

CAFÉ SPACE FOR LEASE , MARINA DEL REY

STATE-OF-THE-ART MIXED-USE CAMPUS ENVIRONMENT

4065 Glencoe Avenue, Marina Del Rey 90292 • Marina Arts District



inclave
LIVE·WORK·PLAY

**DELIVERY
FEB. 2019**



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KENNEDY WILSON

Casual Dining Café Space for Lease

NEW STATE-OF-THE-ART MIXED-USE CAMPUS • 4065 GLENCOE AVENUE, MARINA DEL REY 90292



SAMPLE CAFÉ CONCEPTS

PROPERTY DESCRIPTION

Available: ±2,160 RSF (Includes ±548 SF Covered Patio & ±72SF common area bathroom)

Rent: \$5.25 PSF/Month, NNN (NNN: ±\$0.92 PSF/Mo.)

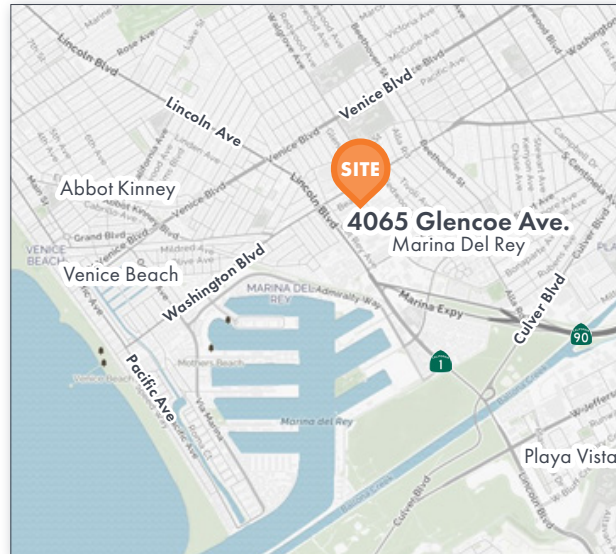
Term 5-10 years

HIGHLIGHTS

- Unique signage opportunity in Marina Del Rey
- Covered outdoor patio with fountain
- State-of-the-Art mixed-use campus
- 65,170 SF of creative office space & 49 residential units
- Bicycle parking and board storage available
- 15 allocated parking spaces (5 short term stalls) additional shared automated parking structure
- Building ready for occupancy February 2019
- **See page 4 for space features**

**Prospective tenants are hereby advised that all uses are subject to City approval*

LOCATION



NEIGHBORING TENANTS



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Marina Del Rey Arts District

Once home to auto repair and body shops, the Marina Arts District is now an enclave of contemporary apartments and state-of-the-art creative commercial space, while still retaining its original industrial feel with edgy urban designs. The neighborhood is an easy walk to an abundance of shopping, dining and entertainment options, located in both the Marina shopping district and the eclectic Abbot Kinney neighborhood. It is also an easy commute by car or bicycle to Venice Beach, Santa Monica and Culver City.

