

# STELLA

MARINA DEL REY | WEST LOS ANGELES | CALIFORNIA



JONES LANG LASALLE AMERICAS, INC. ("JLL"),  
REAL ESTATE LICENSE #01223413

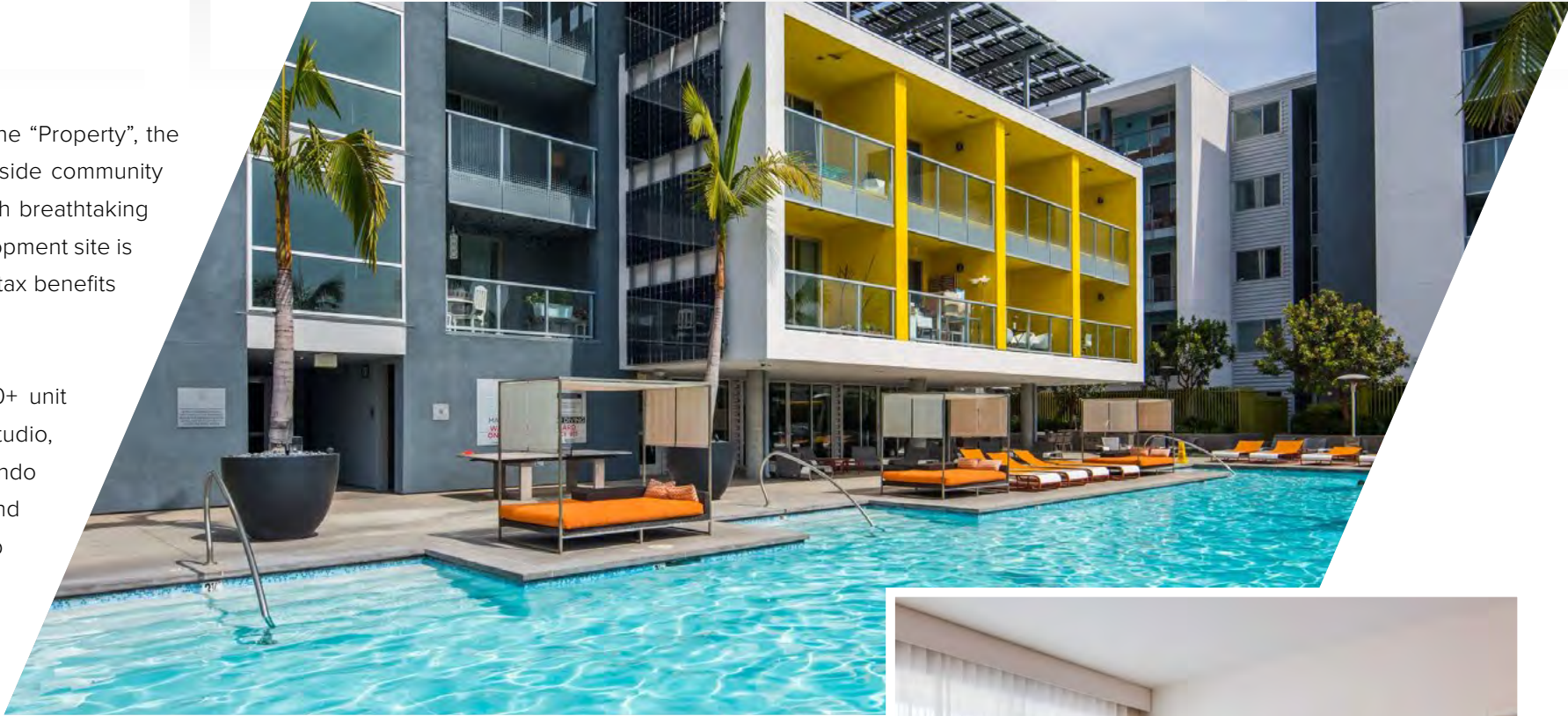


# Executive Summary

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Stella (the “Property”, the “Community”), an irreplaceable, fee-simple 244-unit community located in the coveted beach side community of Marina del Rey. Adjacent to Stella is a ±0.64-acre separately parceled development site with breathtaking coastal views currently used as a park and dog run exclusively for residents of Stella. This development site is owned by the same ownership as Stella and may be offered on separately, for development or tax benefits (Measure ULA threshold 4.0% \$5.15M to \$10.3M), or considered in an offer for Stella.

