FOR SALE

4047-4051 LINCOLN BOULEVARD
MARINA DEL REY, CA 90292

Approx. 9,467 SF Office/Retail Building on 11,280 SF of Developable Land in Marina Del Rey, CA
FOR SALE

4047-4051 LINCOLN BOULEVARD

MARINA DEL REY, CA 90292
Coldwell Banker Commercial Quality Properties and WESTMAC Commercial Brokerage Company are pleased to present the sale of 4047-4051 Lincoln Boulevard, a freestanding commercial building in Marina Del Rey (West L.A.).

With frontage on Lincoln Boulevard, and a mere block away from the heavily trafficked intersection of Washington Boulevard and Lincoln Boulevard, 4047-4051 Lincoln Boulevard is comprised of one ± 9,467 square foot single story building on ± 11,280 square feet of land. The property is currently subdivided into four retail units, one of which is occupied. The property is zoned (Q)LAC4(OX)-2D-CDO, and has eleven (11) striped parking spaces in the rear which are accessible via the alley behind the building. Additionally, the underlying land has great future development potential given the zoning and proximity to transit.

4047 Lincoln Boulevard is leased to a frame shop, occupying ± 2,500 square feet at the northern corner of the building. 4049-4051 Lincoln Boulevard is vacant, which is currently divided into three individual units (4049, 4051-A, 4051-B).

The property is just minutes away from Venice and Playa Vista, the hub of technology driven Silicon Beach. Major area employers include Snap, Inc., Google, Hulu, Honest Company, System I, Wevr, Tesla, EA, HBO, VSC, and many more. Vacancy rates in these tech hubs are low, even as market rent per square foot continues to rise at an exponential rate. 4047-4051 Lincoln Boulevard presents an excellent opportunity for investors, developers and owner-users to own in a centralized location of Silicon Beach.
PROPERTY INFORMATION

ADDRESS 4047-4051 Lincoln Boulevard, Marina Del Rey, CA 90292

APN 4229-005-036

BUILDING SIZE ± 9,467-square feet

LOT SIZE ± 11,280-square feet

TYPE Commercial

POSSIBLE USES Flex/Retail/Creative Office/Development

BUILT 1951

ZONING (Q) LAC4 (OX)-2D-CDO; TOC Tier 1

COMPOSITION One-story (1) building subdivided into four (4) spaces

FRONTAGE 100’ along Lincoln Boulevard

TENANCY Multiple

OCCUPANCY 26%

PARKING ± 11 spaces (approximately 2-3 per unit)

OWNERSHIP Fee simple

TOURING Call listing agents to schedule

SALE PRICE $5,375,000
OFFERING HIGHLIGHTS

HIGH VISIBILITY
Property provides ample frontage which presents a great signage opportunity along highly-traveled Lincoln Boulevard; where estimated traffic volume is well over 66K vehicles per day.

EXCELLENT WESTSIDE LOCATION
Lincoln Boulevard is a major L.A. thoroughfare connecting Santa Monica to the South Bay. Bustling with retailers, surrounded by dense residential neighborhoods, and minutes from Venice and Playa Vista, the heart of technology-driven Silicon Beach, 4047-4051 Lincoln Boulevard offers buyers unbeatable locale.

OWNER USER OR INVESTOR OPPORTUNITY
Building is currently 74% vacant, this unique offering presents owners users with opportunity to set up shop along a major Los Angeles commerce corridor or value-add for investors looking for immediate upside.

FUTURE DEVELOPMENT OPPORTUNITY
The land is zoned C-4 and a TOC (Transit Oriented Communities) Tier 1 which allows for greater height, residential density and FAR for development. Please note property the property has a “Q” condition and is subject to Coastal Commission jurisdiction as well as the “Lincoln Boulevard Community Design Overlay”. Buyers are encouraged to contact city about potential developments.
DENSE, AFFLUENT RESIDENTIAL POPULATION
Area is surrounded by dense residential streets with hundreds of additional units under construction throughout Marina Del Rey. The population within a 5-mile radius of the property is estimated at over 518,000. The median household income within 1-mile of the property is over $104,000.

BOOMING COMMERCE HUB
Part of Silicon Beach, the area is home to several major Class A office campuses occupied by some of the world’s leading media and entertainment companies. Area employers include Snapchat, Google, USC, Sony, Electronic Arts, Pop Media, Open Mail and many others.

AMPLE WALKABLE AMENITIES

ACCESSIBILITY & TRANSIT ORIENTED
The property is easily accessible to the 90-freeway, which connects travelers to the 10 and 405 freeways. It’s located just south of Washington Boulevard, a 27-mile long major thoroughfare, and +/- 5.5-miles from the Los Angeles International Airport (LAX).

NEAR POPULAR TOURIST DESTINATIONS
Property is close proximity to Abbott Kinney Boulevard, Venice State Beach, Venice Beach Boardwalk, Windward Plaza, and the Venice Canals. Venice Beach is the 2nd-largest tourist attraction in Southern California after Disneyland.
4051-A LINCOLN & 4051-B LINCOLN

RETAIL UNITS

FEATURES:

- Retail Showroom
- Warehouse Space (Unit 4051-B only)
- Unit 4051-A ±2,000 SF; Unit 4051-B ±2,700 SF
- Units 4051-A & 4051-B can be divisible or combined

Note: Floor plans are not to scale. Floor plans for information purposes only. Layout may vary.
FEATURES:

• Approximately 2,500 SF
• Exposed Bow Truss Ceiling
• Skylights
• Front Offices
• Warehouse with Concrete Flooring

Note: Floor plans are not to scale. Floor plans for information purposes only. Layout may vary.
**LEASE ABSTRACT**

