

# 13336

BEACH AVE

MARINA DEL REY, CA

Newly Upgraded Coastal Gem  
*with Premium Finishes*

*Seller Financing Available!*



TWG  
THE WOODS GROUP

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## MODERNIZED OWNER/USER WAREHOUSE IN SILICON BEACH

13336 BEACH AVENUE  
MARINA DEL REY, CA 90292

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# The Offering

- Sale Price: \$2,895,000
- Location: 1336 Beach Ave, Marina Del Rey, CA
- Year Built: 1972
- Lot Size: ±0.11 AC
- Building Size (SF): ±4,602 SF
- Land Size (SF): ±4,625 (0.11 AC)
- Grade Level Roll Up Door: 1
- Parking: ±4 Stalls with Secured Fence
- APN: 4230-007-012
- Year Built: 1972
- Zoning: LACM (GM) (Industrial/Warehouse/Flex)
- Occupancy: Single Tenant (Delivered Vacant)



Located in Prime  
*Marina del Rey*

**\$2,895,000**  
Sale Price

**±4,602 SF**  
Building Size

**±0.11 AC**  
Lot Size

**LACM (GM)**  
Zoning



# Highlights

## Premises

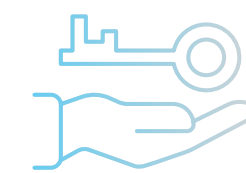
- ±4,602 SF Ground Floor
- ±200 SF Second Floor Mezzanine/Office
- ±4,602 SF Lot Size

## Key Features

- Substantially upgraded in 2023 with brand-new finishes
- Open layout with studio rooms, small offices, and two restrooms
- State-of-the-art cabinetry for exceptional storage
- New HVAC system and vinyl flooring throughout
- One modern ground-level roll-up door
- Custom-built gate securing the property
- Beautifully built-out private office with great views
- Includes a small kitchenette and bathroom with shower
- Recently painted, well-maintained exterior
- On-site parking for approximately 5 vehicles
- Dedicated break area for staff



# Floor Plan



### IDEAL FOR OWNER-USERS

Turnkey, modern workspace with a flexible layout and updated features designed for immediate use.



### CREATIVE FLEX SPACE

Well-suited for creatives, tech, or flex users—a high-quality investment opportunity with prime positioning.




# Sales Comparables



Address:	<b>13336 Beach Ave Marina Del Rey, CA 90291</b>
Building Size (SF):	<b>4,602 SF</b>
Sale Price:	<b>\$2,895,000</b>
Price per SF:	<b>\$629.07</b>

**13336**  
BEACH AVE


1



Address:	<b>730 Washington Blvd Marina Del Rey, CA 90292</b>
Building Size (SF):	<b>1,650 SF</b>
Sold Price:	<b>\$1,100,000</b>
Price per SF:	<b>\$666.67</b>
Sale Date:	<b>8/29/2024</b>

One-story flex/office building sold vacant. Features minimal parking and deferred maintenance. Purchased by an owner-user.


2



Address:	<b>915 Electric Ave Venice, CA 90291</b>
Building Size (SF):	<b>5,035 SF</b>
Sold Price:	<b>\$3,181,999</b>
Price per SF:	<b>\$631.98</b>
Sale Date:	<b>8/29/2024</b>

Part of a 2-Property Sale. Two-story, Class C flex building sold vacant. Purchased by an owner-user.