Located less than 2-miles from the Pacific Ocean, Stella is one of only five fee-simple 100+ unit communities located in Marina del Rey (“MDR”). The Property features a well-balanced mix of studio, one-, two- and three-bedroom homes with oversized floorplans (avg. ±970 SF) and extra-large condo spec balconies complemented by an excellent amenity set including a large resort-style pool and spa, outdoor beach sand pit, movie-theatre, and large fitness center. As a result, Stella is a top choice for Marina del Rey’s affluent renters with ±54% of households on site earning six-figures or more annually. Completed in 2013, Stella is well-positioned for a unit interior and common area renovation program with post-renovation rents reflecting a ±14% blended premium to as-is market rents.

Stella is the most walkable community in Marina del Rey due to its excellent retail proximity, earning the Property an impressive 86 WalkScore, well above the MDR average of 63. Located adjacent to the Community is Marina Marketplace, a ±500k SF regional mall featuring upscale tenants such as Gelson’s Marketplace, Equinox, AMC Dine in Theatres, Yard House, Ruth Chris Steakhouse amongst others. Also, within a 2-minute walk are other major grocers such as Pavilions, Ralphs, and CVS, ensuring tenant’s everyday needs are met with unmatched convenience. The Property enjoys excellent frontage along Lincoln Boulevard and the Marina Expressway, providing residents with quick access to picturesque Venice Beach, bustling Abbot Kinney retail corridor, or any of the major job centers within Silicon Beach.



PROPERTY DESCRIPTION	
Address	13488 Maxella Ave, Marina del Rey, CA 90292
Vintage	2013
Number of Units	244-Units
Average Unit Size	±970 SF
% Occupied / % Leased	94% / 98% (July 7th, 2025 Rent Roll)
Affordability	24-Units, Very-Low Income (9.8% of Unit Mix)
Parcel Numbers	4212-004-03(4,7,9), 4212-004-040
Acreage	±4.78 acres (incl. ±0.64-ac Coastal Development Opportunity)
Building Type	Podium (5 & 6-Stories)
Energy Certification	LEED Certified
Residential Rentable Square Footage	±236,785 SF
Retail	5-Suites ±12,631 SF
Parking	578 Spaces (2.37:1 Parking Ratio)
Ownership	Fee Simple

UNIT MIX				
Type	# of Units	% of Mix	Avg. SF	Total SF
0x1	32	13%	±723	±23,148
1x1	60	25%	±740	±44,390
2x2	99	41%	±1,066	±105,491
2x2.5	5	2%	±1,195	±5,975
2x3.5 (3-Story Townhomes)	7	3%	±1,723	±12,061
3x2	17	7%	±1,409	±23,948
Mrkt. Subtotal	220	90%	±977	±215,013
0x1	2	1%	±528	±1,056
1x1	8	3%	±716	±5,728
2x2	12	5%	±1,020	±12,234
3x2	2	1%	±1,377	±2,754
BMR Subtotal (VLI)	24	10%	±907	±21,772
Grand Total	244	100%	±970	±236,785



WESTWOOD

CENTURY CITY

DTLA →

## Investment Highlights

MARINA MARKETPLACE  
500K SF | 70+ RETAILERS

EQUINOX *Gelson's*

tendergreens

AMC  
THEATRES

Yard House

RUTH'S  
CHRIS  
STEAK HOUSE

ULTA  
BEAUTY

burgerlounge  
THE ORIGINAL *gourmet* fast burger

STELLA



RARE FEE-SIMPLE  
MARINA DEL  
REY ASSET



RIPE FOR UNIT INTERIOR  
& COMMON AREA  
RENOVATIONS



STELLA BRINGS THE  
BEACH TO RESIDENT'S  
DOORSTEP



ABOVE AVERAGE FLOORPLANS,  
CEILINGS AND EXTRA-LARGE  
CONDO-SIZED BALCONIES. STELLA  
CANNOT BE REPLICATED TODAY



STELLA IS THE MOST  
WALKABLE COMMUNITY  
IN MDR



STELLA: THE EPICENTER  
OF WEST LA'S AFFLUENT  
TECHNOLOGY COMMUNITY



MARINA DEL REY: THE  
JEWEL OF WEST LA



LACK OF SUPPLY FUELS  
MDR FUNDAMENTALS



### COASTAL MDR DEVELOPMENT OPPORTU- NITY

Adjacent to Stella is a ±0.64-acre separately parceled development site with irreplaceable coastal views currently used as a park and dog run exclusively for residents of Stella. This development site is owned by the same ownership as Stella, and may be offered on separately, for development or tax benefits, or considered in an offer for Stella.

