

Marcus & Millichap
THE DANNY GROUP

VENICE BEACH

MERCEDES

BAR & GRILLE

14 W Washington Blvd Marina Del Rey, CA



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VENICE BEACH MERCEDES BAR & GRILLE

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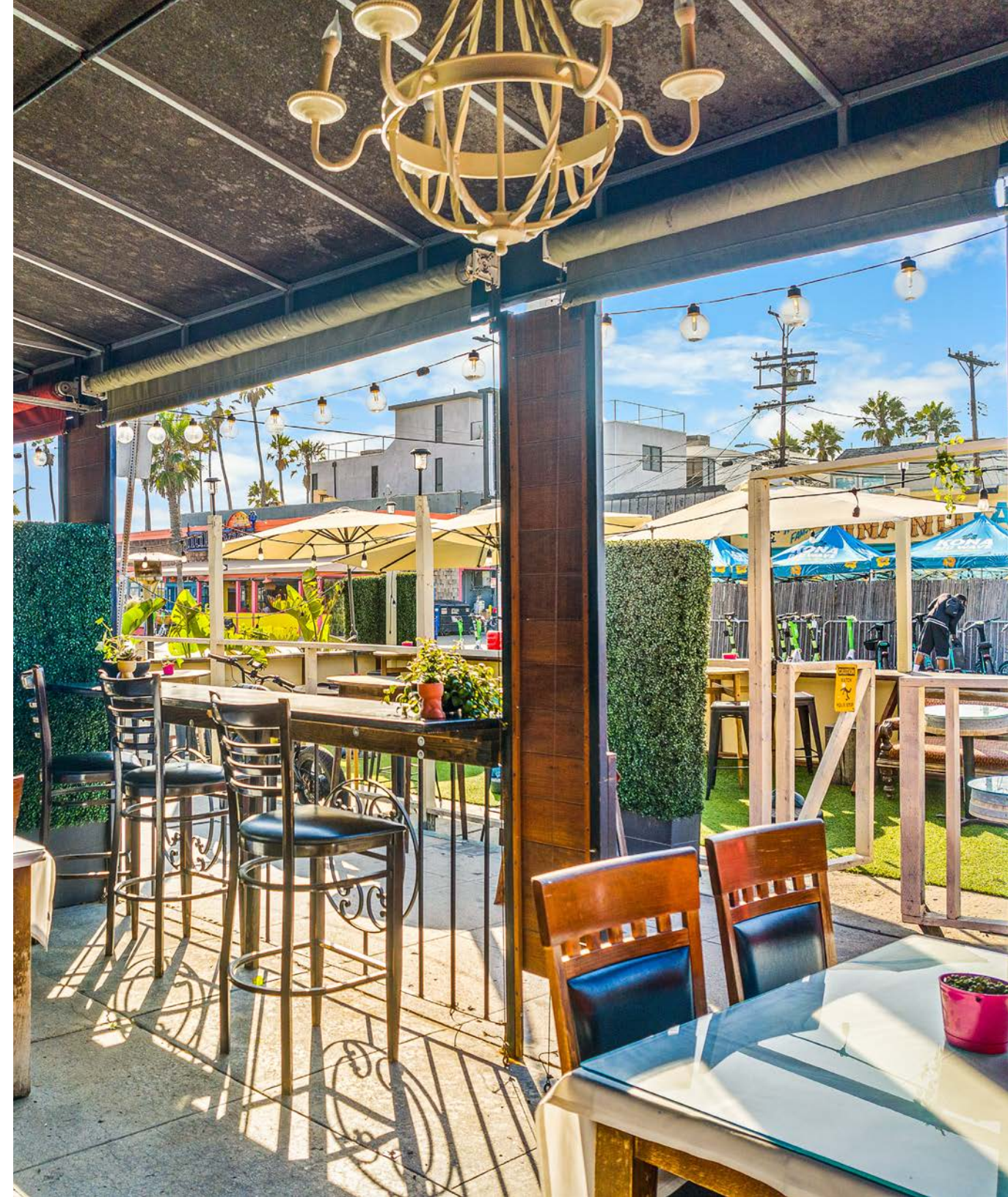
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VENICE BEACH MERCEDES
BAR & GRILLE





NEARBY ATTRACTIONS:

1. The Cow's End Cafe
2. Cabo Cantina
3. Divani Indian Bistro
4. Casa 12
5. Nalu Vida Venice
6. Cold Stone Creamery
7. Starbucks
8. Heather's Flowers
9. Thomas Cafe Hamburgers
10. Wells Fargo

