

Prime Marina del Rey Opportunity

FOR LEASE

3240 WASHINGTON BOULEVARD



LOCATION:

3240 Washington Boulevard
Marina del Rey, CA 90292
(Northwest Corner of Washington & Lincoln Blvd)

BUILDING SIZE:

Approximately 2,403 square feet.

LAND SIZE:

Approximately 14,471 square feet.

FLOOR PLAN:

Three Executive Offices, Showroom with recessed lighting and stained concrete flooring, vaulted ceilings, showroom can fit 2 high end vehicles, garage, 2 work bays, 4 lifts (one brand new) with two glass roll up doors, 2 ADA bathrooms, reception.

MONTHLY RENT:

\$22,500 NNN

NNN CHARGES:

.67¢ per square foot monthly on building & .11¢ per square foot on land.

ZONING:

LAC2

USE:

Auto Sales

PARKING:

Parking for 100 vehicles.

SIGNAGE:

Monument signage on Lincoln and Washington Boulevard.

COMMENTS:

- ✓ Ideal space for car lot, used car lot, rental car lot, high end car lot.
- ✓ Near Coffee Bean, Walgreens, Staples, Costco, ½ mile to Venice Beach.
- ✓ Triple "A" location with fantastic visibility and street frontage.
- ✓ Zoned for restaurant, gymnasium usage and/or medical.
- ✓ Central location in Marina del Rey with close proximity to the Marina Freeway.
- ✓ Many area amenities and restaurants within walking distance.



FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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Coldwell Banker Commercial NRT

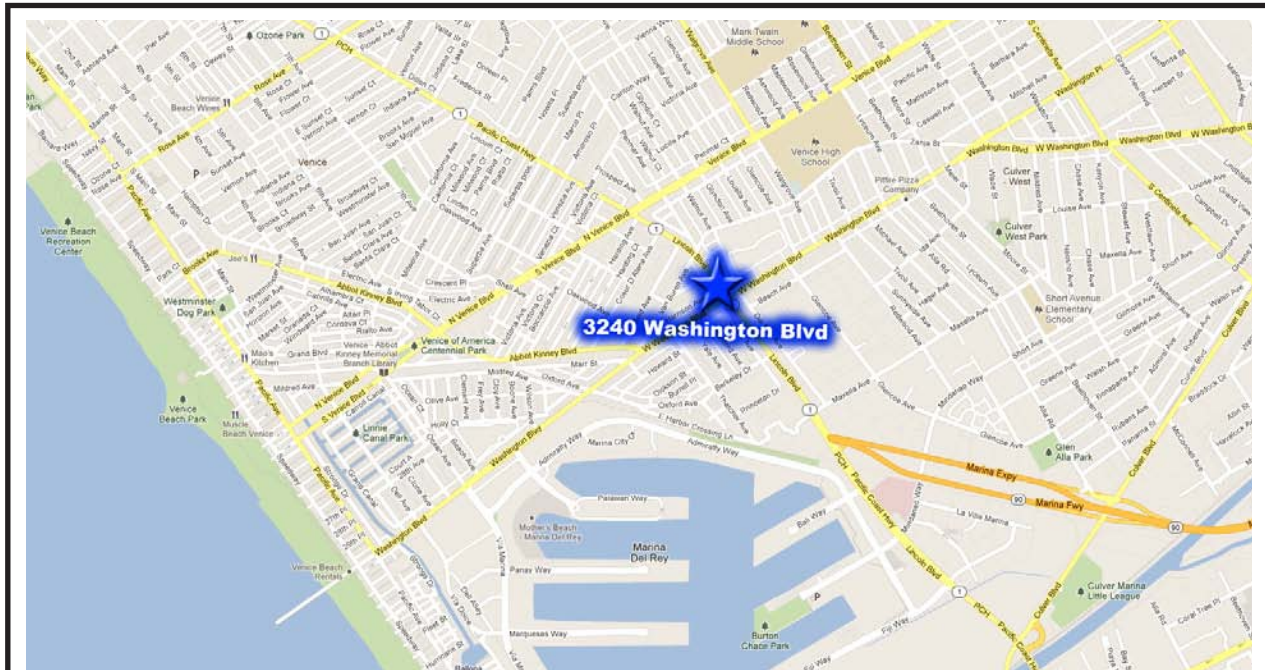
11999 San Vicente Blvd., Suite 100, Los Angeles, CA 90049