### COASTAL MDR DEVELOPMENT OPPORTUNITY

OWNED BY SELLER AND  
MARKETED SEPARATELY BY JLL

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# Rare Fee Simple Marina del Rey Asset

1 of 5

FEE SIMPLE 200+ ASSETS IN MDR

13%

OF ALL FEE SIMPLE UNITS IN MDR (200+ UNITS)

The Only

2010'S VINTAGE FEE SIMPLE ASSET IN MDR (200+ UNITS)

Zero

100+ UNIT FEE SIMPLE ASSETS HAVE SOLD IN MDR IN OVER 10-YRS

Zero

2010+ VINTAGE ASSETS EVER SOLD IN MDR



Leasehold

Fee Simple

VENICE BEACH

ABBOT KINNEY BLVD  
1.0-MILE | 100+ SHOPS/DINING VENUES



ABBOT KINNEY BLVD  
(±51K DRIVERS PER DAY)

W WASHINGTON BLVD  
(±51K DRIVERS PER DAY)

G8 By Clg  
2020 Vintage | 295-Units

STELLA

COASTAL DEVELOPMENT OPPORTUNITY  
OWNED BY SELLER AND MARKETING  
SEPARATELY BY JLL

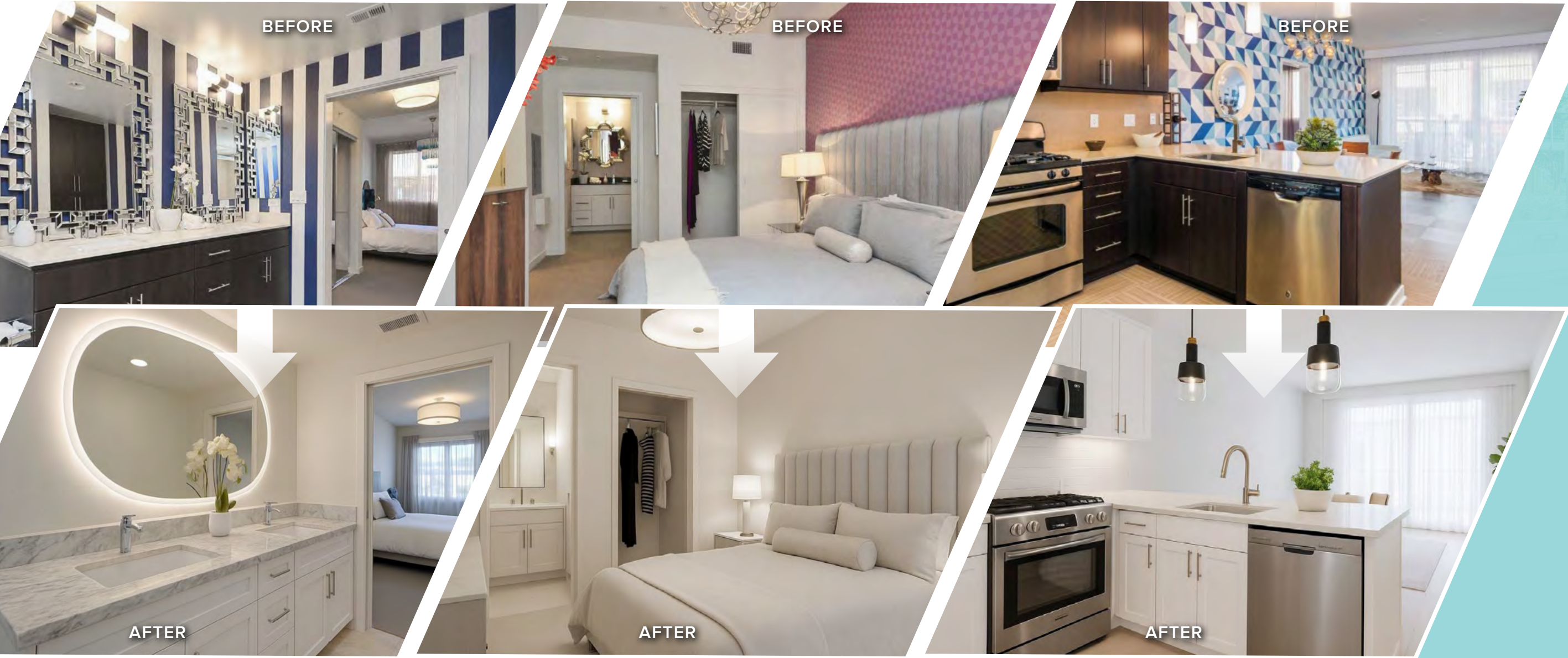


# Ripe for Unit Interior Renovations...

Completed in 2013, Stella is well-positioned for a complete interior renovation program. 100% of units are currently in classic condition. Due to the asset’s excellent coastal location and lack of new supply, renovation premiums in MDR have soared ±14% above Stella’s market potential rents, leading to a lucrative repositioning play.