HOTELS & APARTMENTS:

1. The Venice Beach House
2. Inn at Venice Beach
3. Marina Tower
4. Marina 41 Apartments
5. The Promenade at Marina City
6. 15 Caramaran Street Apartments
7. Pearl Apartments
8. Neptune Marina Apartments
9. Espirit Marina Del Rey
10. Harborside Apartments





INVESTMENT SUMMARY

THIS PURCHASE OPPORTUNITY INCLUDES THE SALE OF THE MERCEDES BAR & GRILLE & TOKEN TACO PROPERTY AND BUSINESS.

2,800 SF
Building Size

3,780 SF
Lot Size

\$2,142
Price/SF

\$1,587
Price/SF Land

\$6,000,000
Price - Property

\$500,000
Price - Business

\$6,500,000
Price - Total



CROWS END

CABO CANTINA

DIVANI

THE WHALER

NALI VIDA

HINANO

VENICE BEACH
MERCEDES
BAR & GRILLE

INVESTMENT OVERVIEW

Marcus & Millichap pleased to exclusively market for sale 14-16 Washington Boulevard in Marina Del Rey, a 2,800 square foot, restaurant, bar, and lounge situated on 0.9 acres of land (3,780 SF) located at the intersection of Washington Boulevard & Pacific Avenue to the east and Speedway to the west, in Marina Del Rey, CA. This rare oceanfront offering can be purchased as an Owner/User to implement your own concept or as Mercedes Bar & Grille & Token Taco, in addition to the purchase of the trophy real estate. First opening its doors in 1996, Mercedes Bar & Grille boasts a laid-back, beachy vibe that reflects its coastal setting. The décor is a blend of coastal chic with modern aesthetic touches, featuring comfortable seating, both indoor and outdoor, that caters to various dining preferences. The outdoor patio is especially popular, offering stunning views of the Pacific Ocean, making it an ideal spot for sunset dining or a leisurely brunch. Mercedes seamlessly transforms from a bustling eatery during the day to a trendy and inviting lounge as the sun sets. As a lounge, Mercedes offers a unique blend of relaxed elegance and vibrant energy, making it a perfect spot for evening gatherings, date nights, or simply unwinding after a long day.

Business and real estate continue to play a critical role in the Venice and Marina Del Rey areas in 2024. The retail sector has shown resilience and adaptability in the face of evolving market conditions, driven by factors such as e-commerce growth and shifting consumer preferences. In recent years, Los Angeles County has maintained a steady trajectory of retail sales growth. In 2023, retail sales reached approximately \$110 billion, reflecting a significant increase from previous years and highlighting the robust consumer spending in the region. This upward trend is indicative of a strong economic recovery and continued confidence in the retail market.

Investment in retail infrastructure remains a priority, with retail building permits consistently exceeding \$1 billion annually since 2000. This sustained investment highlights the ongoing demand for retail space and the region's capacity to attract new businesses and support economic expansion. In 2024, Venice and Marina Del Rey continue to benefit from this momentum. The area's retail landscape is composed of a mix of established retailers and innovative new entrants, contributing to a vibrant commercial environment. Additionally, real estate development in these areas has adapted to contemporary needs, incorporating mixed-use projects that blend retail, residential, and office spaces to create dynamic urban hubs.



PROPERTY DESCRIPTION

	LOCATION 14 Washington Blvd Marina Del Rey, Ca 90292		YEAR REDEVELOPED 1997		ZONING LAC4
	SITE Located on W Washington Blvd South of Venice Blvd		YEAR RENOVATED 2008		APN 4225-001-009
	LAND AREA Approximately 0.09 Acres (3,780 SF) of Land		TRAFFIC COUNTS W Washington Blvd - 10,000+ VPD		OCCUPANCY Fully Occupied by Mercedes Bar & Grille and Token Taco
	BUILDING AREA One Story Streetfront Restaurant Property Totalling 2,800 SF		LEASE TYPE Owner / User		



INVESTMENT HIGHLIGHTS

Investment in retail infrastructure remains a priority, with retail building permits consistently exceeding \$1 billion annually since 2000. This sustained investment highlights the ongoing demand for retail space and the region's capacity to attract new businesses and support economic expansion. In 2024, Venice and Marina Del Rey continue to benefit from this economic momentum. The area's retail landscape is composed of a mix of established retailers and innovative new entrants, contributing to a vibrant commercial environment. Additionally, real estate development in these areas has adapted to contemporary needs, incorporating mixed-use projects that blend retail, residential, and office spaces to create dynamic urban hubs.

