

1805 LINCOLN BOULEVARD
Venice, CA 90291

STREET FRONT RETAIL SPACE

**FOR
SUBLEASE**



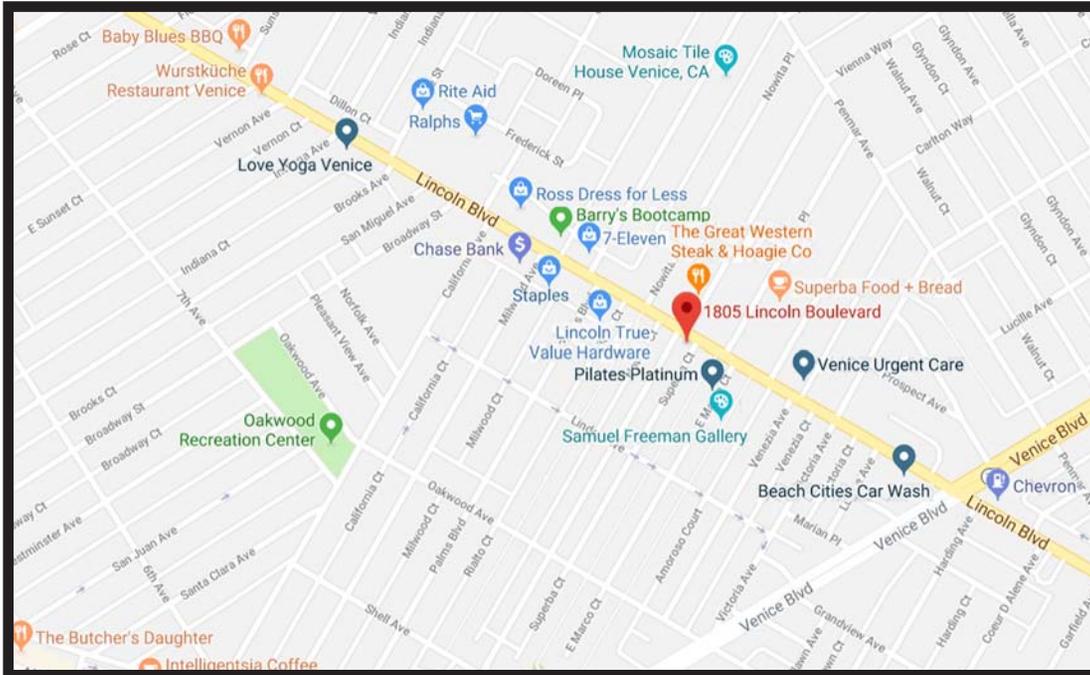
ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188



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 \$0.50 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



www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102

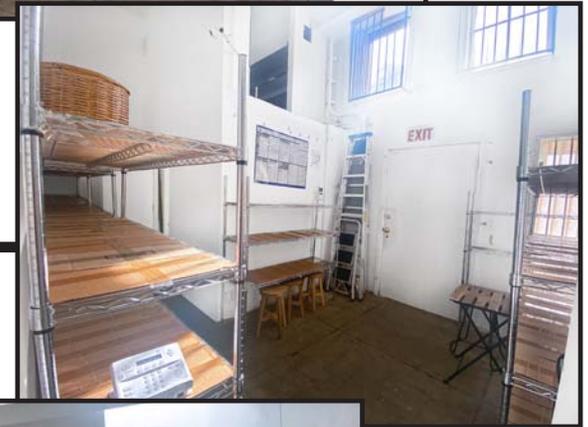
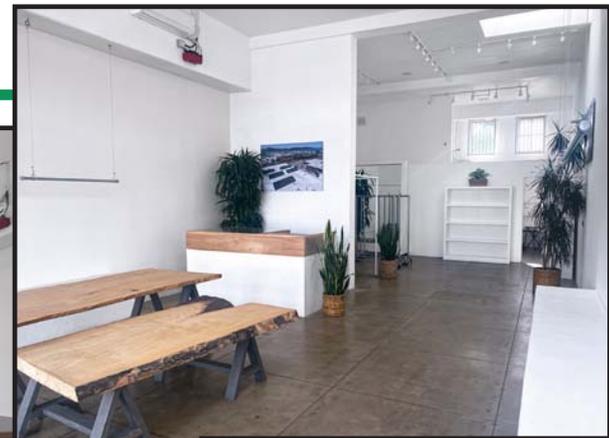
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Property Photos



www.parcommercial.com

RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

ARTHUR PETER

310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM

LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Demographics

Within 1 Mile



Housing Units
4,886
3.5% increase by 2022



Educational Attainment
56%
with college or higher degree



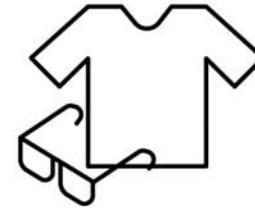
Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023



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 |



www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

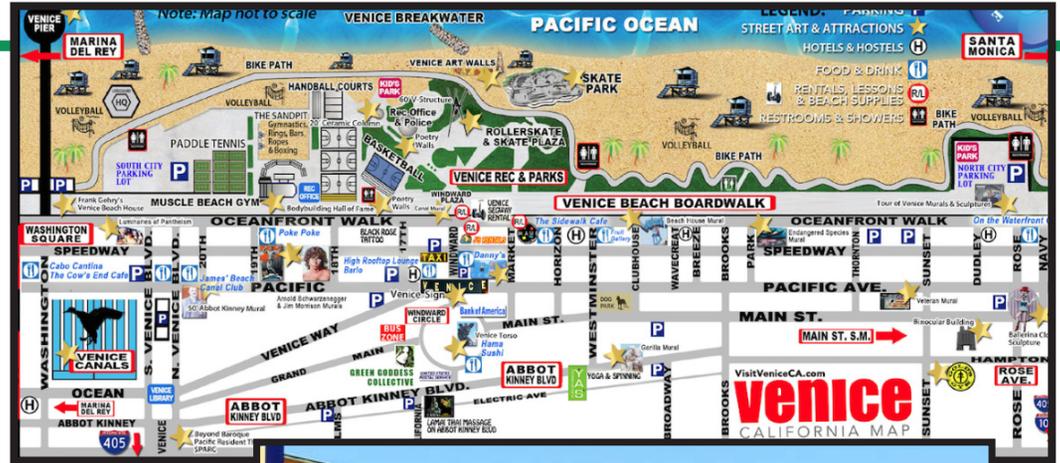
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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.



www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.