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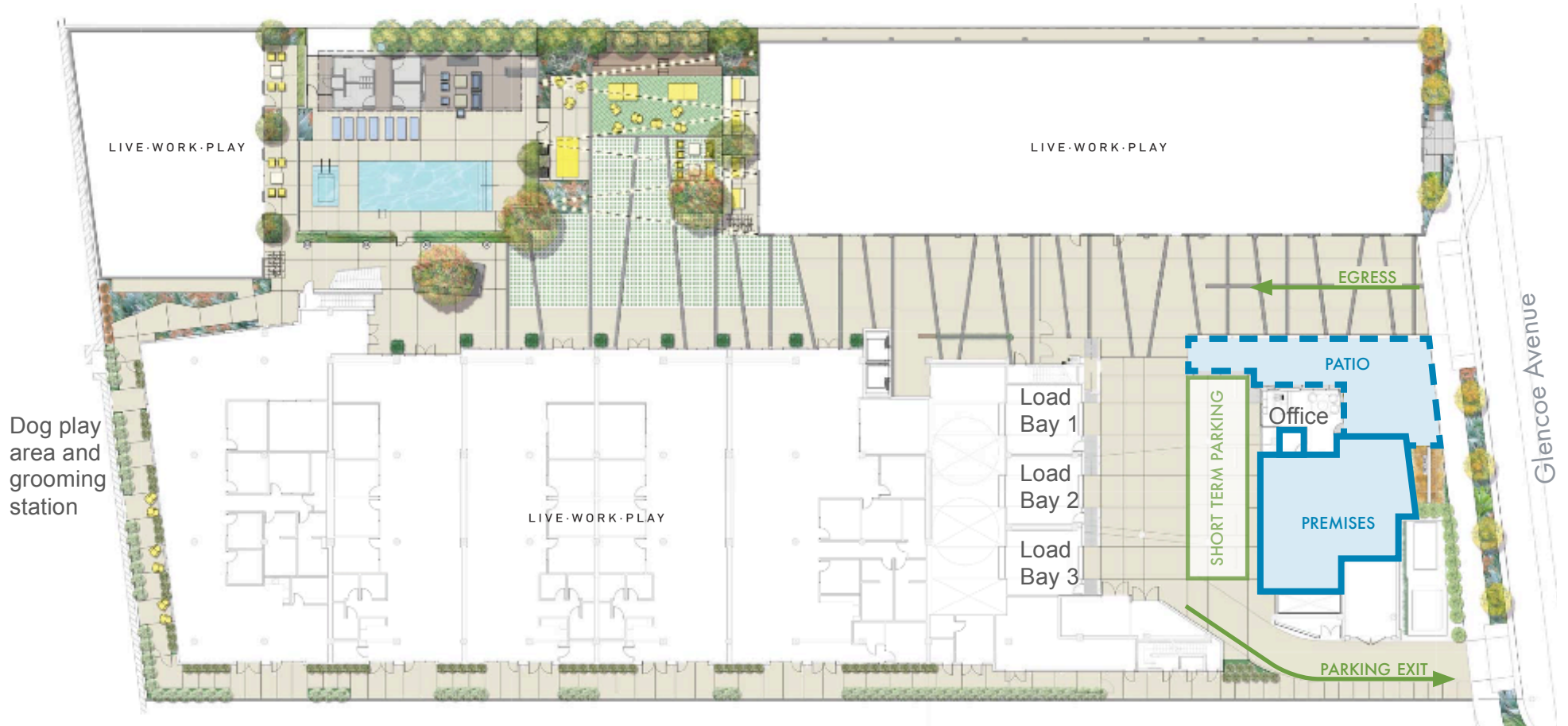
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Inclave - Campus Site Plan



Space Features

- Great visibility on Glencoe Avenue
- ±22' Exposed concrete slab ceilings
- Large floor to ceiling storefront windows on two sides
- 24" x 24" Exhaust shaft
- 4' x 8' grease interceptor
- 150 Amps 3-phase power + transformer
- Dedicated 4-ton HVAC unit
- Shared bathroom with residential leasing office

