

4140

LINCOLN BLVD, MARINA DEL REY CA 90292

HIGH TRAFFIC RETAIL | FOR LEASE



OFFERING SUMMARY

4140 LINCOLN BLVD **4135** DEL REY AVE

PROPERTY DETAILS:

Address:	4140 Lincoln Blvd, Marina Del Rey, CA 90292
Buidling Size:	± 3,200 SF
Rent:	\$3.95 NNN
Occupancy:	Immediate
Term:	3-5 Years
Ceiling Height:	9.5"
Frontage:	Lincoln Blvd & Del Rey Ave Frontage
Parking:	Plenty Of Onsite And Street Parking 8 Parking Spaces On-site ,4 Tandem
Zoning/Permitted Uses:	All retail uses including medical, sales, auto & motorcycle repair. Grandfathered use with no additional parking required

Location

- Prestigious Marina Del Rey/ Venice Area
- Two Great Commercial Street Exposures
- Fronts On Lincoln Blvd
- Rear On Del Rey Ave
- 50-Foot Frontage On Lincoln Blvd And Del Rey Ave.
- Directly Across The Street From World Famous Harley Davidson

Signage

- Great Exposure and Marketing
- One of the Busiest Streets in Los Angeles
- Front and rear signage

Building

- Approximately 3,200 Sf
- 2-story in the front
- Single story in the rear
- 1 Bathroom
- Concrete Level Floors

Access Doors

- Large Display Windows And Access Door On Lincoln Blvd
- One Large Drive-Thru And Loading Access Doors On Del Rey Ave
- One Electric Rollup Security Door

Ceiling

- Front 9.5 Foot Ceilings
- Rear 13.4 Foot Ceiling
- Exposed Wood Beams

Electrical A/C and Roof

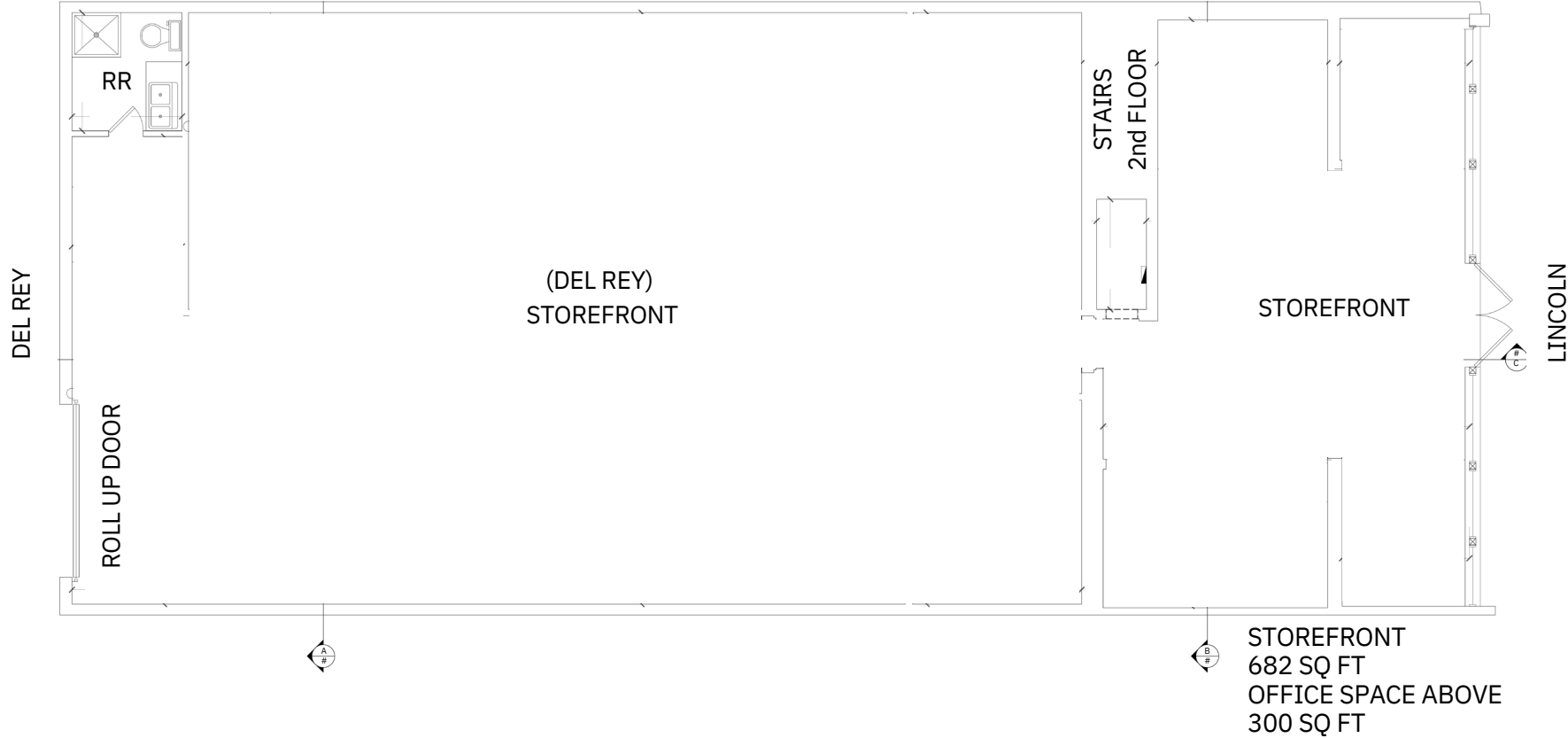
- Electrical Meters On Site
- 200-Amp, 240v, single-Phase
- AC/Heat
- Front showroom 3-ton
- Rear 4-ton
- Brand New Title 24 Roof with 7 tinted Skylights