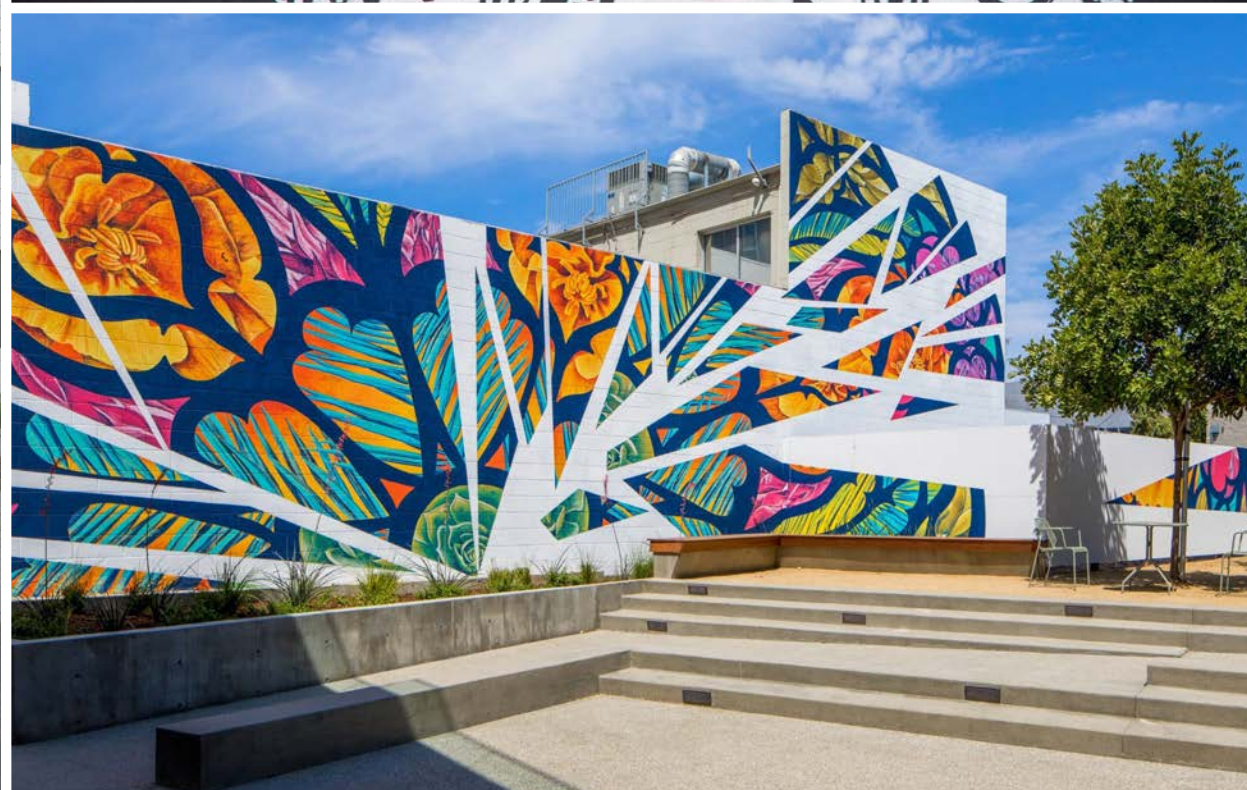
3



Address:	<b>13321 Beach Ave Marina Del Rey, CA 90292</b>
Building Size (SF):	<b>7,700 SF</b>
Sold Price:	<b>\$4,900,000</b>
Price per SF:	<b>\$636.36</b>
Sale Date:	<b>10/3/2023</b>

Two-story office/flex building sold vacant. Purchased by an owner-user planning to expand their business.





Located in the vibrant Marina Arts District, the Property offers a unique blend of function and lifestyle in one of West L.A.'s most eclectic neighborhoods. Just minutes from major business centers like Santa Monica, Culver City, Playa Vista, and the Westside tech corridor, the property sits at the intersection of commerce and creativity.

With immediate access to Venice Beach, the Marina, and the coastal bike path, while being steps from the acclaimed dining, retail, and cultural experiences of Abbot Kinney, Main Street, and Washington Boulevard. Surrounded by an energetic mix of studios, galleries, and boutique creative spaces, this location provides an inspiring backdrop for any forward-thinking business.





- Food & Beverage
  1. Celadon Thai Kitchen
  2. Sakura House
  3. Michi's
  4. Variable Cafe
  5. Fat Tomato Pizza
  6. Dunkin'
  7. Maxine's Cafe
  8. Ekkamai
  9. Rainbow Acres
  10. Hamakaze
  11. In-N-Out
  12. Wild Fork
  13. Panda Express
  14. Urban Chop
  15. Jersey Mike's Subs
  16. Nonstop Sushi
  17. Wharo
  18. Chick-fil-A
  19. Firestone Walker Brewery
  20. Akbar Cuisine
  21. 26 Beach
  22. PHO Mdr
  23. Scopa Italian Roots
  24. Wacky Wok
  25. Piffre Pizza
  26. Röckenwagner Bakery
  27. N17 The Lane
  28. Humble Potato
  29. Hatchet Hall
  30. Nick the Greek
  31. Burger Lounge
  32. Gelson's
  33. Tender Greens
  34. Yard House
  35. Ruth's Chris Steak House
  36. New India's Over
  37. Baja Fresh
  38. Fatburger
  39. Ralph's Fresh Care
  40. Warehouse Restaurant
  41. Tony P's Dockside Grill
  42. Cast & Plow
  43. Angel City Pizza
  44. Saba Coffee Shop
  45. Blueys
  46. House of Thai Taste
  47. Wirin Thai Restaurant
  48. McDonald's
- Retail
  1. The Vitamin Shoppe
  2. Unleashed by Petco
  3. T-Mobile
  4. Valvoline
  5. AT&T Store
  6. Walgreens
  7. Comerica
  8. BevMo!
  9. Men's Wearhouse
  10. AMC Theater
  11. CVS Pharmacy
  12. Chase Bank
  13. Bartel's Harley-Davidson
  14. AutoZone
- Bars
  1. The Lincoln
  2. Brennan's
  3. The Rat Pack Lounge
  4. Old Lightning
  5. Gin Rummy
  6. Old Man Bar
  7. The Corner Door
- Fitness
  1. Fitness & Fuel LA
  2. The Fix Gym
  3. Equinox
  4. Windfall Fitness
  5. Simplify Fitness
  6. PLATEFIT
- Hotels
  1. Hotel Mdr
  2. The Ritz-Carlton

# Amenities Map





# Silicon Beach Tech Boom Creates a Rise in Demographics

Located at the heart of Los Angeles' thriving Silicon Beach corridor, the Property offers unparalleled access to the booming tech ecosystem that includes giants like Google, Snap Inc., and Amazon Studios. The area is experiencing monumental growth with developments like the Culver Crossings and Cedars Sinai Marina del Rey, while improved infrastructure such as the Crenshaw/LAX Line enhances connectivity. With a highly educated and affluent workforce, rising demographics, and a blend of innovation and culture, this property is perfectly positioned to capitalize on the dynamic transformation of the Westside area.