## Only Four

100+ UNIT ASSETS HAVE BEEN DELIVERED IN MARINA DEL REY SINCE STELLA



RENOVATION UPSIDE COMPARISON (PER UNIT)



\*Comparable Set Includes: Neptune Marina, C1 by CLG, AMLI MDR, Esprit Reveal Playa Vista & Runway



# Bringing the Beach to Resident's Doorstep: The Amenity Deck by Stella

Stella features a massive elevated amenity deck on the second-level of the Property, unique in the Marina del Rey submarket. The amenity deck features a large circular Sand Beach with plush seating, a resort-style pool and spa, lush tropical landscaping, outdoor al fresco dining areas. Level two provides direct access to the fitness center, movie theatre, resident lounge and other top tier amenities.

Stella's amenity deck presents a blank canvas for re imagination in order to further enhance the residential experience.



## The Amenity Deck by Stella





STELLA | CURRENT CLUBROOM

STELLA | CURRENT FITNESS CENTER



REPRESENTATIVE FITNESS CENTER RENOVATION SCOPE



POTENTIAL COMMON AREA UPGRADES

- Outdoor Chess Set
- Upgrade Media Room
- Additional EV Chargers
- Sports Lounge
- Work from Home Pods
- New Pool FF&E
- Outdoor Cabanas and Chaise Lounges
- Modern Stationary Bikes
- New Fitness Equipment
- Tot Lot
- Outdoor String Lights
- Shuffleboard
- Bocce Ball Court
- Paddle Board Rental

THE STELLA CLUB

Stella features an expansive indoor/outdoor amenity deck on the second level of the Property, home to the pool and spa, fitness center, outdoor Sand Beach, media room and more. This irreplaceable space is ripe for revitalization, further differentiating premium living at Stella.

