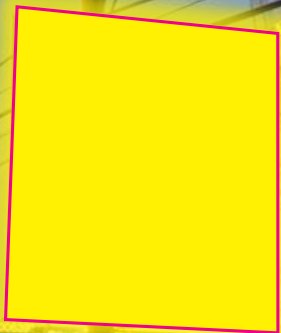




**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**2434**  
**LINCOLN**  
**BOULEVARD**  
*Venice*

INCLUDES BILLBOARD INCOME



**YOUR SIGN**  
**HERE!**

**FOR SALE**  
OWNER/USER &  
INVESTMENT OPPORTUNITY

ICONIC VENICE BUILDING  
WITH A+ SIGNAGE

**FOR SALE**

**2434  
LINCOLN  
BOULEVARD**

Iconic Venice property with 3 floors of renovated creative space ready for occupancy. Light and bright loft like interiors with polished concrete floors, walls of glass, wood beam features and operable windows. Excellent gated onsite parking and rooftop deck!

*Includes billboard with \$4,000 monthly income*

**YOUR SIGN  
HERE!**





# SALE DETAILS

2434 LINCOLN BOULEVARD  
VENICE, CALIFORNIA 90291

<b>PRICE</b>	<b>PPSF</b>
\$4,950,000	\$671/SF
<b>SIZE</b>	<b>ZONING</b>
7,380 SF	LAC2
<b>LOT SIZE</b>	<b>APN</b>
5,655 SF	4236-001-001

- Each floor features modern interiors, direct elevator access, 2 private restrooms, kitchens, and access to a rooftop deck with panoramic views
- Corner of Lincoln and Venice Blvd, at the crossroads of Venice & Marina Del Rey
- Central accessibility to major freeways and high streets
- Excellent parking. 20 spaces on-site

## LISTING TEAM

<b>JAKE ZACUTO</b> Managing Director 310.469.9012 jake@zacutogroup.com DRE #01377441	<b>ANDREW SINASOHN</b> Executive Vice President 310.469.9023 andrew@zacutogroup.com DRE #01951740	<b>SAMMY SANTANA</b> Senior Director 314.496.0862 sammy@zacutogroup.com DRE #01969450
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SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



**SALE**

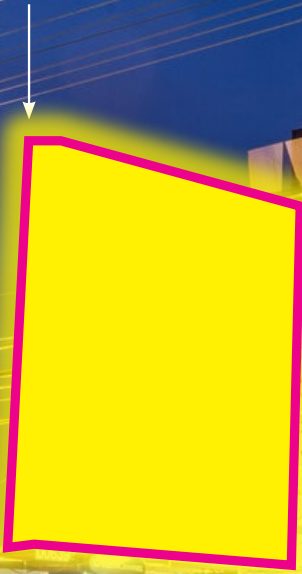
2434 LINCOLN BOULEVARD, VENICE, CA 90291



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# 2434 LINCOLN BOULEVARD *Venice*

