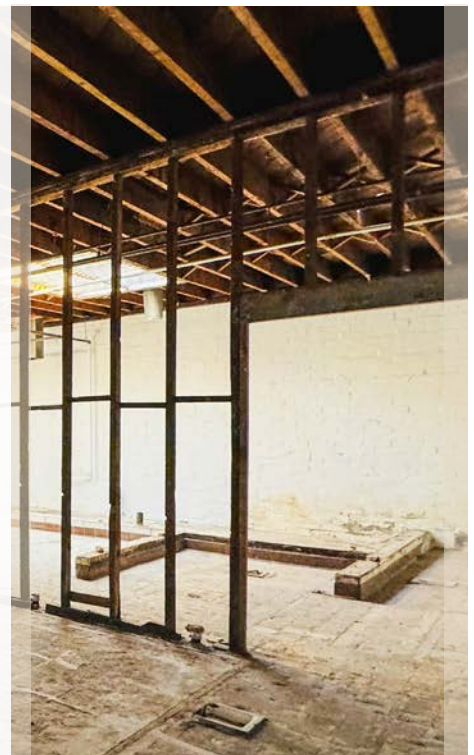


PROPERTY FOR LEASE

1804
LINCOLN
BOULEVARD

Erica L. Taylor
Vice President

WESTMAC Commercial
Brokerage Company



1804

LINCOLN BLVD
SANTA MONICA, CA 90404

CONTACT:



taylor@westmac.com
D: 310.966.4388 | C: 909.702.1211
DRE#: 01948923



Size: $\pm 5,012$ SF
Rent: \$2.75 / SF NNN
(NNN= $\pm \$1.43/\text{SF}$)
Term: 3+ years
Parking: Eight spaces
Use: Retail

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 feet 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 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 MONICA PLACE



3RD STREET PROMENADE



GASTELLAMMARE

PACIFIC PALISADES

SANTA MONICA



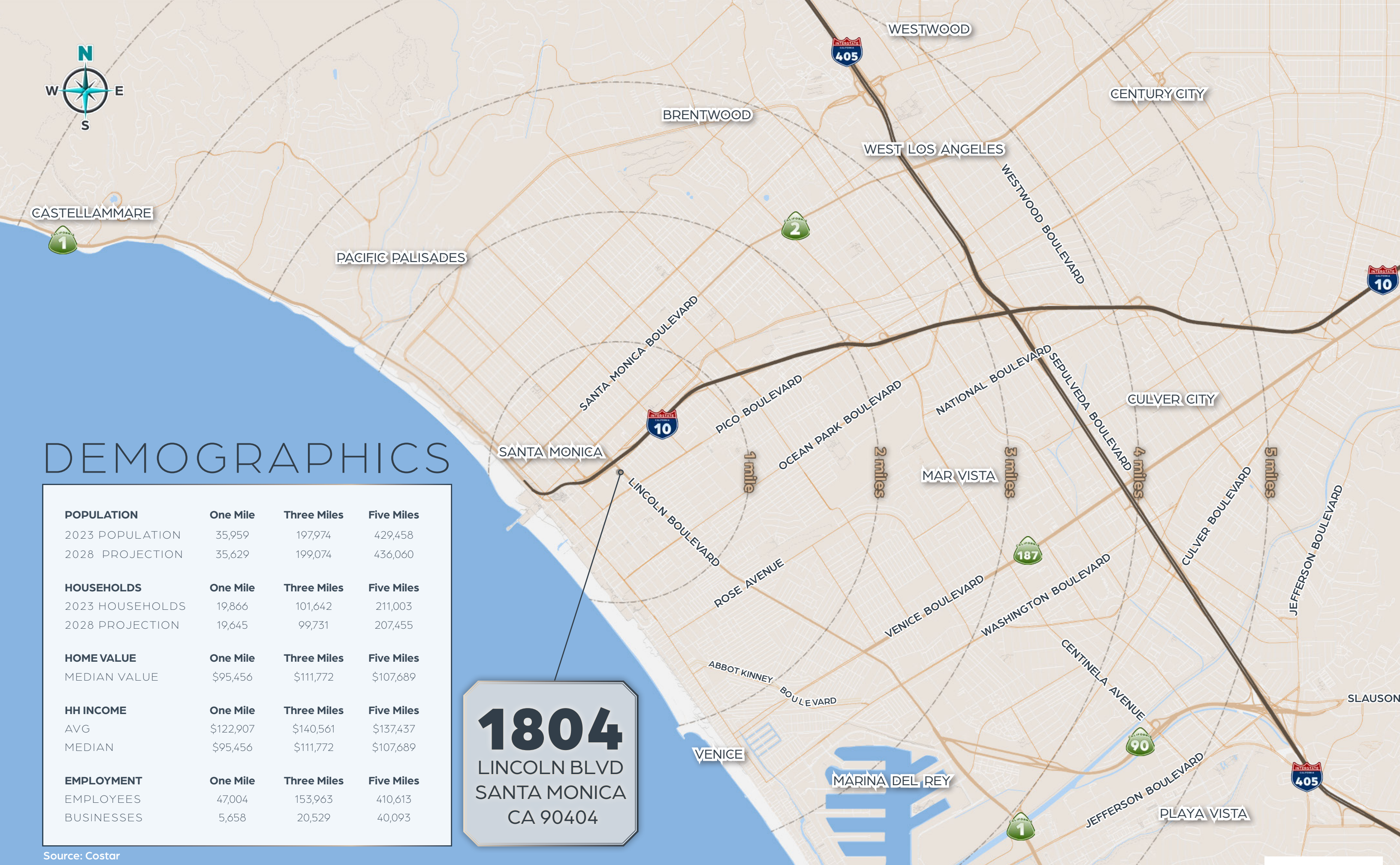
LINCOLN BOULEVARD

MICHIGAN AVENUE

9TH STREET

PICO BOULEVARD

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LINCOLN BLVD
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CA 90404