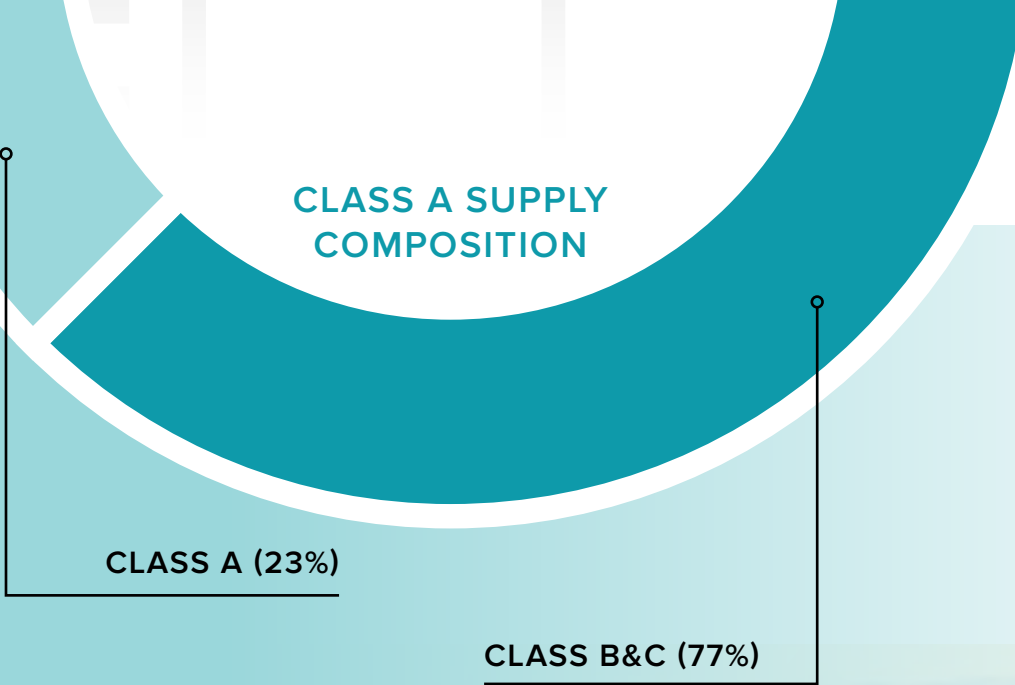
...and Revitalization of Common Areas



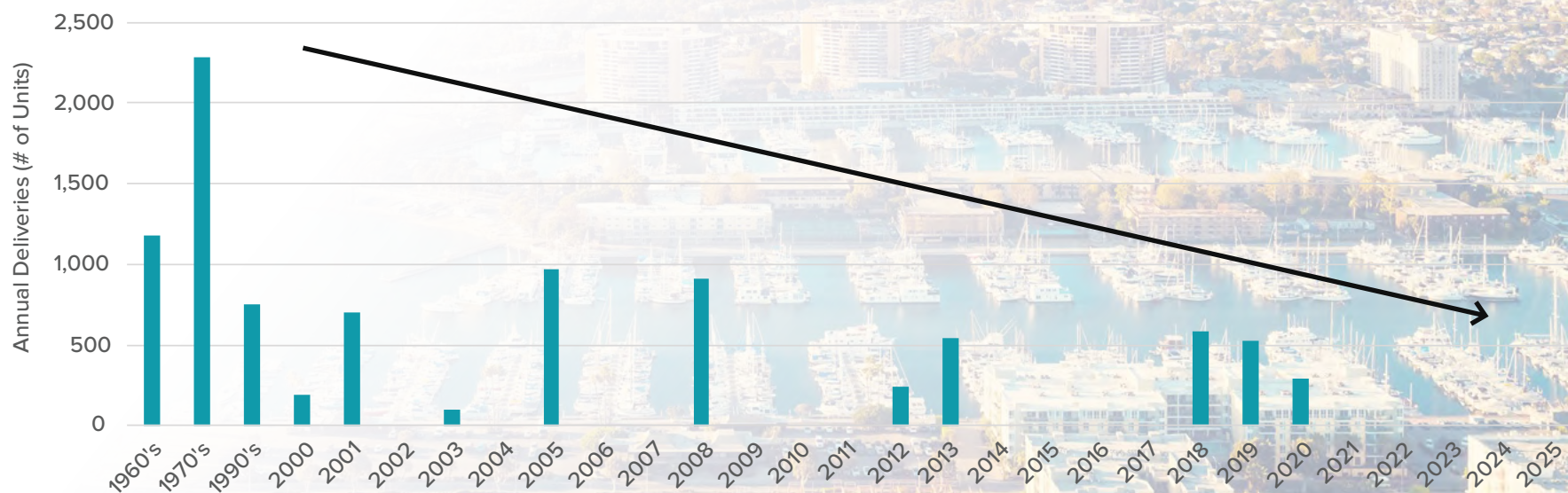
Lack of Supply...

Zero  
UNITS UNDER  
CONSTRUCTION IN MDR

Zero  
DELIVERIES LAST  
5-YEARS IN MDR



MULTI-HOUSING SUPPLY | MARINA DEL REY



MARINA DEL REY FUNDAMENTALS

9,067  
UNITS

1994  
WTD. VINTAGE

\$4,113/u  
AVG MRKT RENT PER UNIT

\$4.12/sf  
AVG MRKT RENT PER SF

3.2%  
ANNUAL RENT GROWTH  
(PAST-5 YEARS)

95.7%  
CURRENT OCCUPANCY

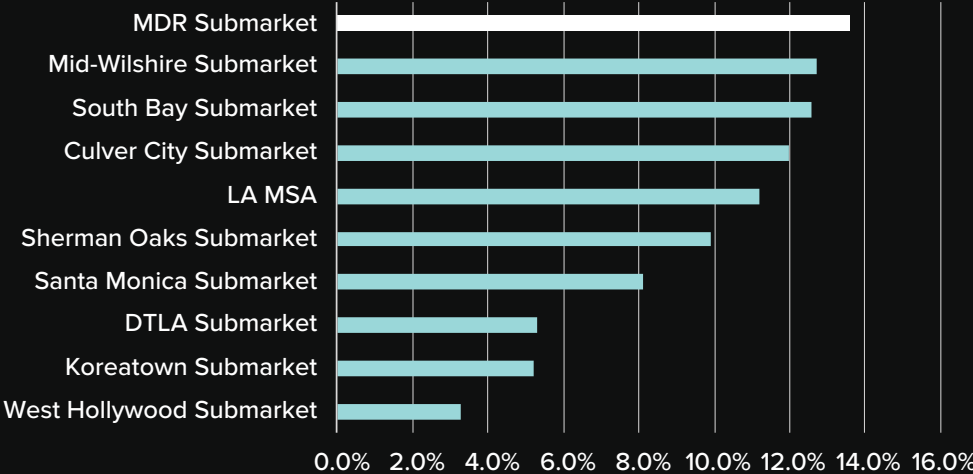
Seven  
OUT OF LAST 10  
YEARS POSITIVE NET  
ABSORPTION

Zero  
UNITS UNDER  
CONSTRUCTION

... Fuels Durable MDR  
Fundamentals

Marina del Rey is a durable residential submarket with unique demand drivers that drive outsized rent growth. During the pandemic and recovery period, the MDR submarket saw outsized renter demand, recording 13.6% cumulative rent growth, ahead of peer submarkets such as Santa Monica, Venice, and Culver City.

