



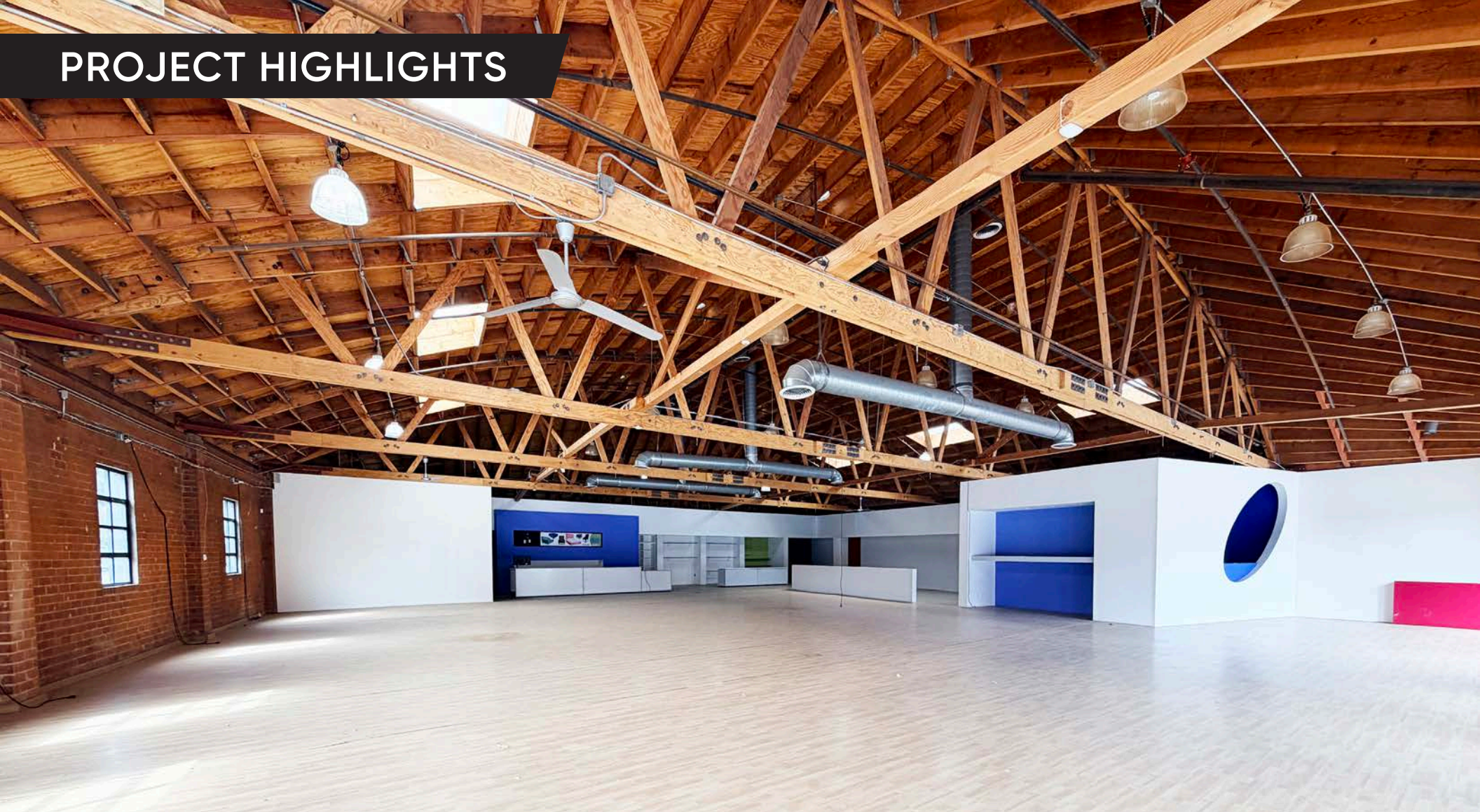
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# RETAIL SPACES FOR LEASE IN SANTA MONICA

2314-2316 LINCOLN BLVD, SANTA MONICA, CA 90405

# PROJECT HIGHLIGHTS



- 2314-2316 Lincoln Blvd consists of two separate buildings which can be combined or leased individually
- Both buildings consist of wide open space with high ceilings which are beautifully exposed. 2316 has bow truss ceilings with approx 14 feet of clearance to the truss and over 25 feet of clearance to the top of the bow.
- Lincoln Blvd is one of the main vehicular arteries between Santa Monica and Venice. The project is approx  $\frac{3}{4}$  of a mile from Venice
- Close to 150 feet of total frontage on Lincoln Blvd
- Unbelievable traffic counts with superb demographics

