approximately 847 square feet (Waterside)

RATE: \$3.75 per square foot per month

13755 Fiji Way - Unit D1/2

SIZE: Approximately 851 square feet

RATE: \$2.50 per square foot per month

13763 Fiji Way Unit EU-2

SIZE: Approximately 400 square feet (Waterside)

RATE: \$3.50 per square foot per month

13763 Fiji Way Unit E10/11

SIZE: Approximately 560 square feet (Waterside)

RATE: \$3.50 per square foot per month

13763 Fiji Way Unit E-12

SIZE: Approximately 170 square feet

RATE: \$2.50 per square foot per month



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Property Photos

Building D -13755 Fiji Way



Suite D1/2



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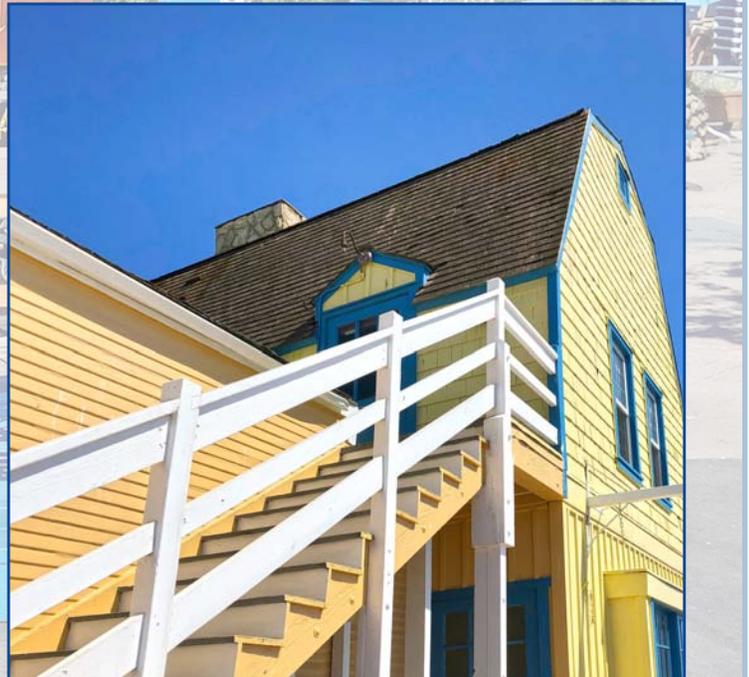
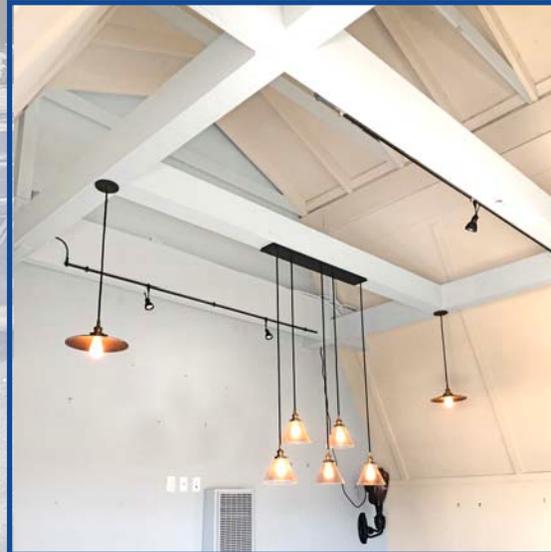
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Property Photos

Building E -13763 Fiji Way



Suite EU-2



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Fisherman's Village



Fisherman's Village is a waterfront mall, commercial boat anchorage and tourist attraction located in Marina del Rey, California. Constructed in the style of a New England fishing village, it comprises five brightly painted wooden buildings, a waterfront promenade, a lighthouse, water fountain and commercial boat docks. Tourist attractions include; live music concerts, restaurant and café dining, harbor and fishing cruises, boat and bicycle rentals, a Catalina Island ferry service, souvenir shops, a nightclub and a public water shuttle (harbor ferry) service.

The waterfront promenade offers panoramic views of the harbor in which approximately 5,300 pleasure boats, yachts and commercial vessels are berthed in 21 individual marinas including yacht clubs.

Various types of ocean-going vessels can be seen as they pass Fisherman's Village en route to or returning from voyages into Santa Monica Bay, Catalina Island, the Pacific Ocean and beyond. On Wednesday evenings during March to September from 5 pm to 7 pm, up to 100 sailboats from 22 to 70 feet in length can be seen, sails unfurled, racing toward the finishing line in California Yacht Club's (CYC) Sunset Series regatta.



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Demographics

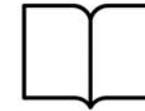
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2024 Projected Population	24,208	182,138	467,355
2019 Estimated Population	23,372	177,687	456,883
2010 Census Population	19,652	159,516	415,34
Growth 2019-2024	3.58%	2.50%	2.29%
Growth 2010-2019	18.93%	11.39%	10.00%
2019 ESTIMATED HOUSEHOLD INCOME OF \$50,000 - \$200,000 +			
\$50,000-\$74,999	12.32%	13.88%	14.48%
\$75,000-\$99,000	9.46%	11.42%	12.49%
\$100,000 +	56.58%	46.57%	42.81%
TOTAL	78.36%	71.87%	69.78%
2019 Estimated Average HH Income	\$135,019	\$123,106	\$113,761
2019 Estimated Households	13,464	84,632	213,419



Housing Units
13,463
25.76% owner occupied



Estimated Population
23,372
18.93% growth 2010-2019
3.58% growth 2019-2024



Educational Attainment
62%
with college or higher degree



Median Home Value
\$860,032



Average Household Income
\$135,019
56% earn more than \$100k



Apparel, Food/Entertainment & Services
\$411,916
2019 yearly consumer spending

Within 1 Mile



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