PANDEMIC RECOVERY RENT GROWTH  
(2021-2024)



CLASS A SUBMARKETS REBOUND FIRST:  
POST PANDEMIC MDR MULTI-HOUSING RECOVERY (2021-2024)

13.6%  
CUMULATIVE RENT  
GROWTH

3.4%  
ANNUAL RENT  
GROWTH

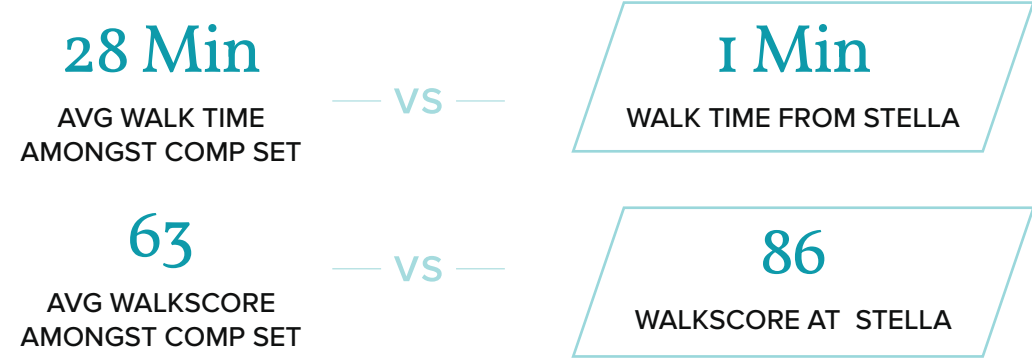
95.9%  
AVG. SUBMARKET  
OCCUPANCY



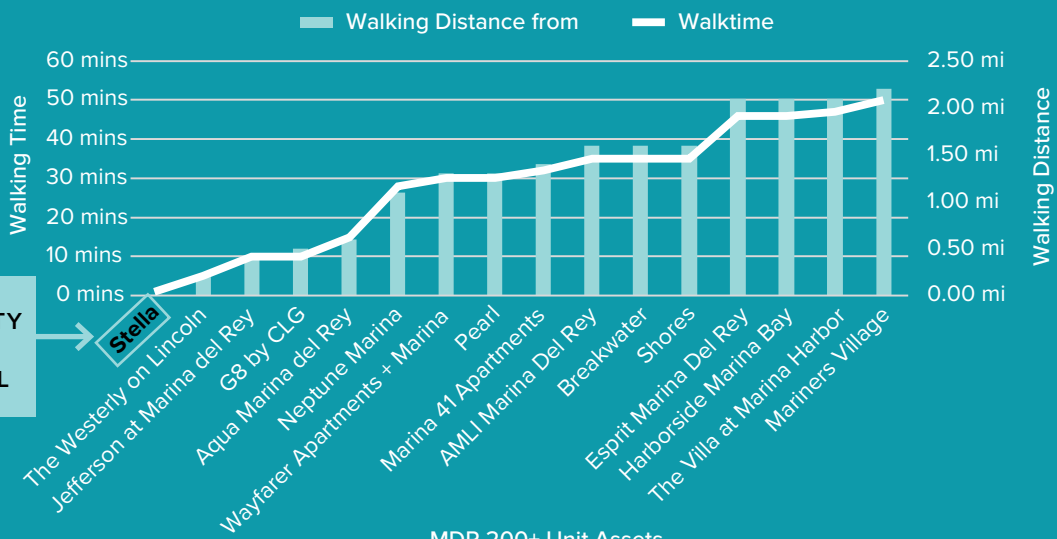
# FACT: Stella is the #1 Most Walkable Community in MDR

Stella is located adjacent to Marina Marketplace, a ±500k SF regional mall featuring upscale tenants such as Gelson's Marketplace, Equinox, AMC Dine in Theatres, Yard House, Ruth Chris Steakhouse amongst other major tenants. No rental community in MDR is as accessible and walkable as Stella.

## WALK TIME TO RETAIL HUB (CORNER OF MAXELLA AVE & LINCOLN)



## WALKING DISTANCE TO MARINA MARKETPLACE



1.9M  
SF OF RETAIL WITHIN  
1-MILES

94%  
RETAIL OCCUPANCY  
(1-MILE)



# Stella: The Epicenter of West LA's Affluent Technology Community

500+

TECH & STARTUP COMPANIES

#3

IN US FOR TECH SCALEUPS

88K

ENGINEERS

Stella is ideally located within one of the major hubs of Silicon Beach, Marina del Rey. Silicon Beach also encompasses the technology communities of Santa Monica, Venice, Playa Vista, Culver City, El Segundo, and Manhattan Beach. Notable employers in Silicon Beach include Apple, Google, Microsoft, Amazon Studios, YouTube, Riot Games, Hulu, SpaceX, Honey, and Snap. Each of these firms contributes to the Silicon Beach ecosystem in its own way, offering a mix of established tech campuses, co-working spaces, incubators, and a lifestyle that attracts tech talent from around the world.