**BILLBOARD GENERATES  
\$4,000 MONTHLY REVENUE!**



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291

EXAMPLE FLOOR PLAN LAYOUT



PLAT MAP



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



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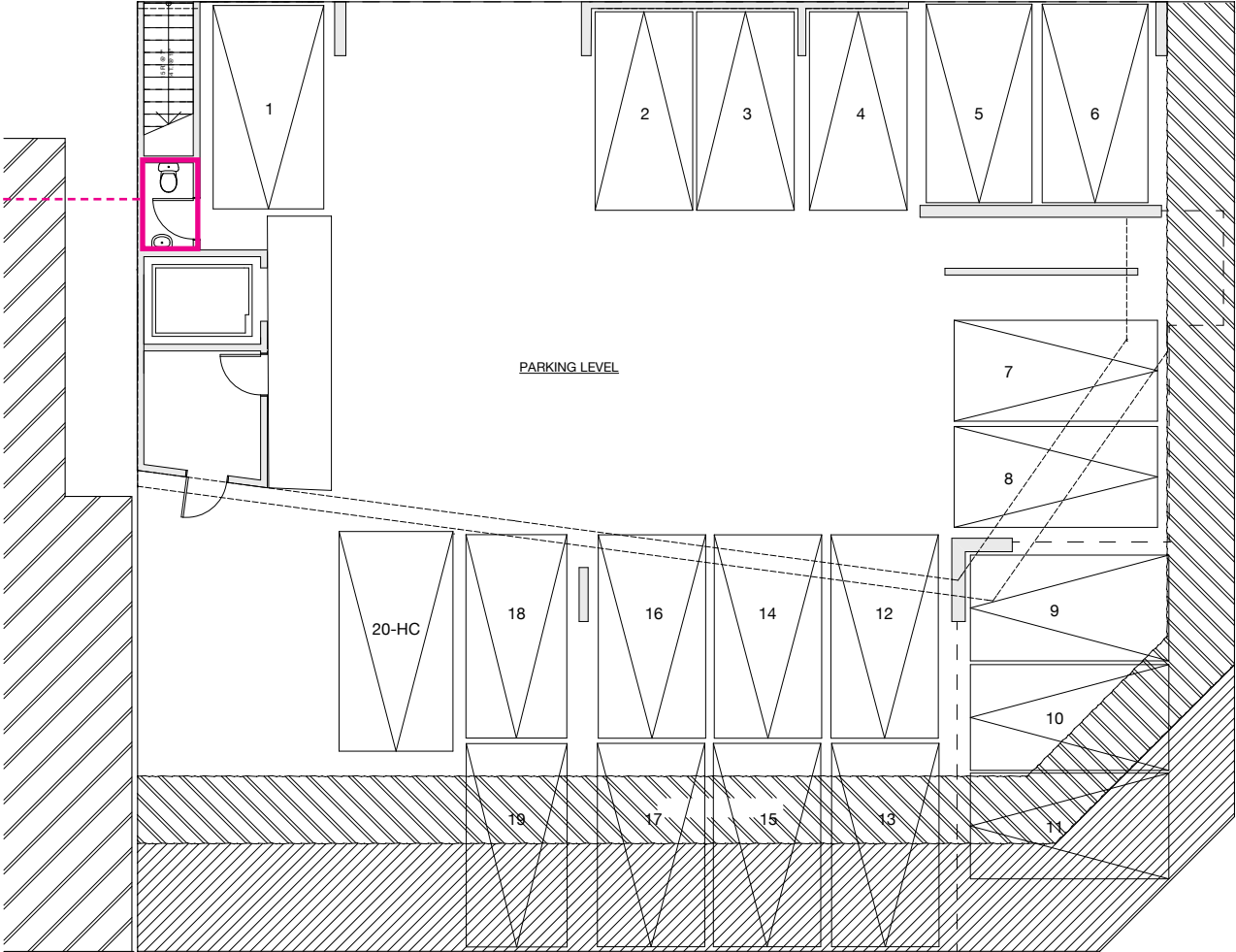
# GROUND LEVEL PARKING

2434 LINCOLN BOULEVARD, VENICE, CA 90291

- 20 PARKING SPACES
- ADDITIONAL BATHROOM IN PARKING AREA

2434 LINCOLN BLVD

BATHROOM



LINCOLN BLVD

NELROSE AVE



OPPORTUNITY TO PURCHASE  
ADJACENT PROPERTY

\$1,980,000

**2426  
LINCOLN  
BOULEVARD**

ALSO AVAILABLE

BILLBOARD  
INCOME  
\$4K / MONTH!

\$4,950,000

**2434  
LINCOLN  
BOULEVARD**

SIGNAGE

SMDG CHECK  
&  
TEST ONLY



## 2434 LINCOLN BLVD



## 2426 LINCOLN BLVD



### 2434 LINCOLN BLVD

PRICE	\$4,950,000
PPSF	\$671/SF
APN	4236-001-002
BUILDING SIZE	7,380 SF
LOT SIZE	5,655 SF
STORIES	3 + ROOF
ZONING	LAC2
YEAR BUILT	2008