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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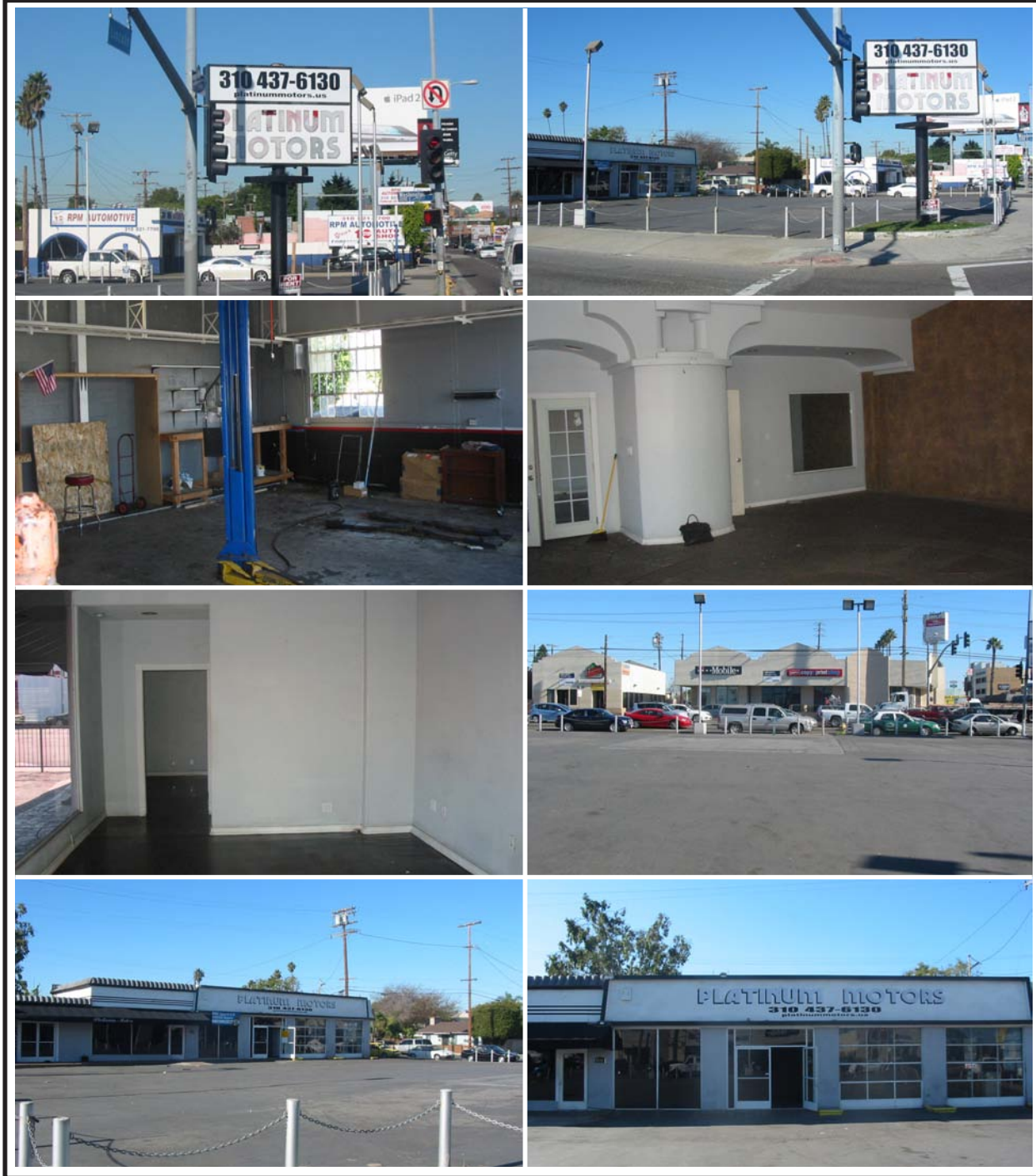
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