NBCUniversal

12180 MILLENNIUM WAY

23,081 SF LEASED

SONY

13031 W JEFFERSON BLVD

25,349 SF LEASED

WE3

93,121 SF LEASED

MAJOR LEASING ACTIVITY WITHIN 15-MINS OF STELLA

Google

BLUFF CREEK

150,766 SF LEASED

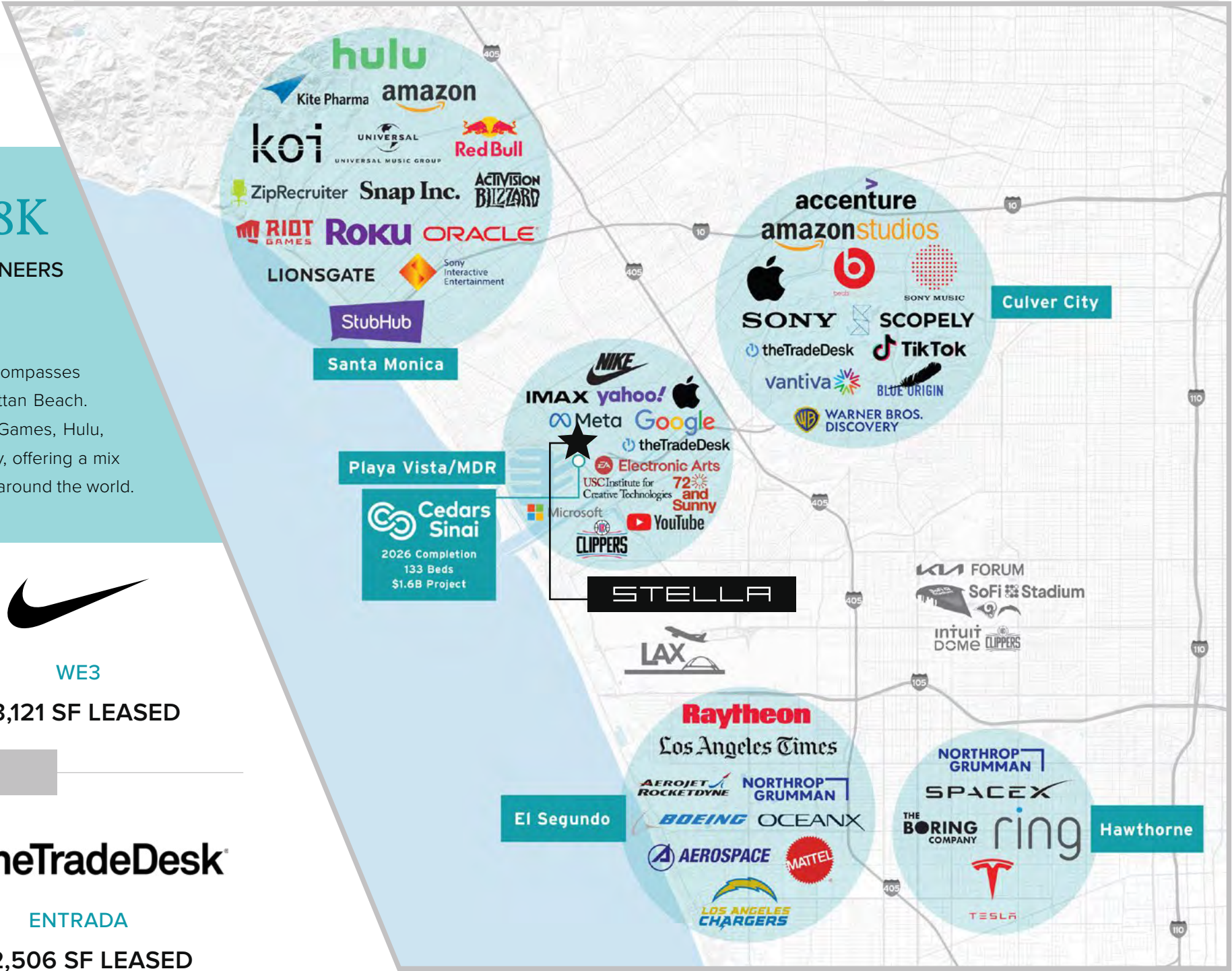
12035 WATERFRONT DR

93,949 SF LEASED

theTradeDesk

ENTRADA

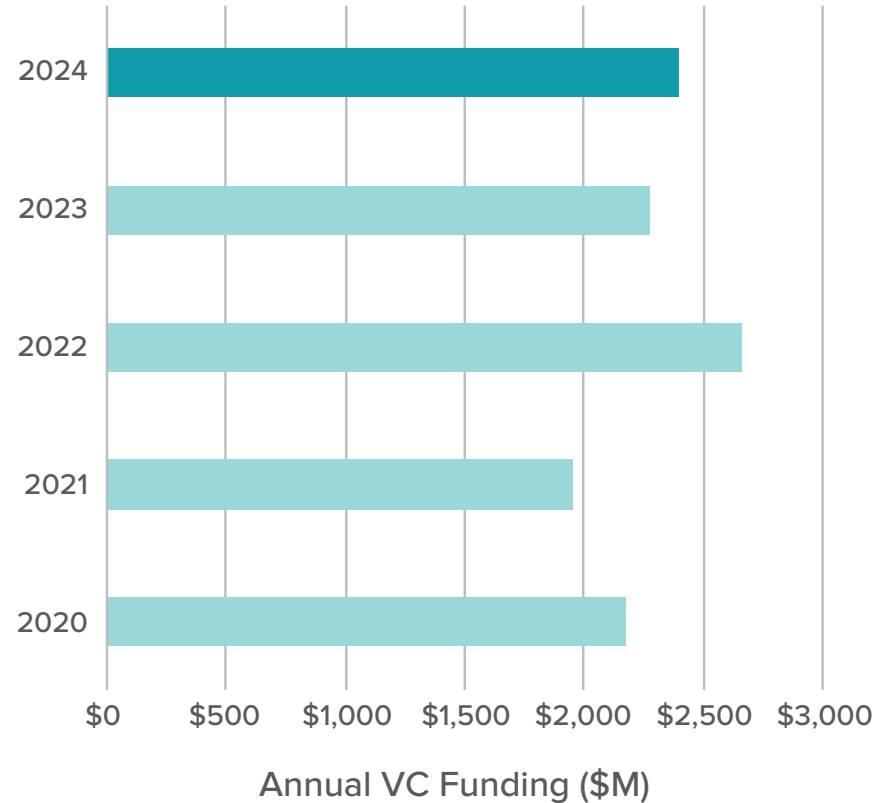
102,506 SF LEASED



# Silicon Beach is a Hotspot for VC Funding

Silicon Beach has accounted for over \$11B in venture capital funding over the past 5-years, with some of the largest transactions of 2024 occurring in the artificial intelligence, food & beverage and fintech categories. Stella is well positioned to capitalize on the continued emergence of this profound technology hub.

SILICON BEACH VENTURE FUNDING







# Marina del Rey: The Jewel of West LA

THE MDR DIFFERENCE			
	Marina Del Rey	Los Angeles MSA	MDR Difference Quantified
Avg. Household Income	\$211,435	\$127,405	66% Higher HH Income
Population Density (Persons/Acre)	±35.5	±3.7	Nearly 10x More Dense
% Rentership	64.0%	51.6%	12% Higher Renter Concentration
Bachelor's Degree +	74.6%	37.8%	Nealy 2x Higher Education Concentration
Unemployment Rate	3.3%	5.3%	2% Lower Unemployment
Crime Rating (AreaVibes.org)	A 1.9/1,000	F 8.2/1,000	74% Lower Crime Rate


## MARINA DEL REY BY THE NUMBERS




1.5M SF  
OF RETAIL




2.1M SF  
OF OFFICE




1,849  
HOTEL ROOMS




4-MI  
NORTH OF LAX




7  
WATERFRONT  