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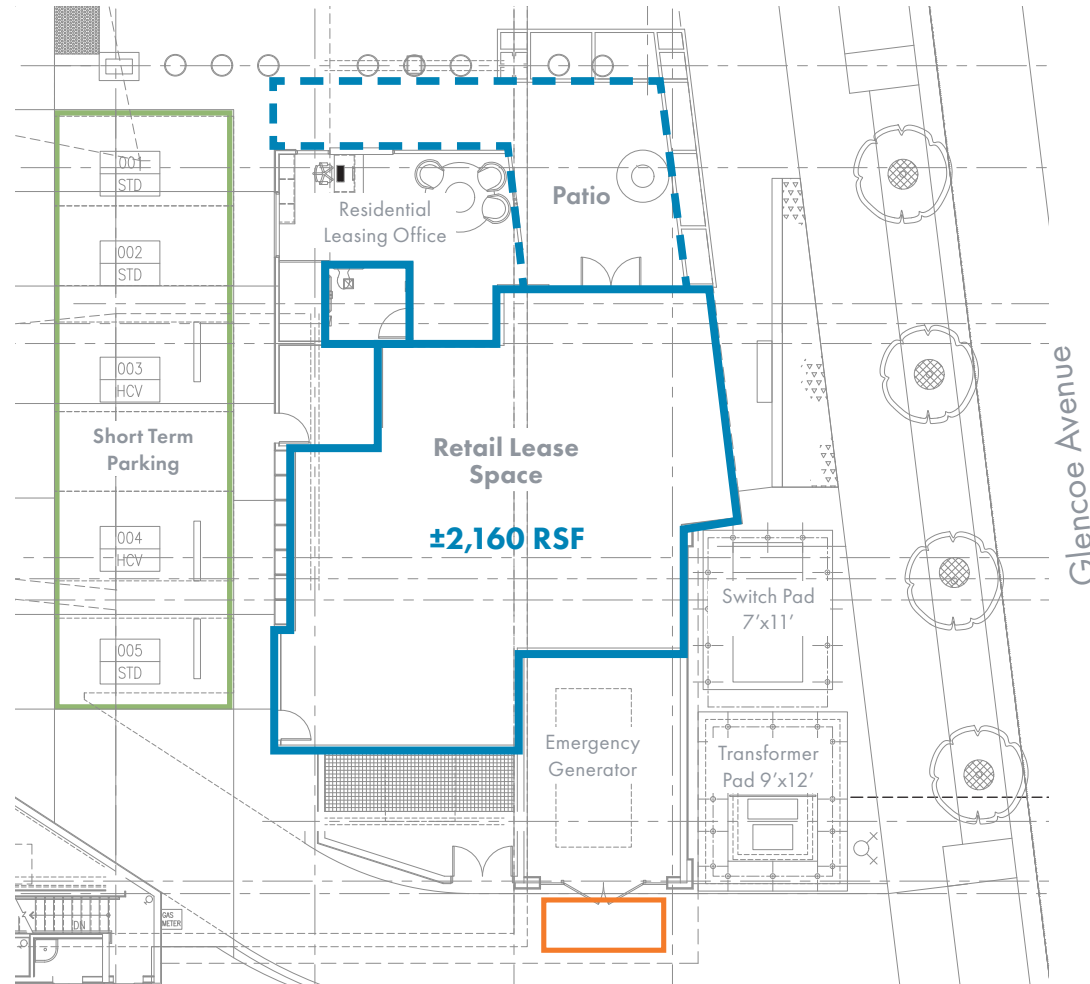
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Retail Space



 Retail Space Available

 Grease Interceptor

 Shared Bathroom

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Trade Area - Food & Drink

1. Costco
2. Sinners & Saints Desserts
3. Yellow Fever
4. C&O Cucina
5. 26 Beach
6. Cafe Buna
7. Firestone Walker Brewing Co.
8. Eddie's Italian Restaurant
9. Sports Harbour
10. Starbucks Coffee
11. In-N-Out Burger
12. Kaya Restaurant
13. Fresh In The Box
14. Hamakaze Sushi
15. Crave Dessert Company
16. Penguins Frozen Yogurt
17. **Marina Center**
18. **Marina Marketplace**
19. **Waterside, Marina Del Rey**
20. **Marina Square**

Marina Center

- Starbucks Coffee
- Rubios Coastal Grill
- Juice Crafters
- L&L Hawaiian BBQ

Marina Marketplace

- Baja Fresh
- Burger Lounge
- The Coffee Bean & Tea Leaf
- East Coast Bagel
- Fatburger
- Gelson's Market
- Irori Sushi
- J. Nichols Restaurant
- Jamba Juice
- Le Pain Quotidien
- Panda Express
- Pizzarito
- RA Sushi
- Ruth's Chris Steah House
- Settebello
- Sharky's
- Tendergreens
- Viktor Benes Bakery
- Yardhouse
- Yogurtland

Waterside, Marina Del Rey

- Mainland Poke Shop
- California Pizza Kitchen
- Chipotle Mexican Grill
- Fresh Brothers
- Mendocino Farms
- Pinkberry
- Rainbow Acres
- Ralphs Fresh Fare
- See's Candies
- Starbucks Coffee
- Sugarfish by Sushi Nozawa
- The Counter

Marina Square

- Peet's Coffee & Tea
- Susie Cakes
- Subway
- Wahoo's Fish Taco



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Trade Area - Retail & Amenities

1. AT&T
2. T-Mobile
3. Walgreens
4. Comerica Bank
5. Verizon
6. Unleashed by PetCo
7. Chase Bank
8. The Vitamin Shoppe
9. Vans
10. Bartels' Harley-Davidson
11. Route 66 Modern Classics
12. BevMo!
13. FedEx Ship Center
14. California Yacht Club
15. Marina Del Rey Toyota
16. Marina Del Rey Hospital
17. Marina Center
18. Marina Marketplace
19. Waterside, Marina Del Rey
20. Marina Square

