

BOARDWALK

Marina Del Rey



MARINA-FRONT OFFICE SPACE AVAILABLE





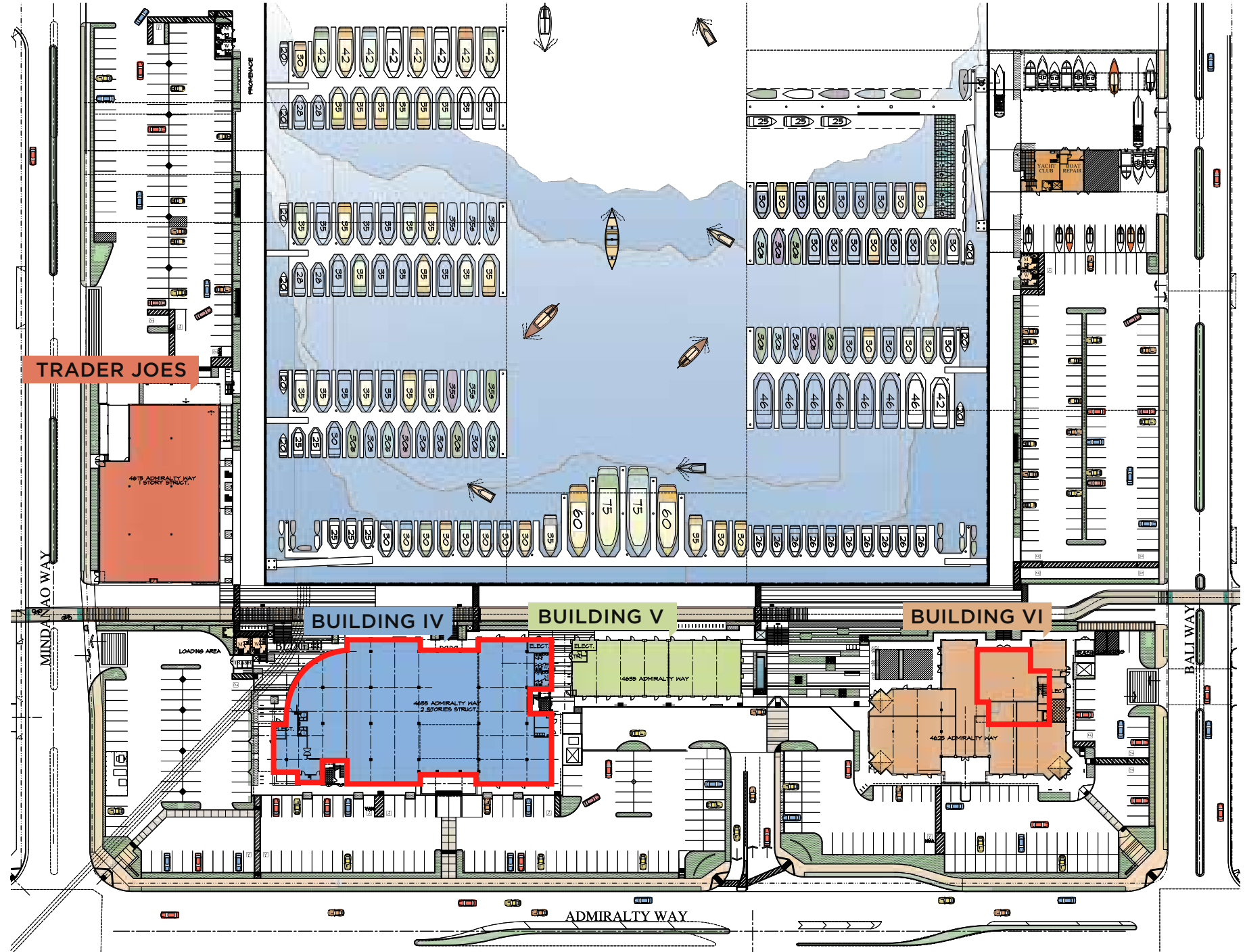
LOCATION ATTRIBUTES

- Waterside dining, shopping, and office space off of Mindanao Way including a Trader Joe's Grocery Store
- Easily accessible by major highways including the I-90, State Route 1, and the 405 freeway
- Located across a di-cori of Caruso's Waterside Center with sales exceeding \$2000 PSF for some tenants
- Site caters to affluent Silicon Beach demographics, tourists, and locals from Marina del Rey and Venice.
- Bike path runs through the center with abundant Foot and Bike Traffic
- No Gross Receipt Tax