Overall, the significant role of business and real estate in Venice, Marina Del Rey, and the broader Los Angeles County remains evident. The continuous growth in retail sales and consistent investment in retail infrastructure are clear indicators of the region's economic vitality and its attractiveness to both consumers and businesses in 2024. Since 2023, restaurant sales in Venice and Marina Del Rey have demonstrated significant growth and resilience, reflecting broader trends in the hospitality industry in Los Angeles. Here are the key developments and trends that have shaped the restaurant scene in these vibrant coastal communities.



Strong Popularity
With Outdoor Dining



Robust Growth in
Restaurant Sales



Notable Increase of New
Restaurant Openings
and Expansions



INVESTMENT HIGHLIGHTS

- Rare Opportunity For An Owner-User Or Investor To Acquire **Rare Beachfront Real Estate** In Marina Del Rey, Just Steps From Venice Beach And The Pacific Ocean.
- This Property Includes An Unrestricted **Type 47 Liquor License**, Allowing Service Until 2 A.M., Making It A Prime Destination For Nightlife.
- Trophy Property In A **High-Demand Area With Extremely Low Turnover**: Properties Here Rarely Come To Market, Underscoring The Exclusivity Of This Listing.
- Two Elegant Bars, An **Outdoor Patio, And Al Fresco Street Dining**. Ocean Views From Al Fresco Dining Area And Patio.
- This Property Has Never Been On Market In Its Current State. Formally An Old, Small Walkup Window Pizza Shop. Current Owner Transformed Property 25 Years Ago To What It Is Today.
- **Real Estate & Business**: This Unique Opportunity Allows An Owner-User To Step Into A Turnkey Investment Purchasing Both The Business And The Real Estate, Complete With FF&E (Furniture, Fixtures, And Equipment) And A Full Liquor License, Supporting Service In All Outdoor Areas And Both Bars.
- With Significant Foot And Bike Traffic, The Area Has An 88 Walk Score (Very Walkable) And An 85 Bike Score (Very Bikeable).



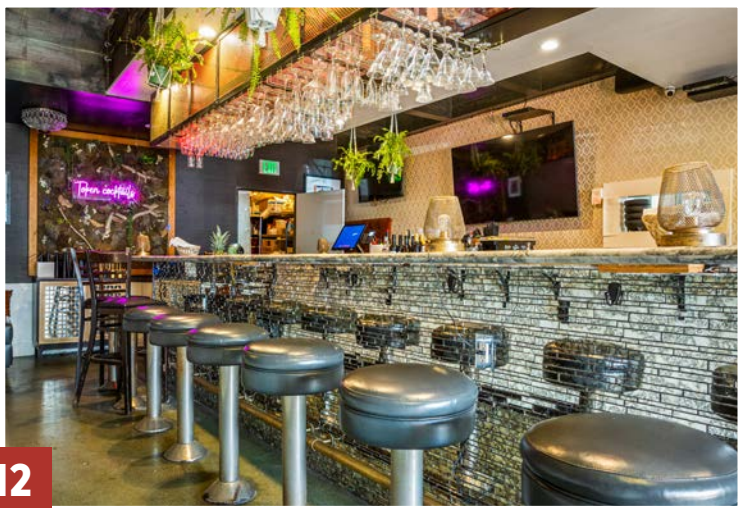
\$938,353
Median Home Value



5.7M
Annual Tourists



88
Walk Score



EREWHON	The Brig VENICE	SCOPA ITALIAN RESTAURANT
GJELINA	VENICE MARKET	SALT & STRAW
THE BUTCHER'S DAUGHTER	VENICE MARKET	greenleaf kitchen & cocktails

ABBOT KINNEY BLVD

AMC THEATRES	PAVILIONS	VB
CVS	jamba	STARBUCKS
ULTA BEAUTY	AT&T	MJW MEN'S WEARHOUSE

VILLA MARINA MALL

MOTHER'S BEACH

BURTON CHASE PARK

VENICE BEACH
MERCEDES
BAR & GRILLE

Venice Boardwalk

Playa Del Rey Beach

VENICE, CALIFORNIA

Both the Venice and Marina Del Rey area have shown healthy growth over the last 5 years. As of 2023, Marina del Rey hosts over 75 restaurants while Venice boasts close to 200 restaurants. This number has grown by approximately 20% over the past five years in Marina Del Rey and 15% for Venice. The annual revenue from the restaurant sector in Marina Del Rey and Venice is estimated to exceed \$150 million, showcasing displaying its significant substantial role in the local economy. As well, the Additionally, the restaurant industry in both city's employ over 4,200 people, making it a vital source of employment in the area.

