

for lease



1804 Lincoln Boulevard

Santa Monica



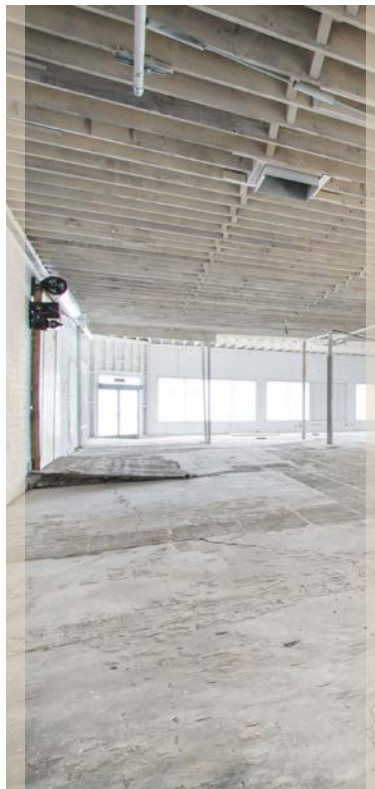
Erica L. Taylor
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DRE#: 01948923





Size: ±5,012 SF

Rent: \$1.95 / SF NNN

Term: 5+ years (negotiable)

Parking: 6–8 spaces

Availability: Now

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Welcome to a rare opportunity in the heart of Santa Monica's vibrant retail district. This $\pm 5,012$ square foot retail space, located on bustling Lincoln Boulevard, offers an ideal canvas for your business vision. Previously utilized as a commercial kitchen, the property has been expertly gutted, providing a blank slate for effortless future tenant improvements. A rare perk in Santa Monica, with 6-8 on-site parking spaces for your customers or employees. The property is surrounded by established businesses, restaurants, and residential communities and has great proximity to major transportation routes and public transit options.

AMENITIES

SANTA M



SANTA MONICA



PICO BOULEVARD

LINCOLN BOULEVARD



ONICA PLACE



3RD STREET PROMENADE



GASTELLAMMARE

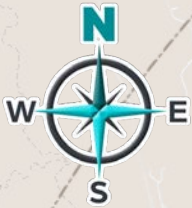
PACIFIC PALISADES



MICHIGAN AVENUE

9TH STREET

1804
LINCOLN BLVD
SANTA MONICA
CA 90404



CASTELLAMMARE



PACIFIC PALISADES

BREN

SANTA MONICA BOULEVARD



SANTA MONICA

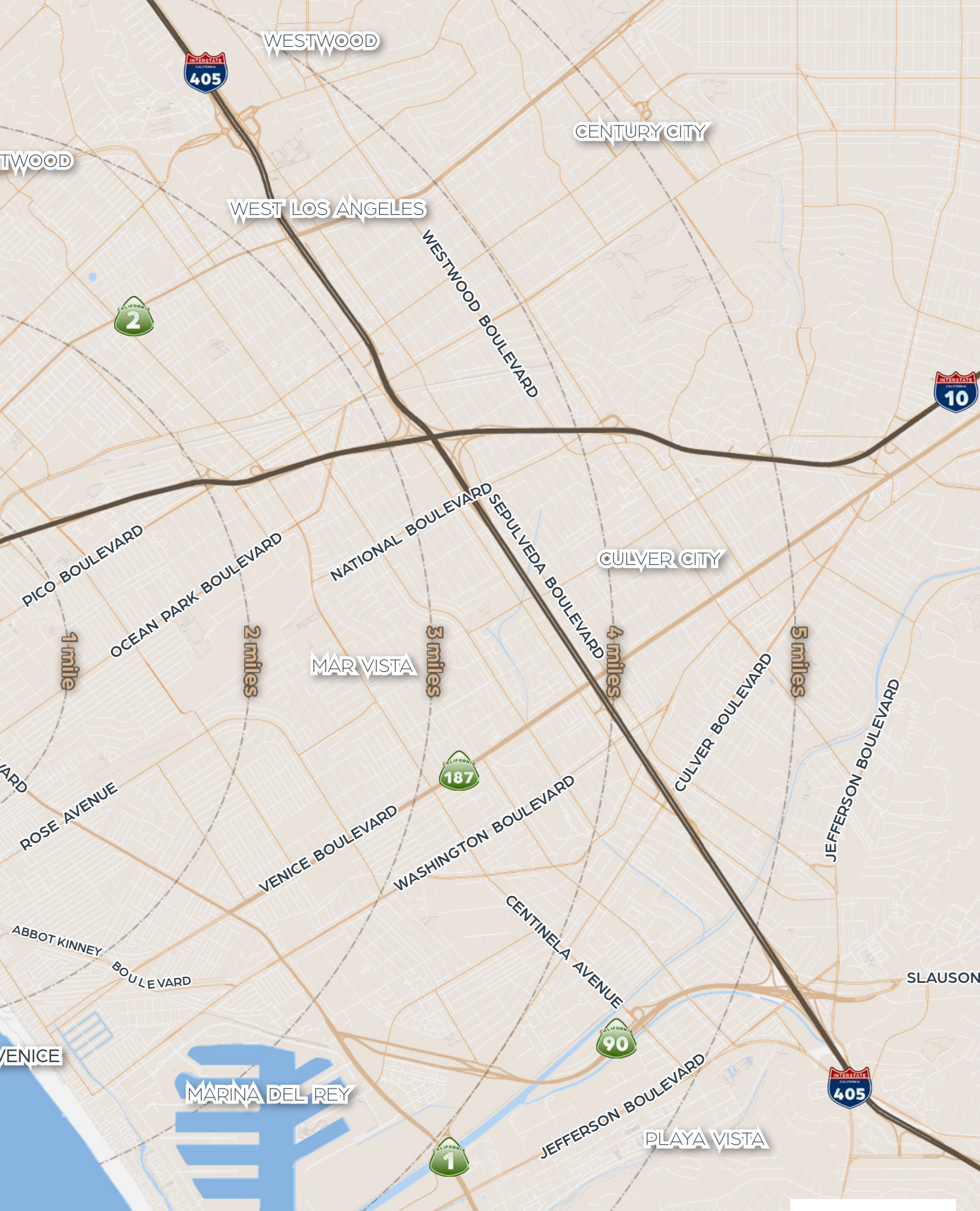
LINCOLN BOULEVARD

DEMOGRAPHICS

POPULATION	One Mile	Three Miles	Five Miles
2024 POPULATION	37,821	213,405	469,695
2029 PROJECTION	37,369	209,140	460,938
HOUSEHOLDS	One Mile	Three Miles	Five Miles
2024 HOUSEHOLDS	20,561	106,223	220,448
2029 PROJECTION	20,303	103,941	216,072
HOME VALUE	One Mile	Three Miles	Five Miles
MEDIAN VALUE	\$1,099,581	\$1,113,787	\$1,105,996
HH INCOME	One Mile	Three Miles	Five Miles
AVG	\$123,071	\$141,877	\$139,868
MEDIAN	\$89,975	\$110,310	\$108,426
EMPLOYMENT	One Mile	Three Miles	Five Miles
EMPLOYEES	49,312	160,762	367,259
BUSINESSES	6,337	22,658	45,228

1804
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 CA 90404

Source: Costar





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For More Information:



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WESTMAC

Commercial Brokerage Company

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