RESORTS



75+  
RESTAURANTS



60°  
AVG. ANNUAL  
TEMPERATURE



4,600+  
BOAT SLIPS



## STELLA PLACES RESIDENTS MINUTES FROM COASTAL LA'S BEST



### MARINA MARKETPLACE

Marina Marketplace is a sprawling outdoor shopping center in Marina del Rey featuring a diverse mix of retail stores, restaurants, and services including notable tenants like Gelson's Market, Ralphs, Barnes & Noble, Best Buy, AMC Theatres, and Equinox Fitness.

1



### FISHERMAN VILLAGE

Fisherman's Village is a charming New England-style waterfront complex in Marina del Rey featuring colorful buildings with shops, restaurants, and boat tour services. Established in the early 1970s on approximately 3 acres along Fiji Way, it remains a popular tourist destination offering harbor views, weekend entertainment, and a gateway to various water activities.

2

### THE STRAND

The Strand, officially known as the Marvin Braude Coastal Trail, is a scenic 22-mile paved path stretching along Los Angeles County's coastline from Will Rogers State Beach to Torrance, passing through Marina del Rey, Venice Beach, and Manhattan Beach.

3



### VENICE CANALS

The Venice Canals are a picturesque network of man-made waterways built in 1905 by developer Abbot Kinney, encompassing approximately 6 acres with six canals totaling about 2 miles in length and attracting an estimated 1.5 to 2 million visitors annually.

4





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