



MARINA
MARKETPLACE

VILLA MARINA
MARKETPLACE

MARINA DEL REY'S PROMINENT MODERN LIFESTYLE EXPERIENCE

13450 MAXELLA AVE.
MARINA DEL REY, CA 90292

 **JLL**
CA DRE #01856260

MARINA MARKETPLACE AND VILLA MARINA MARKETPLACE ARE A PART OF THE LARGEST RETAIL CENTER IN MARINA DEL REY.

With its diverse range of tenants and strategic location, Marina Marketplace and Villa Marina Marketplace cater to upscale clientele from Marina del Rey, Playa Vista, Venice Beach, and Santa Monica markets, offering an array of daily necessities, entertainment, dining options, and personal services.

Coming Soon

NORDSTROM

Rack

OPENING 2028

Modern & Captivating

CROWD-DRAWING TENANTS



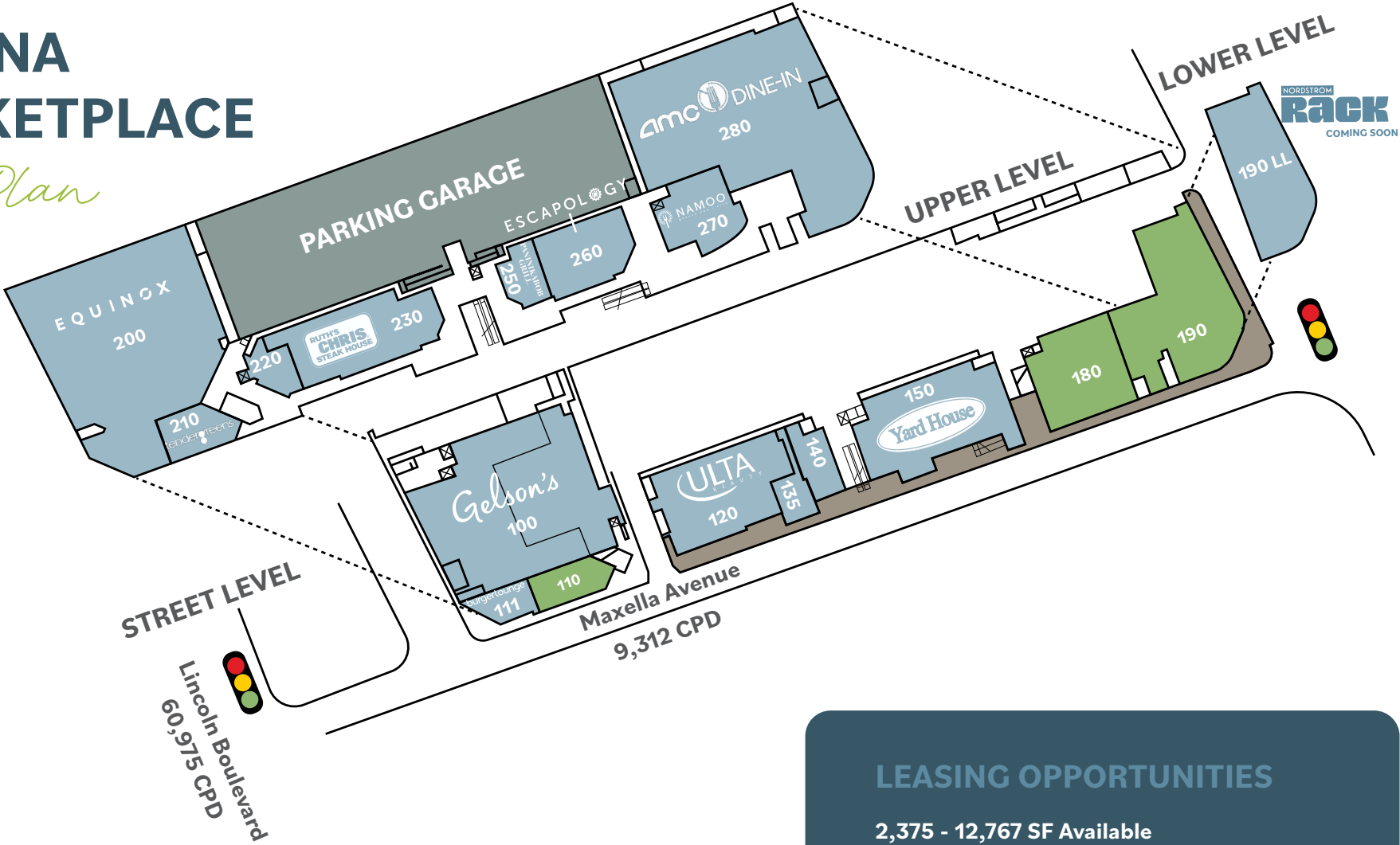
STRONG QUICK SERVICE AND FULL-SERVICE RESTAURANTS



PROPERTY HIGHLIGHTS
Situating at the intersection of I-90 and Lincoln Blvd, Marina Marketplace and Villa Marina Marketplace are nestled in the trade area and has a captive daytime audience of approximately **480,179 employees within a 5-mile radius.**

MARINA MARKETPLACE

Site Plan



Key

100	...	Gelson's Market		37,012 SF
110	...	Available		2,375 SF
111	...	Burger Lounge		1,530 SF
120	...	Ulta		9,630 SF
135	...	Eyes of Marina		1,506 SF
140	...	Le Pain Quotidien		2,220
150	...	Yard House		11,535
180	...	Available		7,900 SF
190	...	Available		12,767 SF
190 LL	...	Nordstrom Rack		28,827 SF
200	...	Equinox		28,881 SF
210	...	Tender Greens		2,917 SF
220	...	Happy Nails		1,415 SF
230	...	Ruth's Chris		9,169 SF
250	...	Panini Kabob		2,782 SF
260	...	Escapology		4,595 SF
270	...	Namoo Korean BBQ		4,882 SF
280	...	AMC Dine-In		34,318 SF

Available Leased

LEASING OPPORTUNITIES

2,375 - 12,767 SF Available
Ample Parking: Ratio 4.51/1000 SF
with 926 parking spaces in a dedicated parking structure

- Unit 110 - 2,375 SF
- Unit 180 - 7,900 SF
- Unit 190 - 12,767 SF

* Limited box availabilities in the Marina del Rey market.

* Upgraded signage opportunities and increased window line for maximum branding.



