

1805 LINCOLN BOULEVARD
Venice, CA 90291

STREET FRONT RETAIL SPACE

**FOR
SUBLEASE**



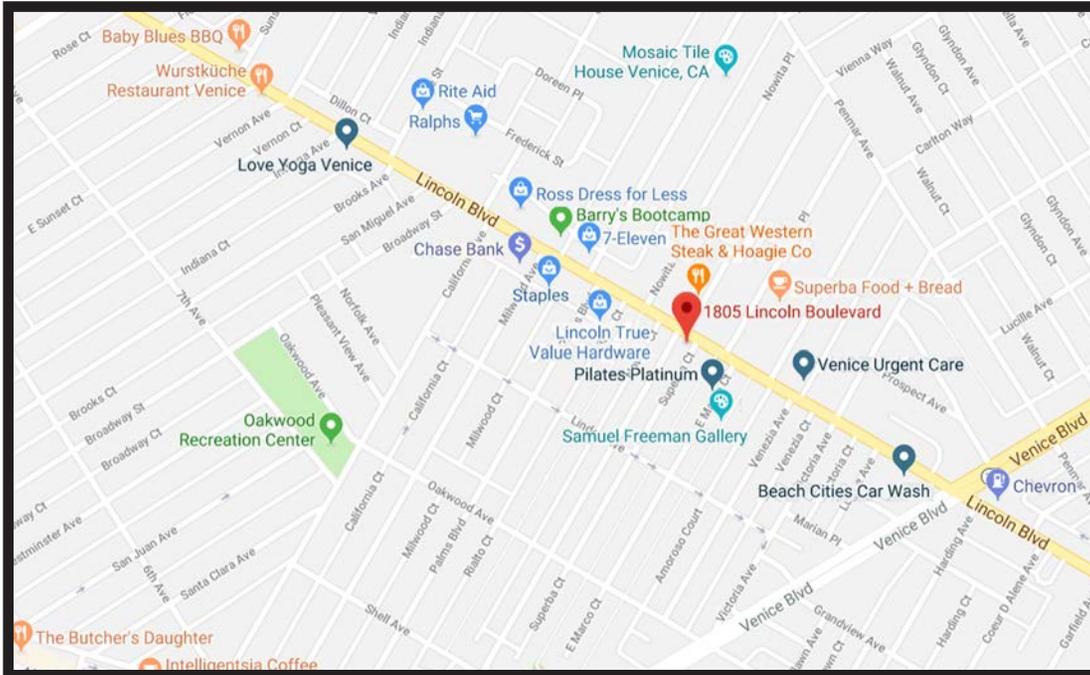
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Property Characteristics

1805 Lincoln Boulevard, Venice, CA 90291



SIZE: Approximately 1,175 square feet

RATE: \$5.00 per square foot per month, NNN
(NNN estimated to be \$0.56 per square foot per month)

PARKING: Street parking

LEASE TERM THROUGH: 11-30-2024

AVAILABLE: Immediately

- Located in the prime part of Lincoln Boulevard more popularly know as “The Linc”
- On the corner of Lincoln Boulevard and Superba Avenue, it’s right on the main thoroughfare running through Silicon Beach
- In close proximity to several popular restaurants and retailers such as Wurstküche, Baby Blues BBQ, Superba, Food & Bread, Ross and Staples
- Just blocks from Abbot Kinney Boulevard, the beach and the famous Venice Boardwalk
- 13’ ceilings and a glass front that brings in ample natural light
- Exceptional traffic counts of over 57,000 vehicles per day with excellent walking traffic as well
- The median home value in Venice reached \$1 million + in 2018



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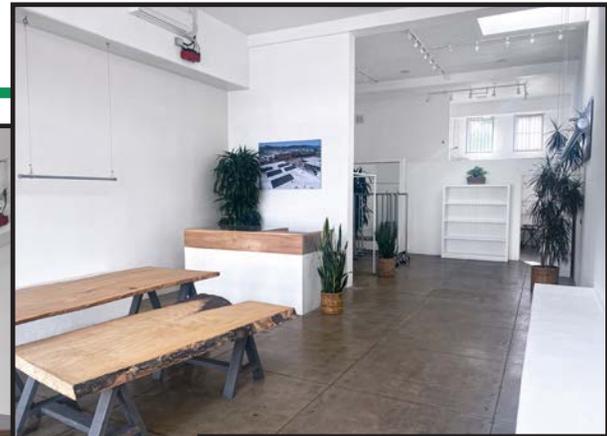
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Property Photos



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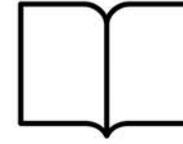
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Demographics

Within 1 Mile



Housing Units
4,886
3.5% increase by 2022



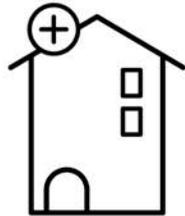
Educational Attainment
56%
with college or higher degree



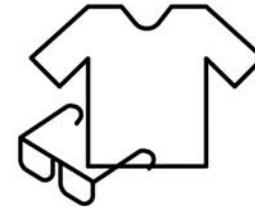
Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023



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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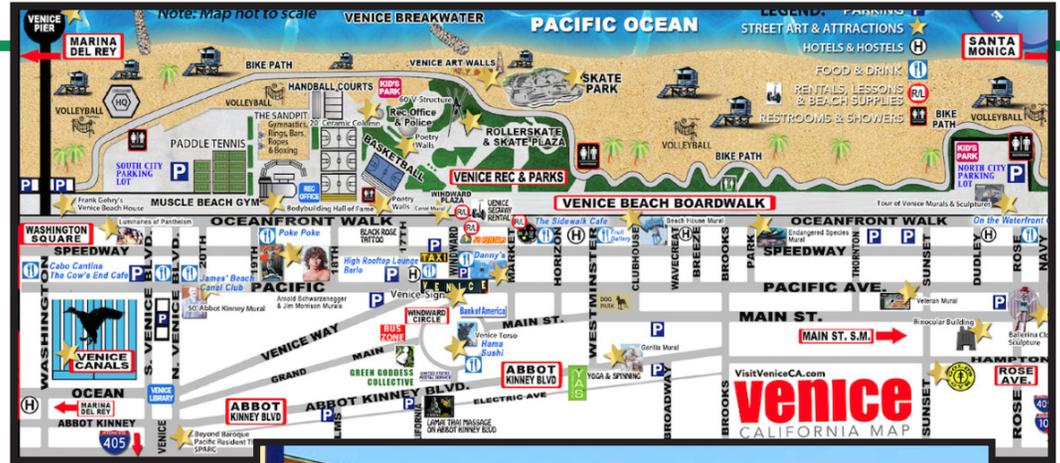
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Area Information

Venice is a residential, commercial and recreational beachfront neighborhood within Los Angeles, California. It is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

The magnetic effect that Venice has over creative tenants is not a secret. We see companies like Snapchat, Google, Vice Media and many others establish in the area persuaded by the local amenities, the walk-ability, and the presence of other creative companies.



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