Marina Center

LaserAway
Sun Studio LA
Sport Clips
Union Bank

Marina Marketplace

AMC Dine-In Marina 6
Bank of America
Barnes&Noble
Chase Bank
Citi Bank
CVS Pharmacy
DSW Shoes
Equinox
European Wax Center
Eyes of The Marina
Fantastic Sams
Foot Massage Studio
Fulcrum Construction, Inc.
Happy Nails Salon
John Peri Salon
Men's Wearhouse
Nails by Olivia
Peta's 'n' Wax
Pier 1 Imports
Ultra Beauty

Waterside, Marina Del Rey

Bank of America
Beauty Collection
Bella Cleaners
Bellagio Nails & Spa
Brighton Collectibles
Carlton Hair International
Drybar
Havaianas
Irene's Story
L'Occitane
Loft
Lorna Jane

Marina Square

U.S. Bank
Healthy Spot
Total Tan
Spa Soleil



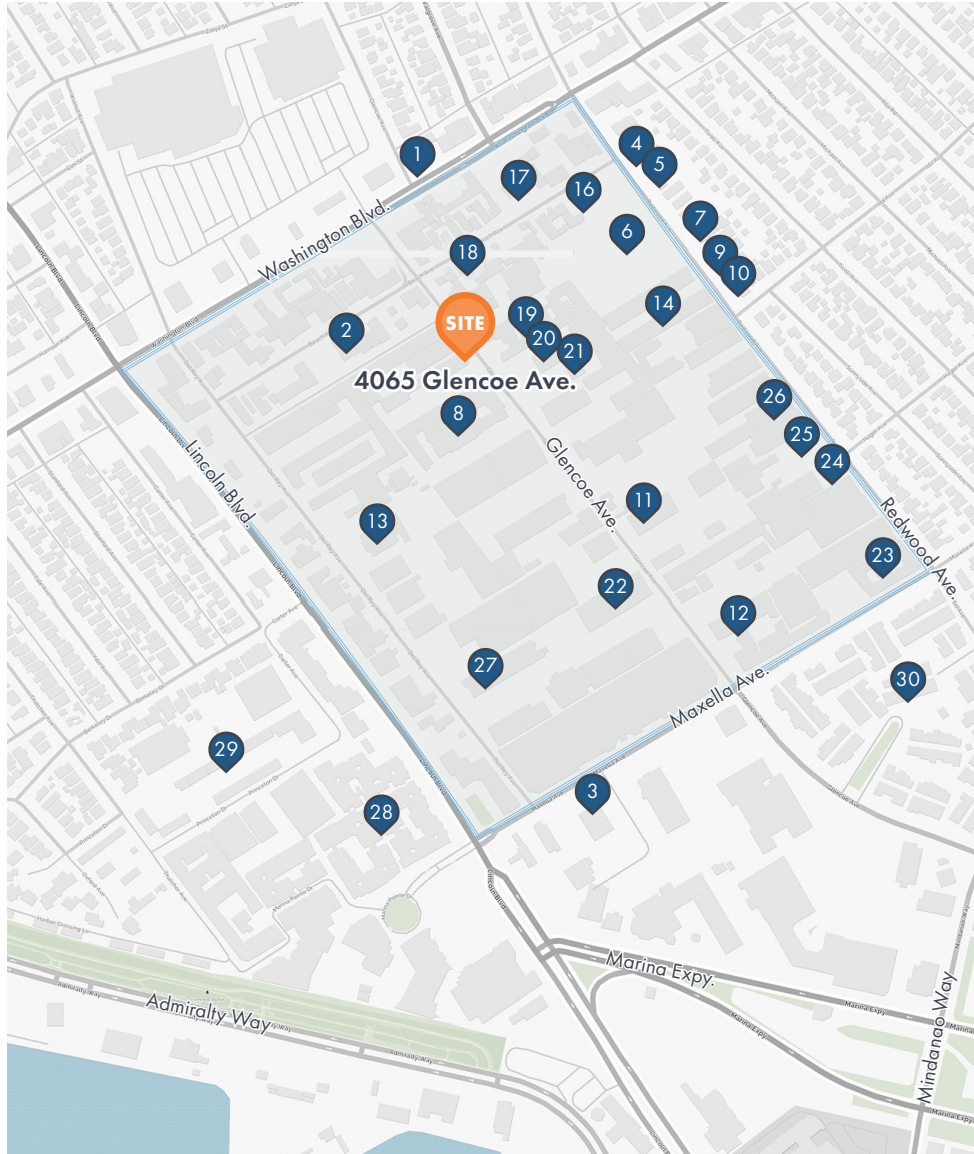
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Trade Area - Residential & Office