PROJECT OVERVIEW

DELIVERY: AVAILABLE NOW

- BUILDING II
- BUILDING IV
- BUILDING V
- BUILDING VI
- AVAILABLE OFFICE SPACE



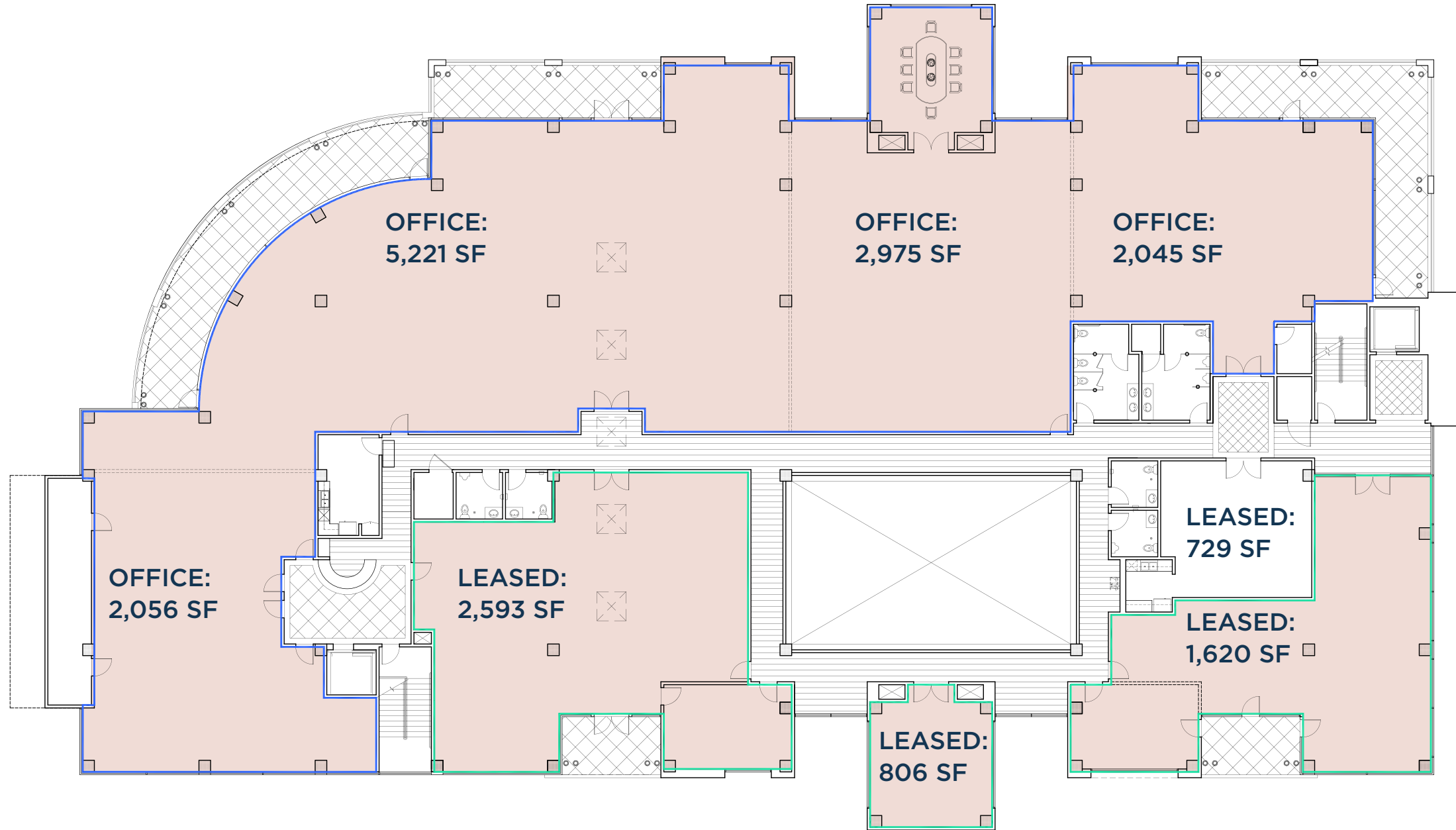
BLDG IV: RETAIL/MEDICAL/OFFICE SPACE



BLDG IV: 2ND FLOOR PLAN

*Approximately 3,000 SF of patio overlooking the Water

Waterfront



Admiralty Way

WHY OFFICE AT THE BOARDWALK SHOPS



- Waterfront Office Spaces with Private Balconies with operable windows providing great air circulation
- Conference room overlooking the Marina with a Spectacular View

No Gross Receipt Tax

Great hotels, restaurants, and shops walking distance from the project

2,000 SF - 13,000 SF office space remaining for lease

Building Signage Available

90 minute free customer parking

Current Tenant: Trader Joe's

Coming Soon: KazuNori, HiHo, Uovo, Large National Bank

Close proximity to Silicon Beach (Playa Vista)