**4047 LINCOLN FLEX UNIT**

<table>
<thead>
<tr>
<th>TENANT</th>
<th>Frame Shop</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPACE</td>
<td>4047 Lincoln Boulevard</td>
</tr>
<tr>
<td>SPACE SIZE</td>
<td>Approximately 2,500-square feet</td>
</tr>
<tr>
<td>LEASE TYPE</td>
<td>Triple Net (NNN)</td>
</tr>
<tr>
<td>LEASE COMMENCEMENT</td>
<td>August 1, 2018</td>
</tr>
<tr>
<td>LEASE EXPIRATION</td>
<td>December 31, 2020</td>
</tr>
<tr>
<td>CURRENT RENT</td>
<td>$7,725 NNN per month</td>
</tr>
<tr>
<td>RENT PSF</td>
<td>$3.09/SF</td>
</tr>
<tr>
<td>OPTION</td>
<td>None</td>
</tr>
<tr>
<td>CAM</td>
<td>25%</td>
</tr>
<tr>
<td>ROOF</td>
<td>Owner Responsibility</td>
</tr>
<tr>
<td>PARKING</td>
<td>Two (2) unreserved spaces</td>
</tr>
</tbody>
</table>
## CURRENT RENT ROLL:

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TENANT</th>
<th>SF OCCUPIED</th>
<th>RENT</th>
<th>RENT (YR)</th>
<th>RENT (PSF)</th>
<th>RENT (PSF/YR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4047</td>
<td>Frame Shop</td>
<td>± 2,500</td>
<td>$7,725</td>
<td>$92,700</td>
<td>$3.09</td>
<td>$37.08</td>
</tr>
<tr>
<td>4049</td>
<td>Vacant</td>
<td>± 2,250</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4051-A</td>
<td>Vacant</td>
<td>± 2,000</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4051-B</td>
<td>Vacant</td>
<td>± 2,700</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>$92,700</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## PROFORMA RENT ROLL:

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TENANT</th>
<th>SF OCCUPIED</th>
<th>RENT</th>
<th>RENT (YR)</th>
<th>RENT (PSF)</th>
<th>RENT (PSF/YR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4047</td>
<td>Frame Shop</td>
<td>± 2,500</td>
<td>$7,725</td>
<td>$92,700</td>
<td>$3.09</td>
<td>$37.08</td>
</tr>
<tr>
<td>4049</td>
<td>Vacant</td>
<td>± 2,250</td>
<td>$7,087.50</td>
<td>$85,050</td>
<td>$3.15</td>
<td>$37.80</td>
</tr>
<tr>
<td>4051-A</td>
<td>Vacant</td>
<td>± 2,000</td>
<td>$6,300</td>
<td>$75,600</td>
<td>$3.15</td>
<td>$37.80</td>
</tr>
<tr>
<td>4051-B</td>
<td>Vacant</td>
<td>± 2,700</td>
<td>$8,505</td>
<td>$102,060</td>
<td>$3.15</td>
<td>$37.80</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>$355,410</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## INCOME ANALYSIS SUMMARY:

**4047-4051 LINCOLN BOULEVARD, MARINA DEL REY, CA 90292**

**Notes:**
- Space sizes are estimates.
- 3 out of 4 units are currently vacant; the current cap rate reflects current vacancies.

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PRICE</strong></td>
<td><strong>$5,950,000</strong></td>
</tr>
<tr>
<td><strong>CURRENT NOI</strong></td>
<td><strong>$92,700</strong></td>
</tr>
<tr>
<td><strong>CURRENT CAP RATE</strong></td>
<td><strong>1.72%</strong></td>
</tr>
<tr>
<td><strong>PROFORMA NOI</strong></td>
<td><strong>$355,410</strong></td>
</tr>
<tr>
<td><strong>PROFORMA CAP RATE</strong></td>
<td><strong>6.61%</strong></td>
</tr>
</tbody>
</table>
REAR BLDG
4047-4051 Lincoln Boulevard offers a convenient location matched by high-visibility amongst a vibrant community of adjacent retail and residences.

Roughly six miles north of Los Angeles International Airport sits Marina Del Rey, a charming coastal community with sailboats, beaches, and bike paths. Marina Del Rey began as an estuary frequented by fishermen and duck hunters, but in 1965 became the largest man-made, small-craft harbor in the country. Today, visitors flock to the area for its year-round sunshine and laid-back, California vibe.
AREA SUMMARY

+10,000 # BUSINESSES
$104,863 MED HH $
± 109,029 # HOUSEHOLDS
± 234,863 POPULATION
$3,235,000 CONSUMER $

DEMographics 3-Mile radius

# BUSINESSES
+10,000

# HOUSEHOLDS
± 109,029

MED HH $
$104,863

CONSUMER $
+$3,235,000
DISCLAIMER

This offering has been prepared solely for informational purposes. It is designed to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company, Coldwell Banker Commercial Quality Properties, or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker.
FOR SALE
4047-4051 LINCOLN BOULEVARD
MARINA DEL REY, CA 90292

FOR MORE INFORMATION CONTACT LISTING AGENTS:

ARTHUR PFEFFERMAN
Executive Vice President
Tel 818.516.0257
DRE #01021906
art@pfeffermancre.com

T.C. MACKER, CCIM
President
Tel 310.966.4352
DRE #01232033
tcmacker@westmac.com

COLDWELL BANKER COMMERCIAL QUALITY PROPERTIES
11280 Corbin Avenue, Porter Ranch, CA 91326 | DRE #01527289

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 S Sepulveda Boulevard, Los Angeles, CA 90025 | DRE #01096973