# ADDITIONAL INFO

## SPACE SIZE

**2314: ±6,000 SQFT**

**2316: ±7,342 SQFT**

\*SPACES CAN BE COMBINED

## ASKING BASE RENT

**2314: \$2.95 PSF/MO + NNN**

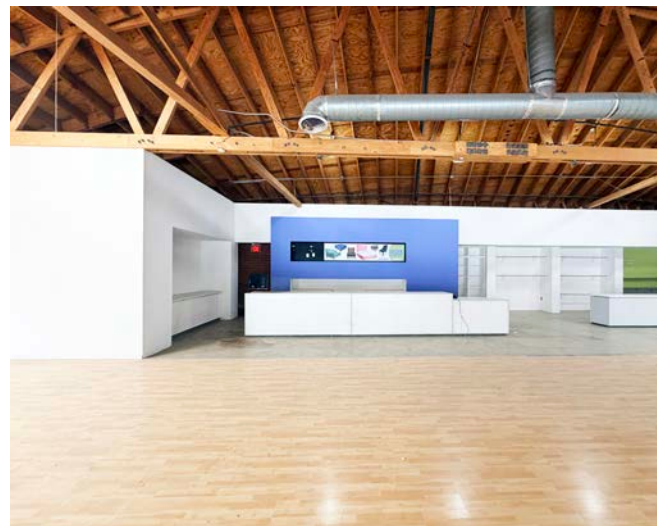
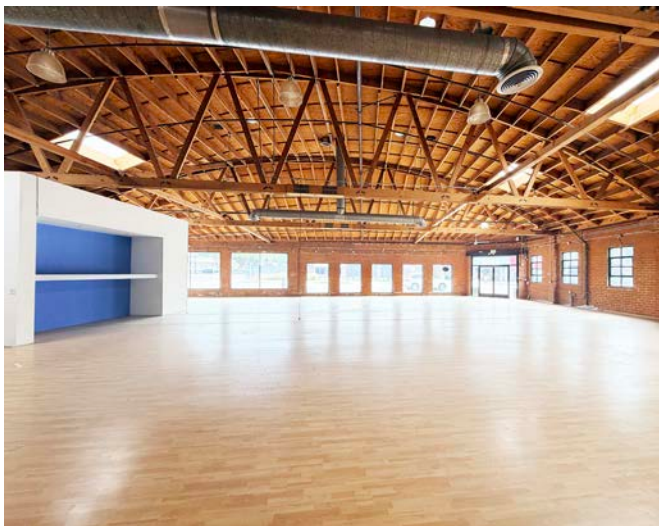
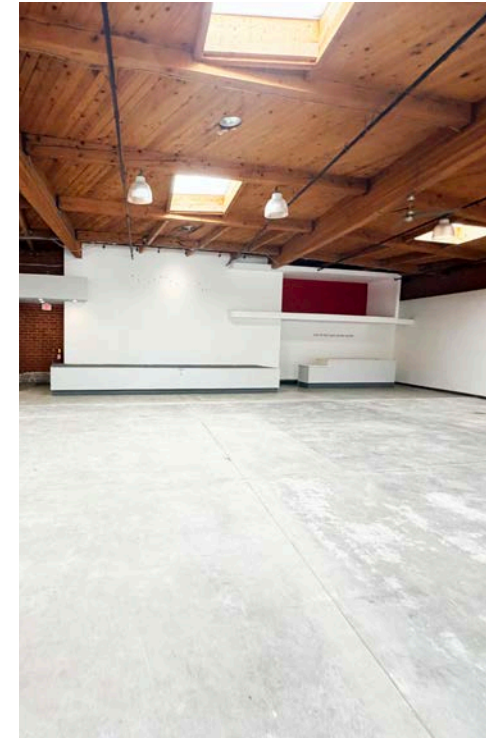
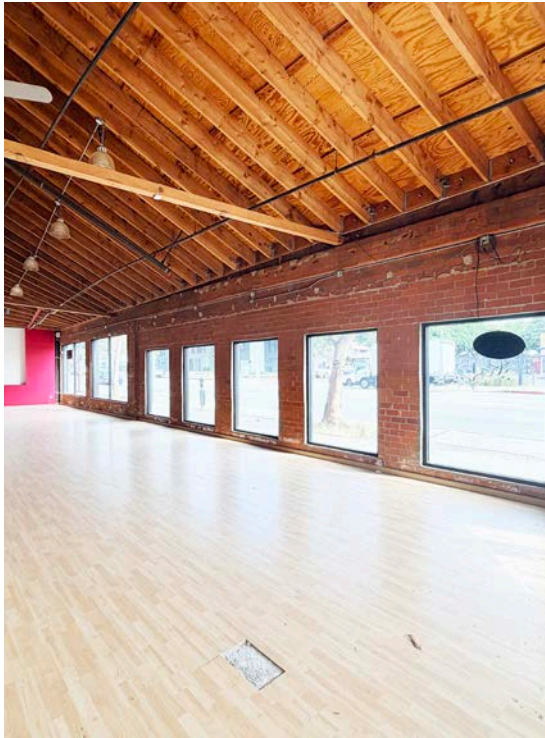
**2316: \$3.50 PSF/MO + NNN**

(2026 NNN: ±\$0.63 PSF/MO)

## DEMOGRAPHICS

	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
<b>POPULATION</b>	<b>37,305</b>	<b>114,301</b>	<b>224,225</b>
<b>MEDIAN AGE</b>	<b>42.7</b>	<b>42.8</b>	<b>41.9</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$106,590</b>	<b>\$113,876</b>	<b>\$118,209</b>

# ADDITIONAL PHOTOS



# AERIAL





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