### AVAILABLE AS A PORTFOLIO \$6,930,000

TOTAL PPSF (BUILDINGS)	\$710/SF
APN	5166-001-001   5166-005-003
TOTAL BUILDING SF	9,760 SF
LOT SIZE	8,700 SF

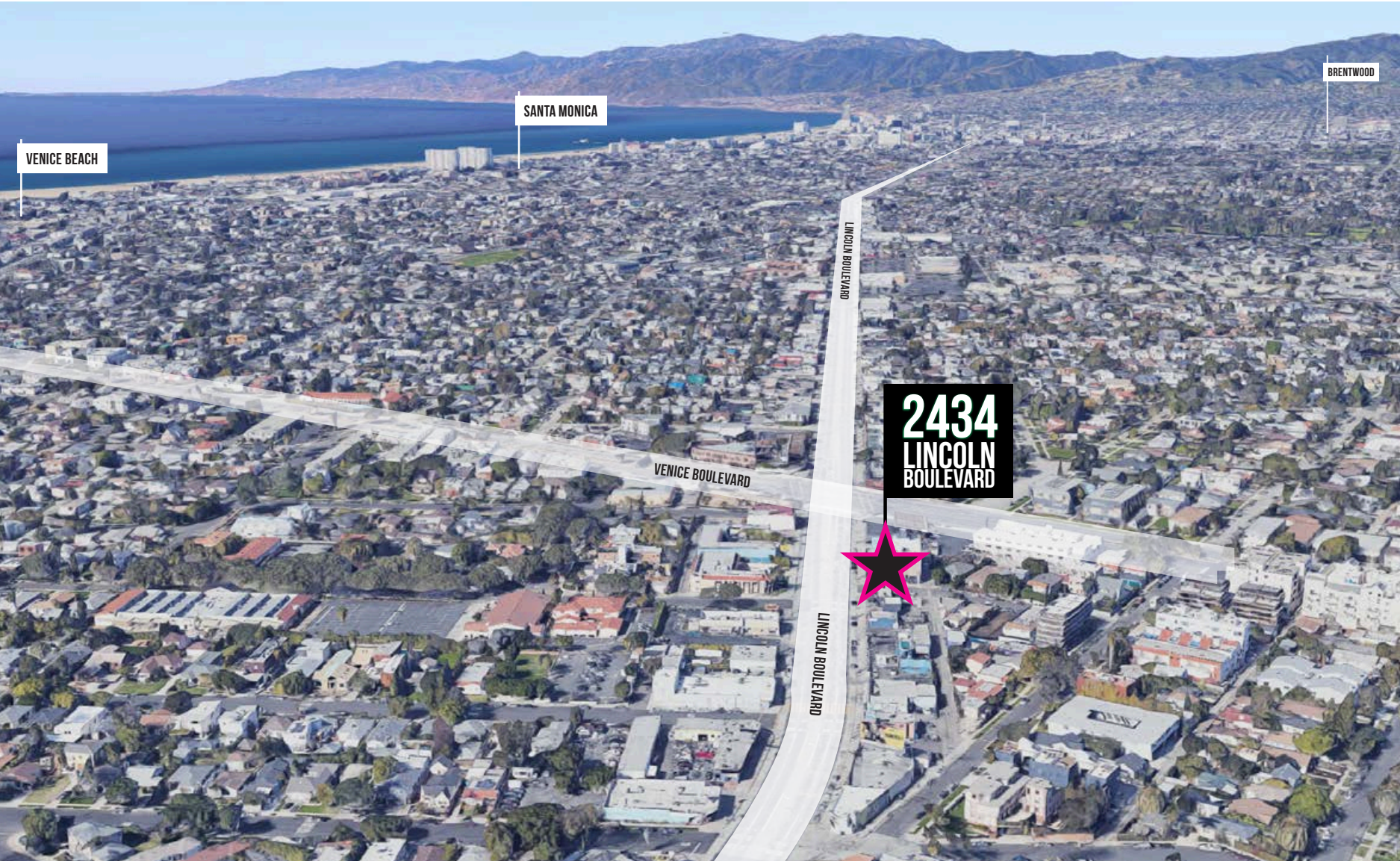
### 2426 LINCOLN BLVD

PRICE	\$1,980,000
PPSF	\$832/SF
APN	5166-005-003
BUILDING SIZE	2,380 SF
LOT SIZE	3,045 SF
STORIES	1
ZONING	C2-1-CDO TOC Tier 4
YEAR BUILT	1953



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



2434  
LINCOLN  
BOULEVARD  
*Venice*



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