Select Marina Arts District Neighborhood Developments

Development	Units	Development	Units
1. Landmark 19	19	16. The Lofts on Beach Ave	16
2. 13440 Beach Ave.	3	17. Innove	39
3. Stella	244	18. Gateway Apartments	21
4. 4034 Redwood Ave.	8	19. Indigo	77
5. Frame	22	20. Del Rey Terrace	96
6. Forty55 Lofts	140	21. Gallery Lofts	100
7. 4076 Redwood Ave.	10	22. West End	119
8. Belle Fontaine Apartments	102	23. Tierra Del Rey Apartments	79
9. 4080 Redwood Ave.	9	24. 4211 Redwood Ave.	47
10. 4084 Redwood Ave.	9	25. 4151 Redwood Ave.	49
11. X67 Lofts	67	26. R2 Lofts	141
12. Tierra Del Rey	170	27. D1	68
13. Tribeca Urban	77	28. The Westerly on Lincoln	468
14. The R3	67	29. Jefferson at Marina Del Rey	274
15. Steel Lofts	28	30. Villa Velletri	231

Multi-Family Residential Units in 1-Mile Radius

4,558 Units

Leasable Office Space in 1-Mile Radius

2,423,989 SF



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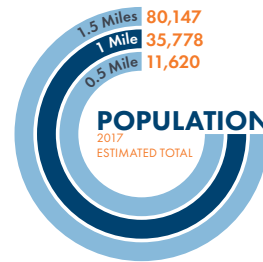
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AREA DEMOGRAPHICS

	0.5 Mile	1 Mile	1.5 Miles
POPULATION			
2017 Estimated Population	11,620	35,778	80,147
2022 Projected Population	11,803	36,296	81,501
2010 Census Population	9,863	33,418	71,997
2000 Census Population	6,721	30,001	69,310
Projected Annual Growth 2017 to 2022	0.3%	0.3%	0.3%
Historical Annual Growth 2000 to 2017	4.3%	1.1%	0.9%
2017 Median Age	37.9	38.7	38.5
HOUSEHOLDS			
2017 Estimated Households	6,176	17,732	39,596
2022 Projected Households	6,411	18,406	41,208
2010 Census Households	5,146	16,241	35,018
2000 Census Households	3,381	14,176	32,902
Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2017	4.9%	1.5%	1.2%
RACE & ETHNICITY			
2017 Estimated White	67.6%	67.6%	67.5%
2017 Estimated Black or African American	4.8%	4.4%	5.1%
2017 Estimated Asian or Pacific Islander	16.4%	12.8%	11.8%
2017 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
2017 Estimated Other Races	10.7%	14.6%	15.0%
2017 Estimated Hispanic	16.9%	24.6%	25.9%
INCOME			
2017 Estimated Average Household Income	\$130,173	\$124,199	\$120,399
2017 Estimated Median Household Income	\$109,105	\$97,203	\$95,964
2017 Estimated Per Capita Income	\$69,205	\$61,592	\$59,549
EDUCATION			
2017 Estimated Elementary (Grade Level 0 to 8)	2.5%	4.5%	4.9%
2017 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.0%	4.0%
2017 Estimated High School Graduate	7.9%	11.0%	12.2%
2017 Estimated Some College	16.7%	17.6%	17.7%
2017 Estimated Associates Degree Only	6.7%	6.3%	6.4%
2017 Estimated Bachelors Degree Only	39.9%	36.6%	35.2%
2017 Estimated Graduate Degree	23.3%	19.9%	19.6%
BUSINESS			
2017 Estimated Total Businesses	1,053	2,274	4,136
2017 Estimated Total Employees	7,238	17,167	40,436
2017 Estimated Employee Population per Business	6.9	7.5	9.8
2017 Estimated Residential Population per Business	11.0	15.7	19.4

Demographic Snapshot



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