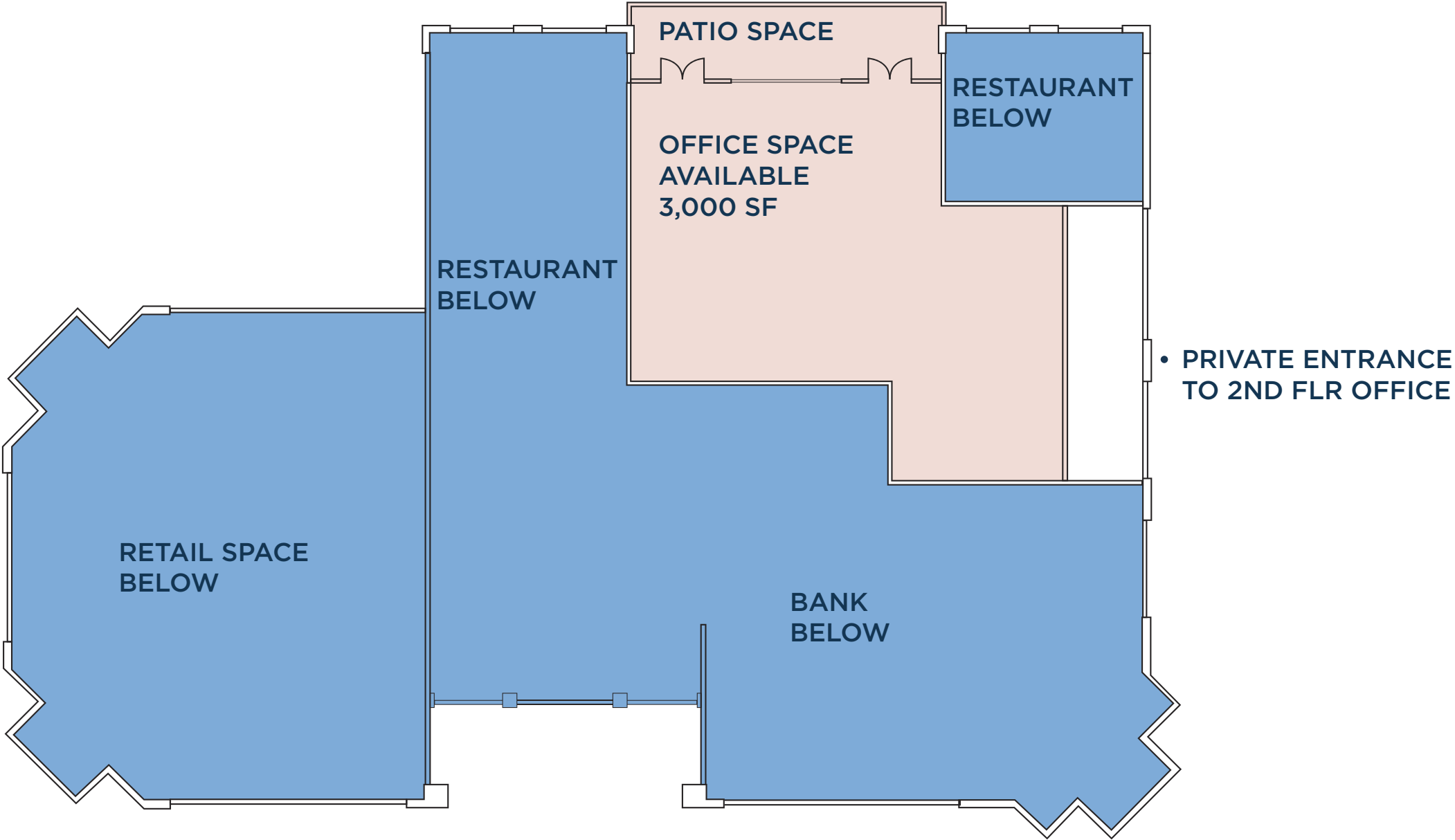


BLDG VI: RETAIL/RESTAURANT/OFFICE



BLDG VI: 2ND FLOOR OFFICE FLOOR PLAN

*PRIVATE BALCONIES WITH OPERABLE WINDOWS



MAP: DEMOGRAPHICS

POPULATION:

206,247 (3mi RADIUS)

AVG HOUSEHOLD INCOME:

\$140,520

OFFICE MARKET:

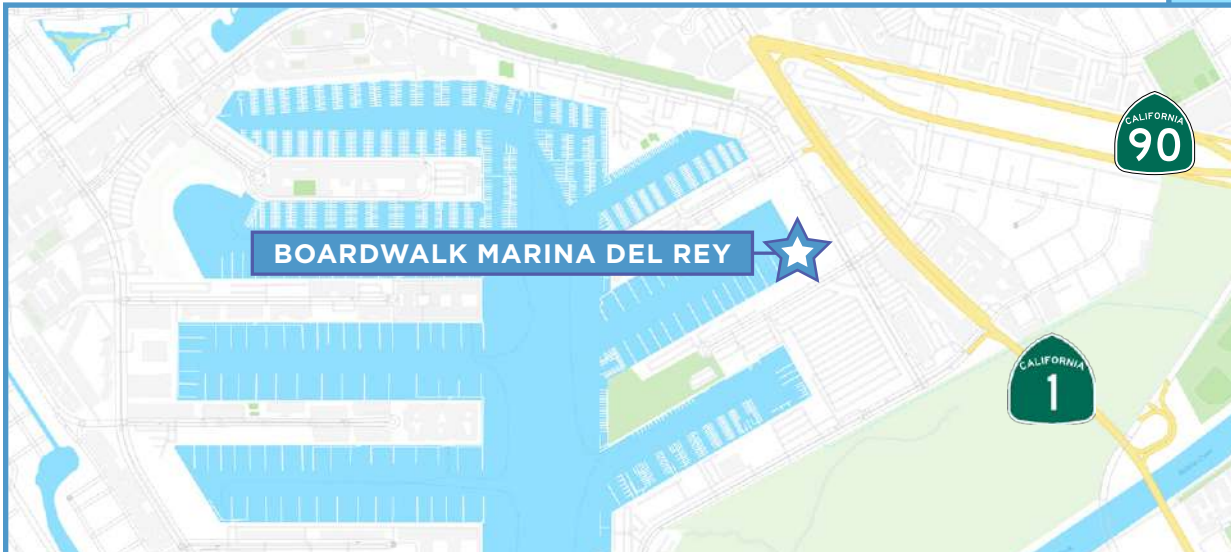
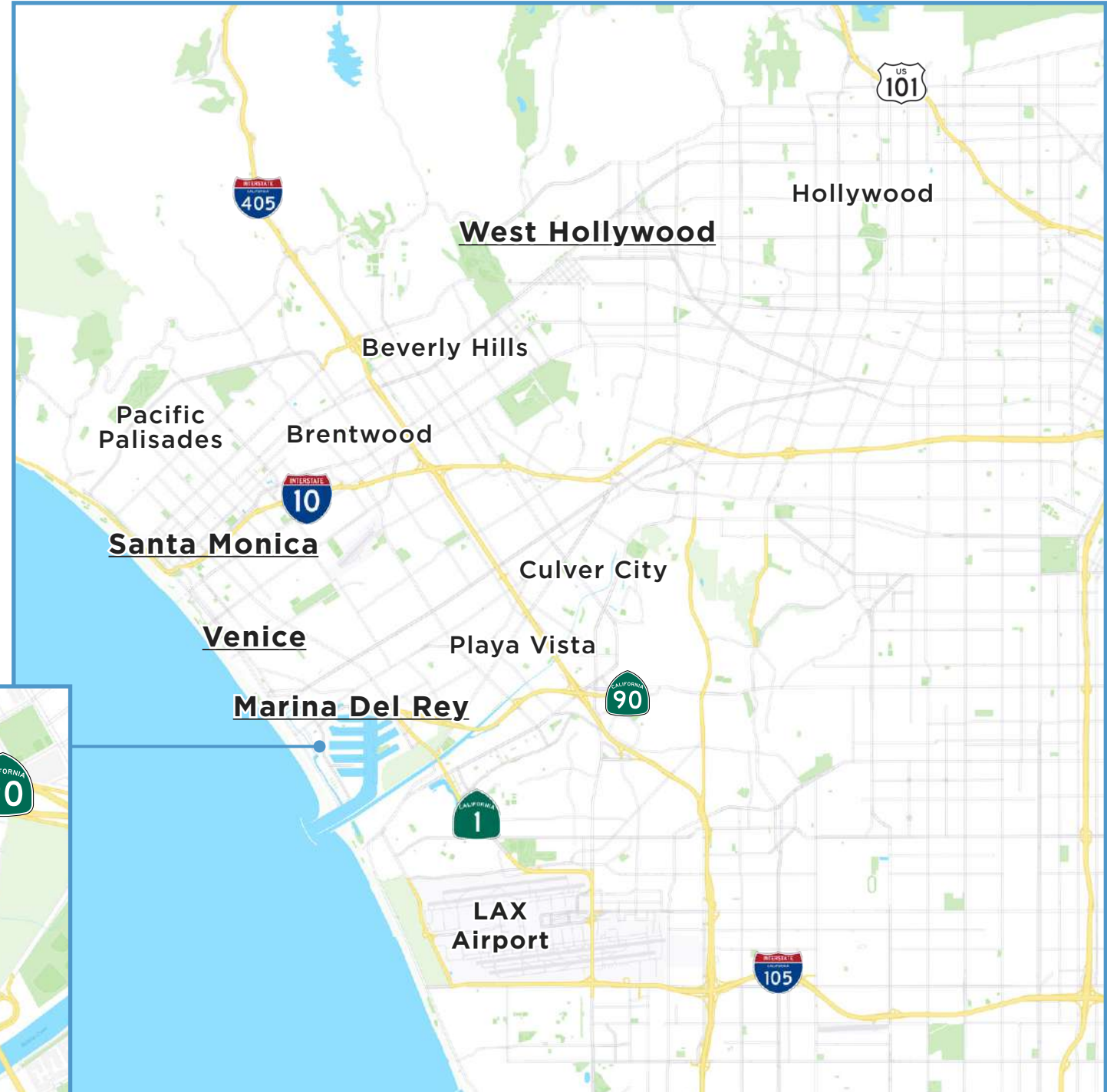
8.8 MSF OF OFFICE (3mi RADIUS)

AVG DAILY VOLUME TRAFFIC COUNT:

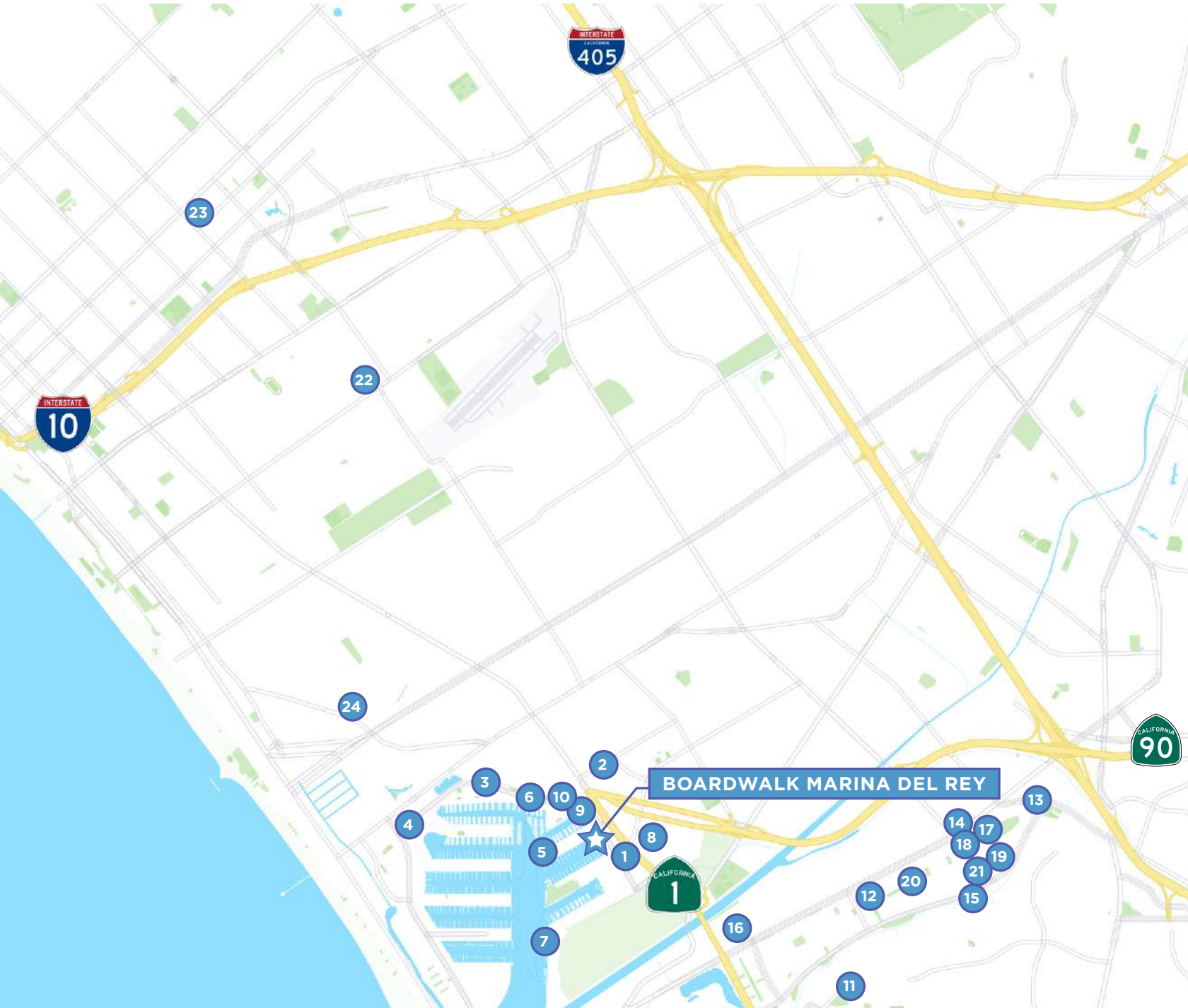
32,908 AT ADMIRALTY WAY AND MINDANAO WAY

LARGEST EMPLOYERS WITHIN (2mi RADIUS):

TESLA, KNOTEL, THRIVE MARKET, OVATION, ROCKWELL COLLINS, GOOGLE, FACEBOOK, FULLSCREEN, IMAX, FOX, HONEST COMPANY



MAP: AMENITIES



MARINA DEL REY

1. Caruso Waterside Project
 - Amazon Books, DryBar, Mendocino Farms, Starbucks Coffee, Sweetgreen, Sugarfish By Sushi Nozawa, Ralphs, California Pizza Kitchen
2. Villa Marina Market Place
 - Corepower Yoga, Equinox, Ruth Chris Steak House, Ulta Beauty, Yard House, Pavilions
3. Ritz Carlton
4. Marriott Hotel
5. Marina Del Rey Hotel
6. California Yacht Club
7. Fisherman's Village
8. Trader Joes (our project)
9. 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
 - Wholefoods, SOL Mexican, Panini Café, Cinemark Playa Vista XD
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