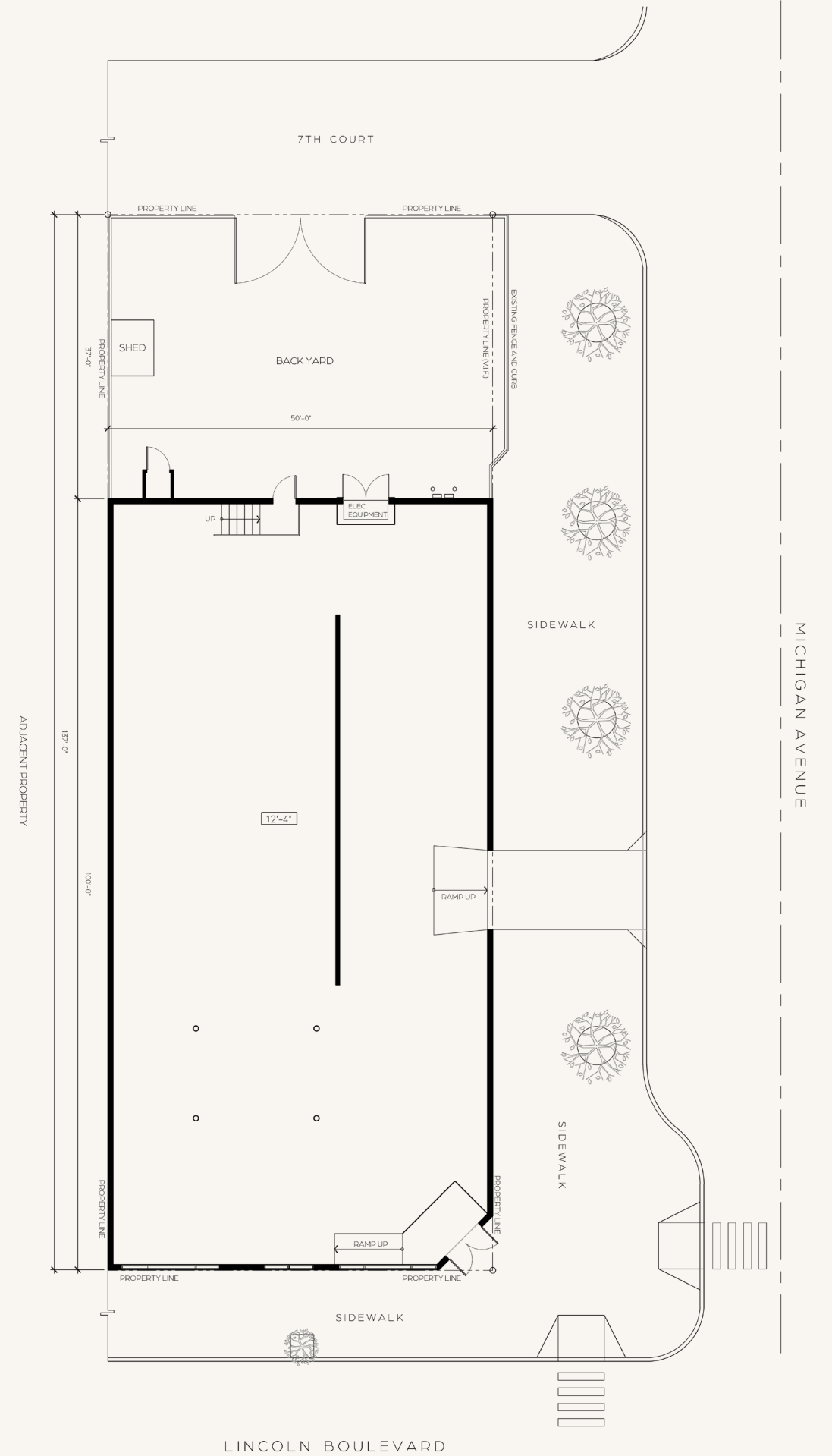


DEMOGRAPHICS

1804
LINCOLN BLVD
SANTA MONICA
CA 90404

POPULATION	One Mile	Three Miles	Five Miles
2023 POPULATION	35,959	197,974	429,458
2028 PROJECTION	35,629	199,074	436,060
HOUSEHOLDS	One Mile	Three Miles	Five Miles
2023 HOUSEHOLDS	19,866	101,642	211,003
2028 PROJECTION	19,645	99,731	207,455
HOME VALUE	One Mile	Three Miles	Five Miles
MEDIAN VALUE	\$95,456	\$111,772	\$107,689
HH INCOME	One Mile	Three Miles	Five Miles
AVG	\$122,907	\$140,561	\$137,437
MEDIAN	\$95,456	\$111,772	\$107,689
EMPLOYMENT	One Mile	Three Miles	Five Miles
EMPLOYEES	47,004	153,963	410,613
BUSINESSES	5,658	20,529	40,093

Source: Costar





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