700+

TECH COMPANIES  
IN SILICON BEACH

2,000+

UNITS UNDER  
CONSTRUCTION

\$1.2B

INJECTED INTO THE  
LOCAL ECONOMY

\$150,000+

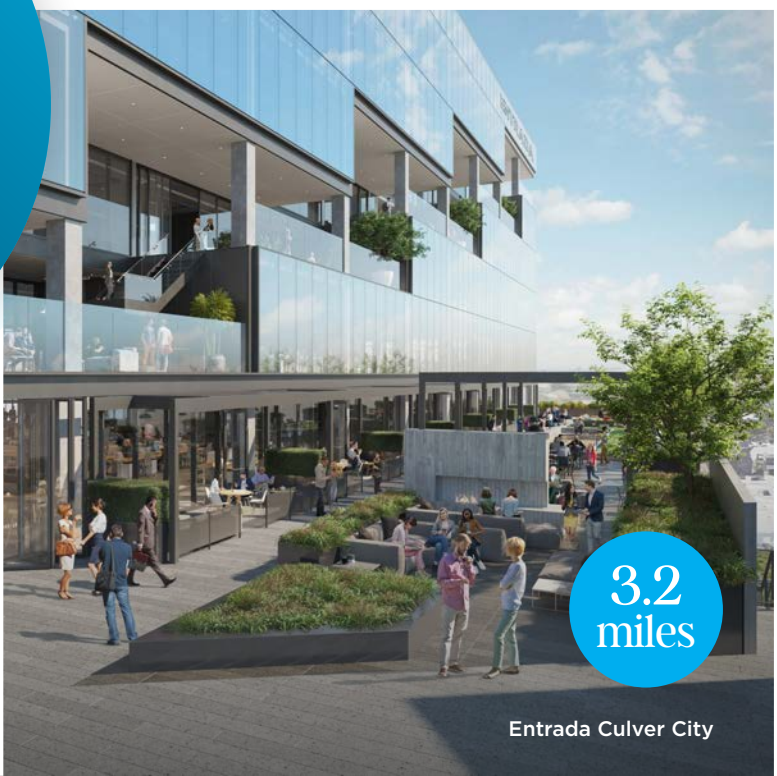
AVERAGE HOUSEHOLD INCOME  
REFLECTING THE AFFLUENT  
WORKFORCE DRAWN BY THE  
TECH AND ENTERTAINMENT  
INDUSTRIES



Culver Crossings Development



Ivy Station Culver City



Entrada Culver City



Cedars Sinai Development // MDR



Google Campus Playa Vista



# 13336

BEACH AVE



## Regional Growth

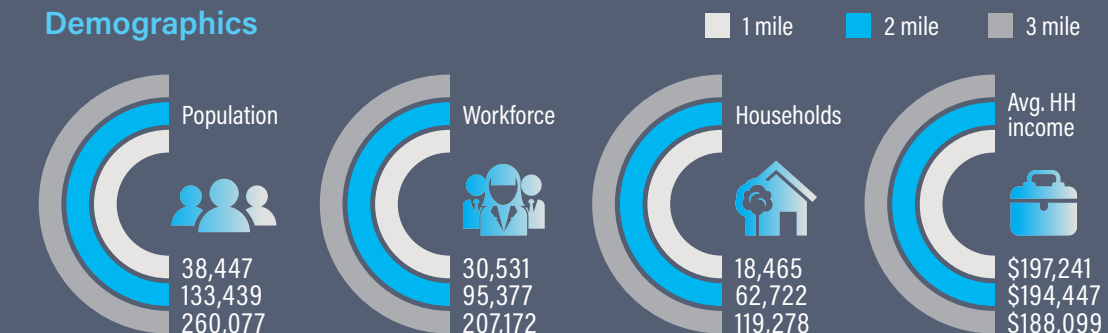
The region has rapidly evolved into a prominent tech hub with over 700 technology companies, ranging from innovative startups to established giants such as Google, Microsoft, and Facebook. The region's appeal is further enhanced by its proximity to the Pacific Ocean, offering a unique blend of work and lifestyle opportunities that attract a diverse and dynamic workforce.

The demographic landscape of Silicon Beach reflects a young, educated, and affluent population with a significant portion of the population holding bachelor's degrees or higher, and an average individual income exceeding \$150,000. This demographic profile underscores the region's status as a magnet for talent, fostering an environment ripe for innovation and economic growth.

## Top Employers



## Demographics





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## BEACH AVE

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### MARINA DEL REY, CA

**EXCLUSIVELY**  
LISTED BY

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