Street Level FLOOR PLAN & RENDERINGS







VILLA MARINA
MARKETPLACE

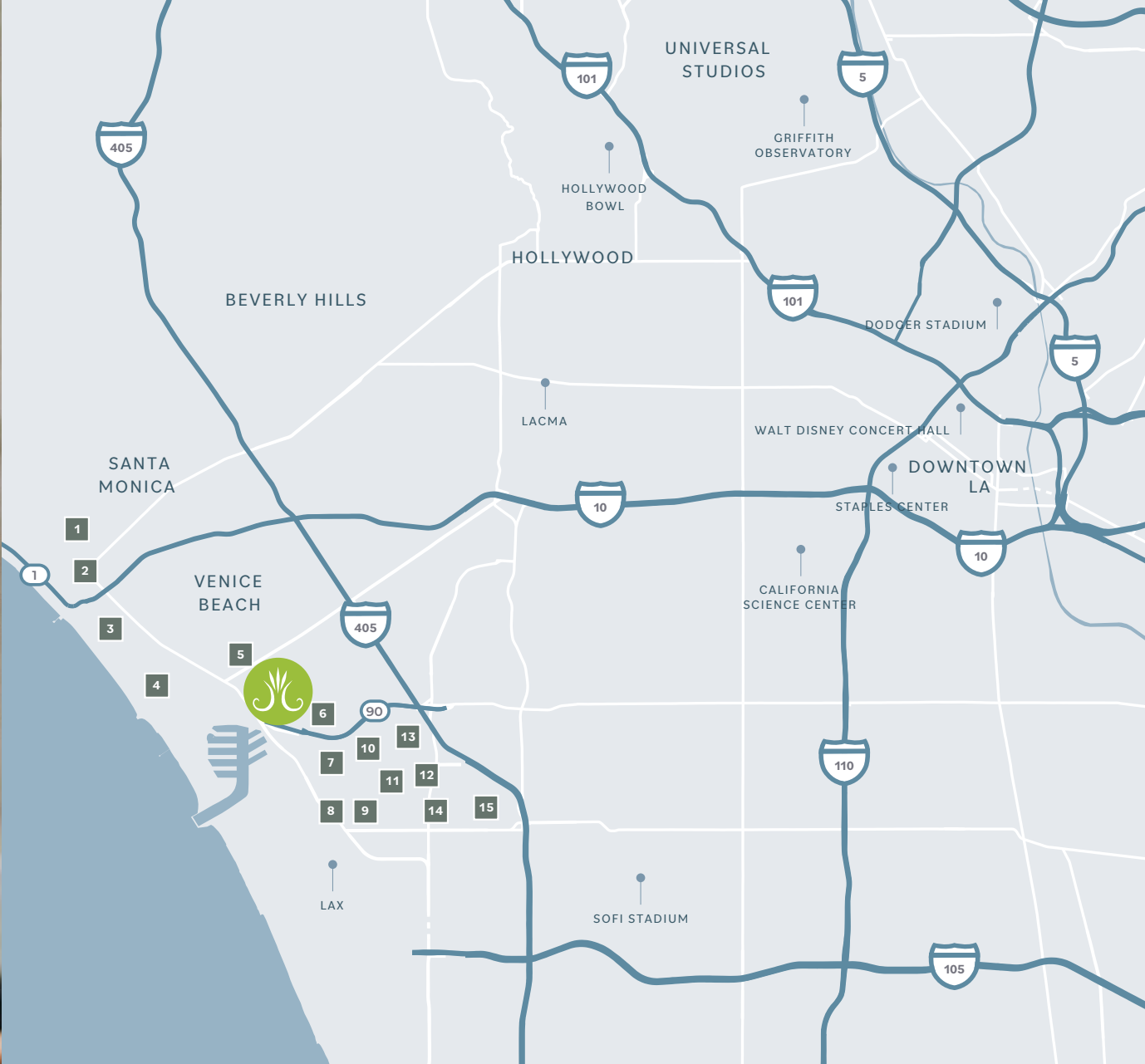
*Serving The Marina
and Beyond*

MARINA
MARKETPLACE

Surging
**SILICON
BEACH**

With surging development, tech industry influx, and upgraded infrastructure, Marina del Rey continues to expand as a vibrant cultural hub.

Marina del Rey is part of the tech hub, “Silicon Beach” and is home to notable tech companies such as Tesla, The Honest Company, Google, YouTube and many others.



**NOTABLE
TECH COMPANIES**
in the market

- | | | |
|----------------|-----------------|--------------------|
| 1 ... Bird | 6 ... Tesla | 11 ... WeWork |
| 2 ... Poppin | 7 ... Vevo | 12 ... YouTube |
| 3 ... TrueCar | 8 ... EA Sports | 13 ... IMAX |
| 4 ... Google | 9 ... TMZ | 14 ... Yahoo! |
| 5 ... SnapChat | 10 ... Facebook | 15 ... Centerfield |

**RESIDENTIAL
DEVELOPMENTS**

2,171 NEW RESIDENTIAL UNITS

Key

○ PROPOSED

○ UNDER CONSTRUCTION



SOURCE: COSTAR



TRENDSETTERS

WELL-EDUCATED AND FASHIONABLE YOUNG CONSUMERS

- Well paid, with little financial responsibility, they spend freely on the latest fashion and tech trends
- Trendsetters explore local arts and culture and take on new hobbies
- They are attentive to health & and nutrition and buy organic when they can



LAPTOPS AND LATTES

AFFLUENT, PREDOMINATELY SINGLE, AND WELL-EDUCATED PROFESSIONALS

- 30-something cosmopolitan, connected and tech savvy consumers
- Spend money on nice clothes, dining out, travel, entertainment, day spas and lattes
- Physical fitness is a priority, exercising at a club or other facility on a regular basis



URBAN CHIC

SOPHISTICATED AND WELL-EDUCATED MARRIED COUPLES

- Financially stable and well-connected with a median age of 43
- Residents are employed in white-collar occupations and receive income from investments
- Eat organic foods, drink imported wine and truly appreciate a good cup of coffee



2026 DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	229,830	515,905	941,457
TOTAL DAYTIME POPULATION (WORKERS)	149,288	337,849	356,449
HOUSEHOLDS	107,618	242,067	408,148
MEDIAN AGE	40.6	40.3	39.9
AVERAGE HOUSEHOLD INCOME	\$185,910	\$177,282	\$167,595

SOURCE:
ESRI , 2026





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