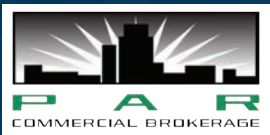


PREMIERE WATERFRONT RETAIL & RESTAURANT OPPORTUNITIES



Greg Eckhardt

gecko@parcommercial.com

310.395.2663 x103 • LIC# 01255469

www.parcommercial.com



Matthew May

matthew@mra.la • www.mra.la

P: 818.528.3999 x100 • C: 323.620.9845

LIC# 00912472 • F: 888.905.7559

4635 & 4625 Admiralty Way Marina Del Rey, CA 90292

Goals of the development include: increased/improved view corridors, safer bicycle paths, improved public access to the water, provide pedestrian access from nearby streets and design buildings complementary to the location on the Marina waterfront.

PIER 44

PROJECT DESCRIPTION: Construction of 8 buildings totaling 91,760 square feet of commercial space, 145 boat/yacht slips, 5 end ties and 57 dry storage spaces, no higher than two stories tall covering nearly 10 acres on land and 4.7 acres along the water.

Currently being operated as a dry-stack boat storage and in-water boat parking, Pier 44 is in the process of redeveloping into a world-class destination retail center, which is set to include a West Marine boating retailer, several high end restaurants, retail offerings, boater accommodations such as restrooms and showers, laundry facilities, a community room and boaters' lounge plus boat brokers offices; a water taxi station, sewage pump-out facilities and water dinghy docks. The property is located off Admiralty Way, between Mindanao and Bali Ways in Marina del Rey. Each element would be included within eight buildings no higher than two stories tall. Up to 462 vehicles and 100 bicycles can be parked at the new development.

By 2019, Pier 44 Marina will be renovated to a new and much more exciting area to explore!

LOT SIZE: Approximately 10 acres landside

FOR LEASE:

Building 5 - RESTAURANT: Approx. 2,800 sf plus 200 sf of patio at \$7.50/sf/mo, NNN

RETAIL: Approx. 3,340 sf at \$7.50/sf/mo, NNN

Building 6 - RESTAURANT: Approx. 7,500 sf at \$7.50/sf/mo, NNN

RESTAURANT PATIO: Approx. 1,500 sf at \$3.50/sf/mo, NNN

RETAIL: Approx. 7,887 sf at \$7.50/sf/mo, NNN

NNN: Estimated at \$2.00 per square foot

ESTIMATED COMPLETION DATE: 2nd Quarter 2019

PARKING: 462 total spaces

"We have tried to create in the new proposed Site Plan an environment which provides great services to boaters and local residents while attracting visitors from surrounding communities. We will replace existing building functions catering to boaters' needs and add a variety of functions which will enhance boaters' and visitors experiences."

- Jack Hollander





AERIAL MAPS

BUILDING 5

Approximately 6,140 total square feet of retail and restaurant space



LEASE RATE: RESTAURANT (Approx. 2,800 sf plus 200 sf of patio) - \$7.15/sf/mo, NNN (estimated at \$1.75/sf); RETAIL (Approx. 3,340 sf) - \$6.50/sf/mo, NNN (estimated at \$1.75/sf)

BUILDING 6

Approximately 15,387 total square feet of retail and restaurant space



LEASE RATE: **RESTAURANT** (Approx. 7,500 sf) - **\$7.15/sf/mo, NNN** (estimated at \$1.75/sf)
RESTAURANT PATIO (Approx. 1,500 sf) - **\$3.50/sf/mo, NNN** (estimated at \$1.75/sf)
RETAIL (Approx. 7,887 sf) - **\$6.50/sf/mo, NNN** (estimated at \$1.75/sf)

ABOUT 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 the year-round sunny weather and ocean breeze with 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. As defined in the U.S. Census, Marina del Rey has a population of 8,866. 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.



NEIGHBORHOOD HIGHLIGHTS



Burton Chase Park



Free Summer Concert Series



Farmer's Market



Fisherman's Village



Marvin Braude Bike Path