Overall, since 2023, the restaurant industry in Venice and Marina Del Rey has shown remarkable resilience and adaptability, positioning these areas for sustained growth and continued success in the coming years.

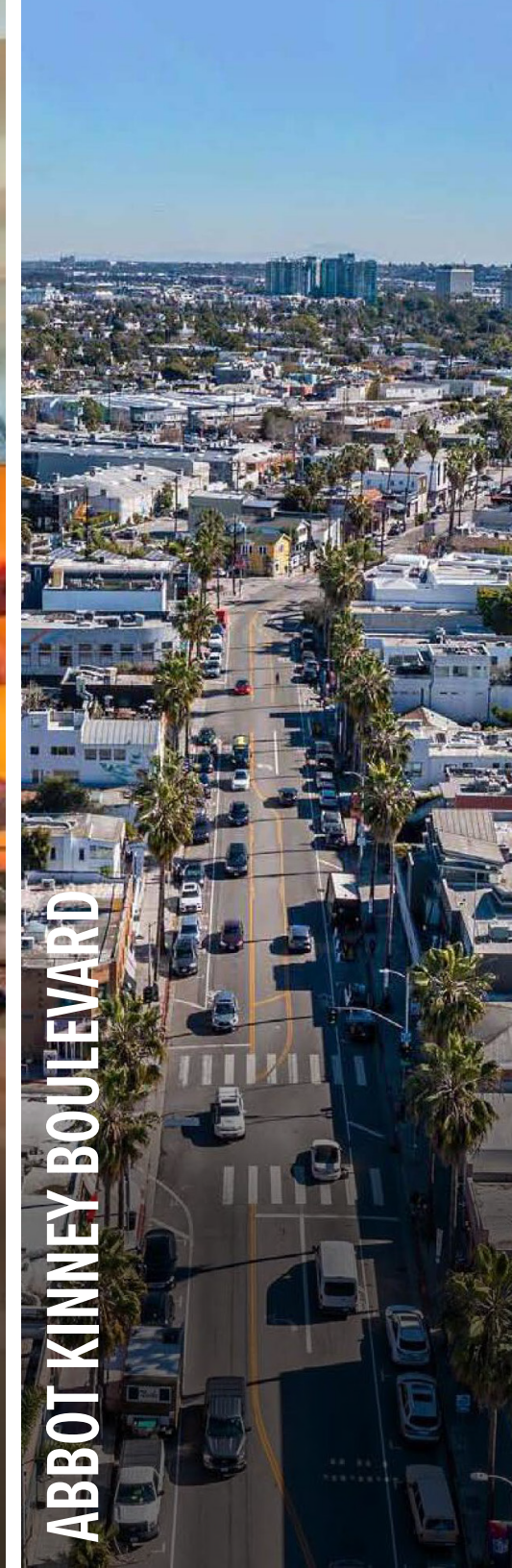


VENICE BOARDWALK

A lively stretch along the Pacific with colorful murals, bustling boardwalk shops, eclectic street performers, and iconic canals, Venice Beach has become a global attraction blending art, culture, and California sunshine.



LOS ANGELES INTERNATIONAL AIRPORT



ABBOT KINNEY BOULEVARD



VENICE CANALS



VENICE SKATE PARK



MUSCLE BEACH GYM

MARINA DEL REY

Marina del Rey is L.A.'s scenic coastal escape, blending relaxed luxury with outdoor adventure just minutes from LAX. With resort-style hotels, harborside dining, and year-round events, it's a perfect spot for vacations or gatherings. Visitors can enjoy waterfront activities like sailing, paddleboarding, and biking, or dine at over 70 diverse restaurants. The marina also hosts annual events like the Fourth of July Fireworks and Holiday Boat Parade, making it a lively destination for both locals and tourists.





