

BEAUTIFUL
RETAIL
IN
SANTA MONICA



2316 LINCOLN BLVD.

FOR LEASE

SANTA MONICA

Santa Monica is a premier beachfront city in western Los Angeles which has experienced a huge boom since the late 1980's through the revitalization of its downtown core and significant job growth. While the downtown central district centers around the world famous 3rd Street Promenade, most natives do the bulk of their shopping on Santa Monica's Lincoln corridor which is home for the best groceries, retail, and other essential commerce needs.

POPULATION



0-1 Miles: 36,455

0-3 Miles: 223,721

0-5 Miles: 493,191

AVG HH INCOME



0-1 Miles: \$ 112,741

0-3 Miles: \$ 121,652

0-5 Miles: \$ 121,301

TOP RETAIL AREA



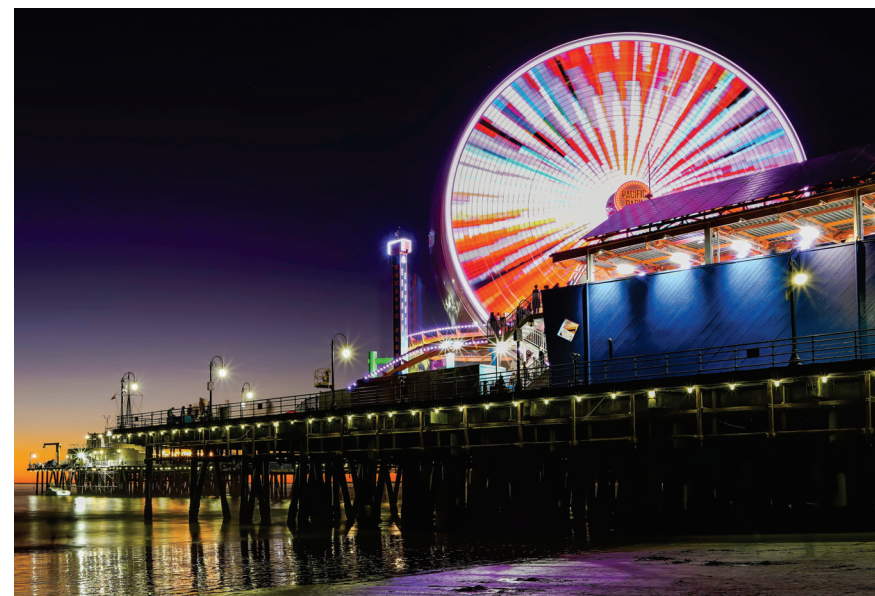
The Santa Monica area has many of the top retail brands. Some include: Anthropologie, Apple, Banana Republic, Cisco Home, Crate & Barrel, Design Within Reach, Jonathan Adler, Lucky Brand, Lululemon, Nike, Pottery Barn, Restoration Hardware, REI, Sur La Table, Tesla, Tiffany & Co, Urban Outfitters, West Elm....



Crate&Barrel



BANANA REPUBLIC



SPACE DETAILS

This famous brick retail building on the Lincoln corridor has been a series of successful furniture retailers for nearly two decades. The available unit is located on the corner of Lincoln and Kensington with vaulting ceilings in the bow truss design. There are no internal pillars or obstructions which permit for various uses that benefit from the open floor plan. The frontage includes large windows that welcome 1000s of daily cars attention.

GENERAL



- ▶ Vaulting bow truss ceiling with LED lighting & skylights
- ▶ Iconic brick facade that is known by locals
- ▶ Large showcase windows with over 85' of Lincoln frontage

INTERIOR



- | | |
|--------------------------|--|
| SIZE: 7500 sq ft. | BATHROOMS: YES |
| SPRINKLERS: YES | CEILING HEIGHT: HIGH (approx 22') |
| SKYLIGHTS: YES | |

EXTERIOR



- | | |
|----------------------------|-----------------------------|
| FRONTAGE: 85+ feet | OUTSIDE STORAGE: YES |
| PARKING: Public Lot | HVAC: 3 UNITS |

& MORE



- ▶ Rear access to outside storage area.
- ▶ Huge daily traffic count on Lincoln corridor
- ▶ Seven large showpiece windows line the frontage
- ▶ Corner double door and easy public access
- ▶ LED and HVAC lighting to remain
- ▶ Wired for high speed broadband
- ▶ Fire sprinklers installed / Alarm wired

LEASE RATE: \$4.00 NNN





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