



LINCOLN BOULEVARD RETAIL SPACE FOR LEASE



2408 LINCOLN BOULEVARD, SANTA MONICA, CA 90405

SIZE: Approximately 8,800 square feet

RATE: \$3.00 per square foot per month, NNN
(NNN estimated to be \$0.20 per square
foot per month)

PARKING: 4 on-site spaces plus ample street
parking

TERM: 5 - 10 years

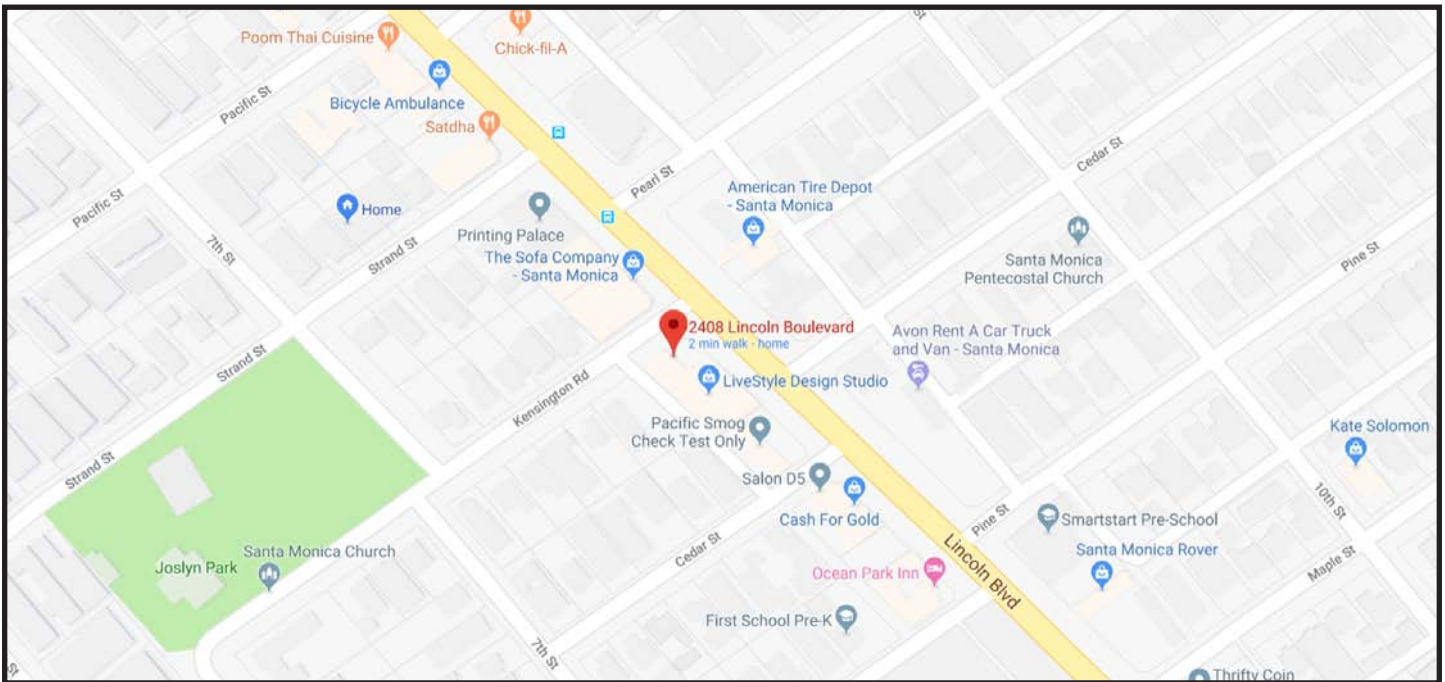
AVAILABLE APRIL 2019

JEFF JAROW
310.395.2663 x105
JEFF@PARCOMMERCIAL.COM
Lic# 00870996

- Approximately 140' of Lincoln Boulevard frontage
- Great for showroom use
- Heavily trafficked
- Recently renovated
- Kitchen (no hood)
- Three roll up doors
- Great signage
- ADA compliant and HVAC

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

NEIGHBORHOOD HIGHLIGHTS



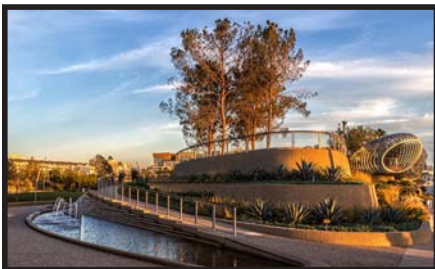
Third Street Promenade



Main Street



Santa Monica Farmer's Market



Tongva Park



The Victorian



Santa Monica Pier

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AREA DEMOGRAPHICS

Within
1 Mile



Housing Units

4,886

3.5% increase by 2022



Educational Attainment

56%

with college or higher degree



Estimated Population

36,221

12.91% growth 2010-2018
3.25% growth 2018-2023



Average Household Income

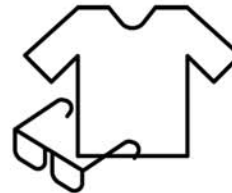
\$132,494

50% earn more than \$100k



Median Home Value

\$1,065,965



Apparel, Food/Entertainment & Services

\$543,230

2017 yearly consumer spending

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2023 Projected Population	37,398	245,816	527,179
2018 Estimated Population	36,221	239,641	514,070
2010 Census Population	32,079	220,929	474,667
Growth 2018-2023	3.25%	2.58%	2.55%
Growth 2010-2018	12.91%	8.47%	8.30%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	2.48%	13.99%	13.93%
\$75,000-\$99,000	12.81%	11.93%	11.80%
\$100,000 +	50.57%	42.85%	44.25%
TOTAL	65.86%	68.77%	69.98%
2018 Estimated Average HH Income	\$132,494	\$113,694	\$118,155
2018 Estimated Households	16,927	114,552	241,969

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