FLOOR PLAN



AREA SUMMARY

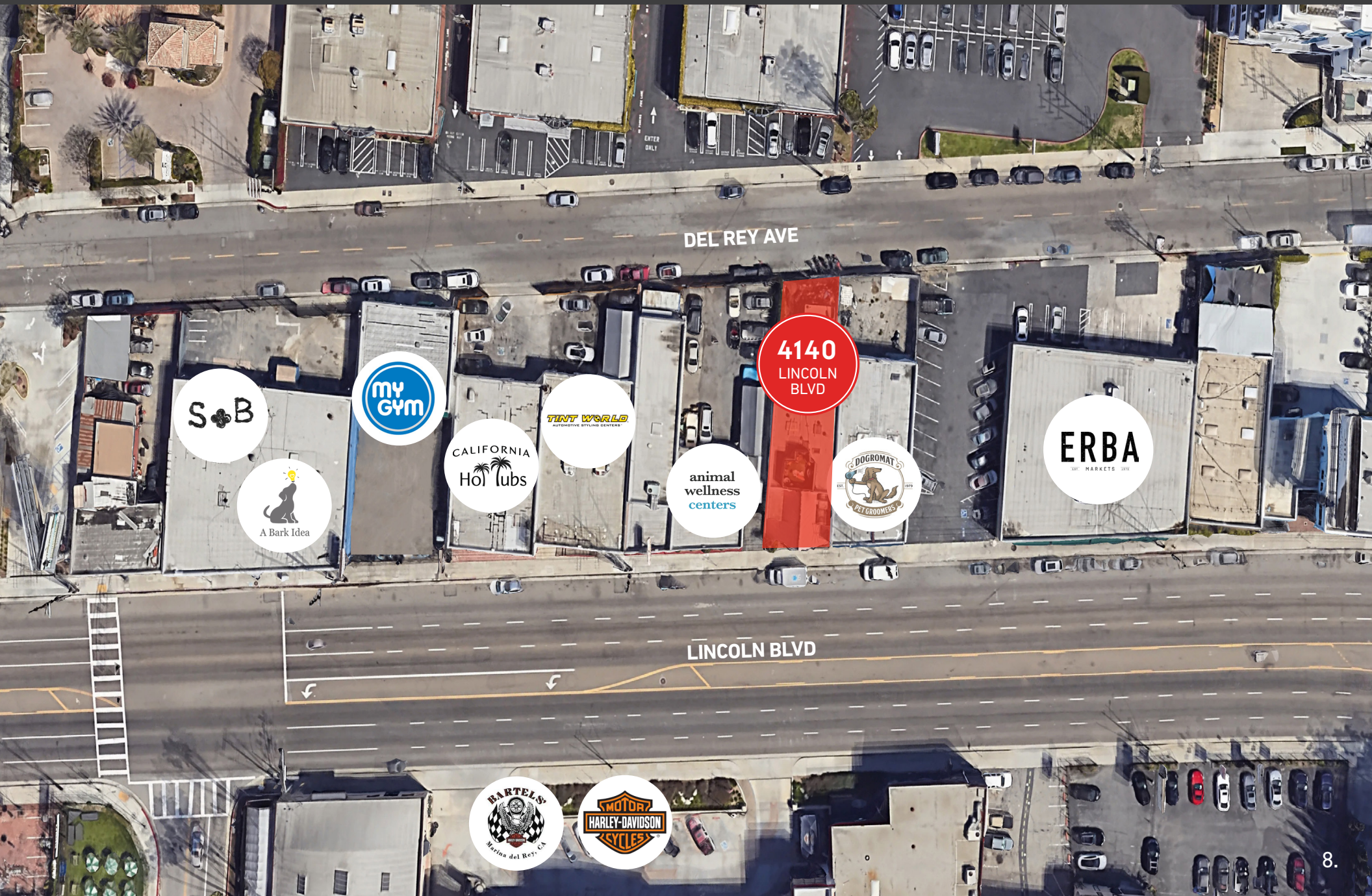
4140 Lincoln Boulevard is prominently located along one of Marina del Rey's most active and essential commercial corridors, serving as a key connector between Santa Monica, Venice, and Playa Vista. Lincoln Boulevard has evolved into a high-exposure retail and service artery, characterized by steady vehicle traffic, strong neighborhood demand, and a diverse mix of commercial uses including fitness, dining, automotive, and neighborhood-serving retail.