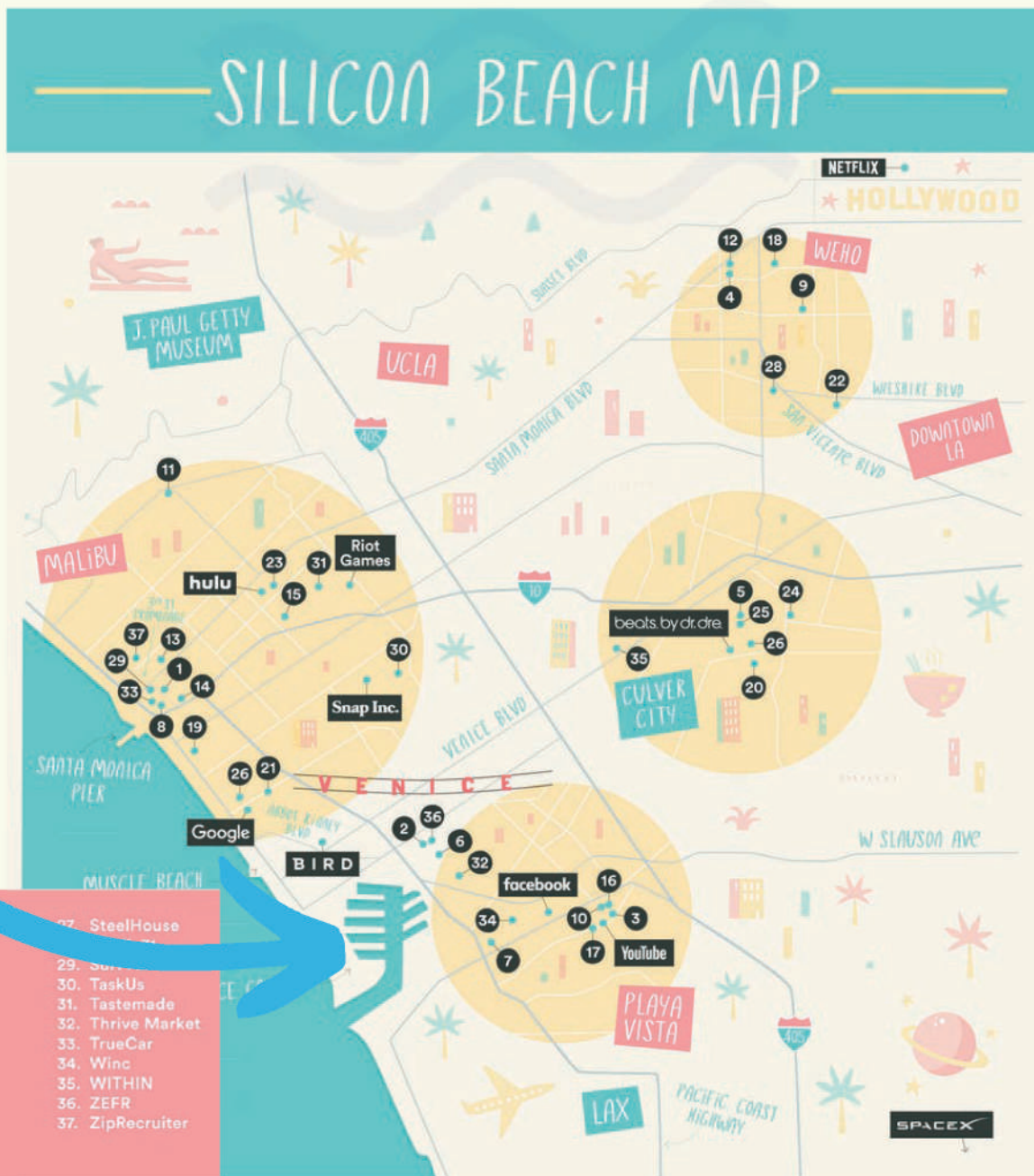
22. Snap Inc. Headquarters
23. Hulu

VENICE

24. Abbot Kinney Boulevard

SILICON BEACH MAP

...in the heart of Silicon Beach



- | | | |
|----------------------|------------------------|-------------------|
| 1. The Black Tux | 14. Hawke Media | 27. SteelHouse |
| 2. The Bouqs Company | 15. Headspace | 28. [unclear] |
| 3. ChowNow | 16. The Honest Company | 29. [unclear] |
| 4. Clique Brands | 17. IMAX | 30. TaskUs |
| 5. Clutter | 18. Laurel & Wolf | 31. Tastemade |
| 6. Dollar Shave Club | 19. Mediakix | 32. Thrive Market |
| 7. Electronic Arts | 20. MeUndies | 33. TrueCar |
| 8. Fair.com | 21. Parachute Home | 34. Winc |
| 9. FastPay | 22. Pluto TV | 35. WITHIN |