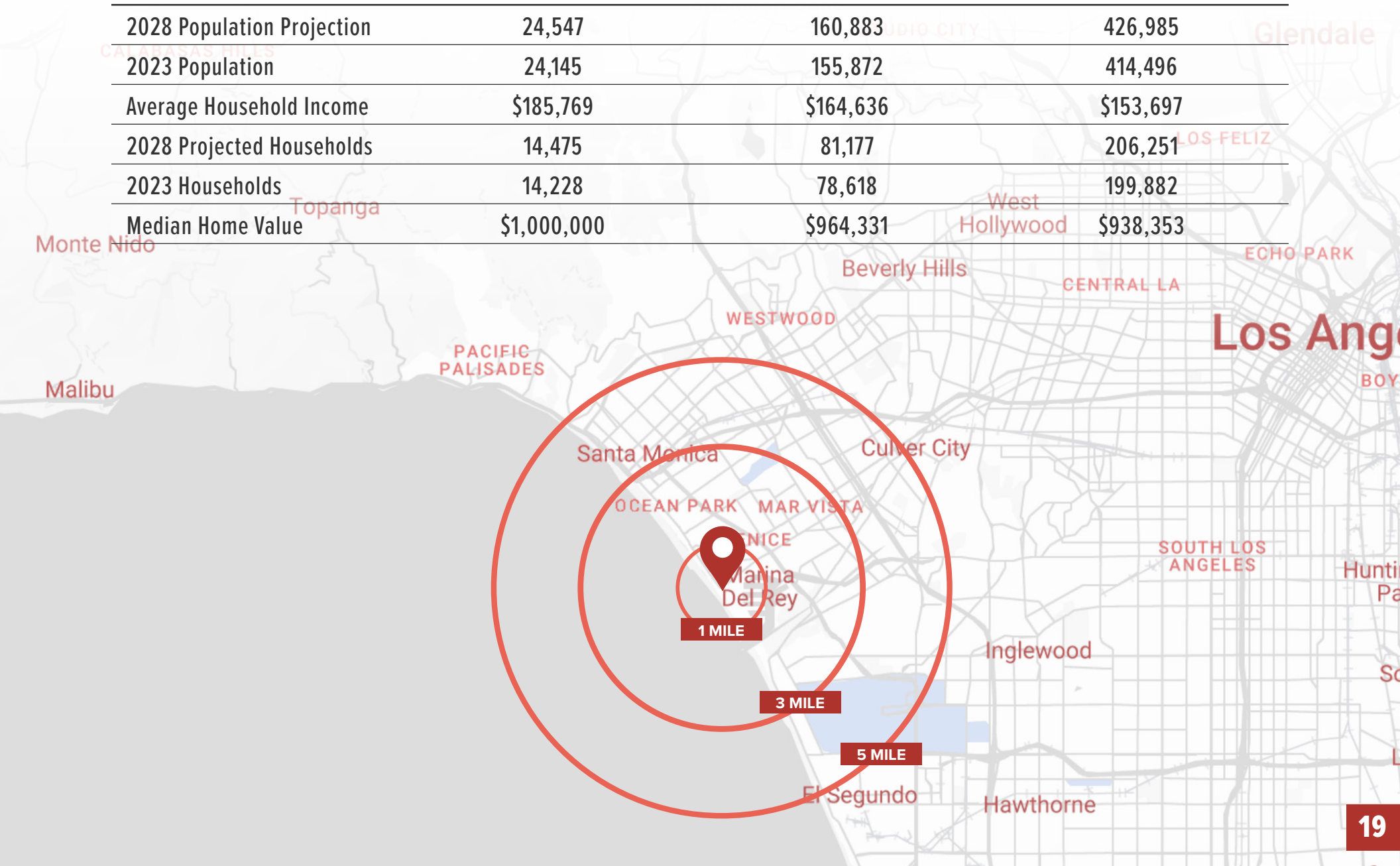
VENICE BEACH

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	24,547	155,872	414,496
 Daytime Population	23,615	184,878	501,498
 Households	14,288	78,618	199,882
 Average Household Income	\$185,769	\$164,636	\$153,697
 Median Household Income	\$122,730	\$107,508	\$100,417

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2028 Population Projection	24,547	160,883	426,985
2023 Population	24,145	155,872	414,496
Average Household Income	\$185,769	\$164,636	\$153,697
2028 Projected Households	14,475	81,177	206,251
2023 Households	14,228	78,618	199,882
Median Home Value	\$1,000,000	\$964,331	\$938,353





VENICE BEACH
MERCEDES
BAR & GRILLE

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