The immediate area is defined by a dense and affluent residential base, supported by nearby coastal communities and strong daytime employment drivers from Playa Vista and Silicon Beach. This combination creates consistent demand for convenience-oriented retail and experiential uses, particularly fitness, wellness, and lifestyle operators that benefit from high visibility and accessibility.

Positioned just minutes from the Marina waterfront, Venice Beach, Abbot Kinney Boulevard, and LAX, the property offers exceptional regional connectivity within one of the Westside's most dynamic and supply-constrained submarkets. Lincoln Boulevard continues to experience ongoing reinvestment and tenant demand, reinforcing its role as a primary commercial spine serving the broader Marina del Rey and West Los Angeles area.



NEARBY TENANTS



NEARBY AMENITIES



PLANTA

tendergreens

Maxine's
COFFEE

beachside
restaurant & bar



TRADER JOE'S



ALFRED

burgerlounge
PREMIUM BURGERS



UOVO
PASTA



AMC
THEATRES



corepower
YOGA

EQUINOX



PAVILIONS



pure barre



Gelson's



SACHI.LA
COFFEE SHOP



CLUB PILATES





Lincoln Blvd in Marina del Rey

Marina del Rey falls within Los Angeles County and is southeast of the L.A. City community of Venice and north of the L.A. City community of Playa del Rey, near the mouth of Ballona Creek. It is located 4 miles north of Los Angeles International Airport. Fisherman's Village offers a view of Marina del Rey's dominant feature, the Marina, the world's largest man-made small craft harbor with eight basins having a capacity for 5,300 boats and is home port to approximately 6,500 boats.



Cedars-Sinai Marina Del Rey Hospital

The glass-and-steel building is being designed by HDR, Inc., and rises approximately 190 feet in height. When it opens, the new tower is expected to have capacity for 96 patient beds, with a later expansion to upwards of 160 beds. Plans also call for new operating rooms, cardiac catheterization and gastroenterology labs, interventional procedure suites, and an expanded emergency department.

Completion of the new building was most recently expected to occur 2026, according to a 2024 project update from Cedars-Sinai.

DEMOGRAPHICS

2025 POPULATION

122,171	520,060	1,882,692
2 MILES	5 MILES	10 MILES

2030 PROJECTION

122,109	522,232	1,879,198
2 MILES	5 MILES	10 MILES

MEDIAN AGE

41.7	40.8	39.4
2 MILES	5 MILES	10 MILES

AVERAGE HOUSEHOLD INCOME

\$159,543	\$150,051	\$127,299
2 MILES	5 MILES	10 MILES

INCOME OVER \$200k

18,783	68,278	159,276
2 MILES	5 MILES	10 MILES

MEDIAN HOME VALUE

\$1,123,081	\$1,103,484	\$1,050,658
2 MILES	5 MILES	10 MILES



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