| 10. Fullscreen | 23. ring | 36. ZEFR |
| 11. Goop | 24. Ritual | 37. ZipRecruiter |
| 12. Grindr | 25. Scopely | |
| 13. GumGum | 26. Seriously | |

Restaurant, Retail & Office Space For Lease In Los Angeles' Most Coveted Location in Parcel 44

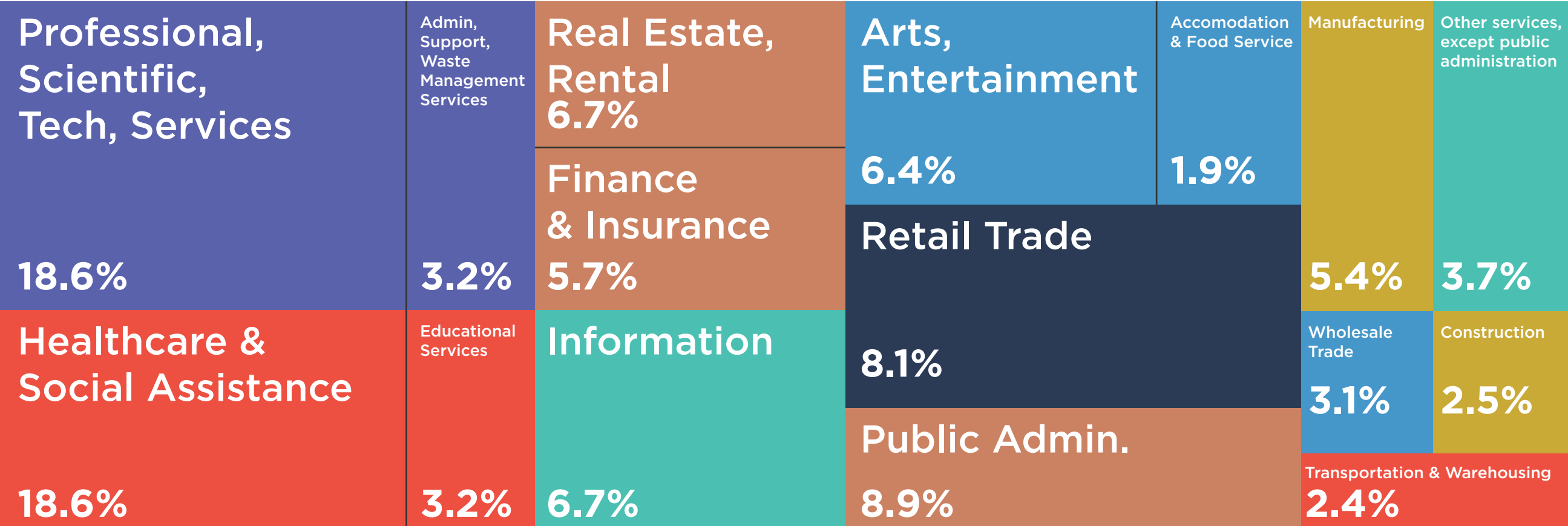
TIDES ARE RISING IN MARINA DEL REY FOR EMPLOYEES & EMPLOYERS

The most common employment industries for those who live in and around Marina del Rey, CA are: Scientific, Tech Services, Information, and Healthcare & Social Assistance.

Dataset: ACS 5-year Estimate

Source: Census Bureau

EMPLOYMENT BY INDUSTRIES IN MARINA DEL REY





BOARDWALK

Marina Del Rey

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