

SUB LEASE OR  
LEASE ASSIGNMENT  
**AVAILABLE**



## SECOND GENERATION RESTAURANT SPACE

13455 MAXELLA AVE | MARINA DEL REY

PLEASE CONTACT

**PARKS LANDON**

310.451.8171 X243

[PLANDON@EPSTEEN.COM](mailto:PLANDON@EPSTEEN.COM)

BRE LIC: 01412290

**LUCAS LOSSONE**

310.451.8171 X106

[LLOSSONE@EPSTEEN.COM](mailto:LLOSSONE@EPSTEEN.COM)

BRE LIC: 02123985

**CHAINLINKS**  
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

# PROPERTY HIGHLIGHTS

- **SIZE:** 1,530 SF
- **MONTHLY RENT:** \$11,367 with 3% Annual Increases
- **NNN:** \$3,407
- **TERM:** Until June 2030
- **OPTION:** One (1), Five Year Option at FMV
- **TYPE 41:** Beer & Wine ABC License
- **KEY MONEY:** PLEASE CALL  
All offers considered. Tenant is very motivated.

## DEMOGRAPHICS



### Population

| 1 MILE        | 2 MILE         | 3 MILE         |
|---------------|----------------|----------------|
| <b>33,667</b> | <b>130,731</b> | <b>242,180</b> |



### Avg. Household Income

| 1 MILE           | 2 MILE           | 3 MILE           |
|------------------|------------------|------------------|
| <b>\$193,895</b> | <b>\$200,304</b> | <b>\$192,904</b> |



### Daytime Population

| 1 MILE        | 2 MILE        | 3 MILE         |
|---------------|---------------|----------------|
| <b>22,161</b> | <b>53,730</b> | <b>112,958</b> |





