

OWNER USER OR INVESTMENT



*Iconic  
Restaurant  
Building*



**FOR SALE**

**2947 LINCOLN BOULEVARD  
Santa Monica, CA 90405**



**GREG ECKHARDT**  
310.395.2663 x103  
GECKO@PARCOMMERCIAL.COM  
Lic# 01255469

# Property Characteristics

## LOCATION

2947 Lincoln Boulevard, Santa Monica, CA 90405

## ASKING PRICE

**\$3,750,000.00**

**LEASE:** Current restaurant is month to month

## BUILDING

Public records show the subject building was built in 1949 and is approximately 2,914 square feet (per assessor). Buyer shall do its own investigation.

## SITE

This restaurant is located on Lincoln Boulevard near the corner of Pier Avenue with approximately 47,050 cars passing per day.

## PARKING

Currently configured with fourteen (14) parking spaces plus one (1) handicapped cap parking space. (Total of 15 parking spaces)

## LAND AREA & ZONING

The subject consists of one (1) parcel (4285-028-029) totaling approximately 9,389 square feet (per assessor) with a zoning designation of SMC 4. Buyer shall do its own investigation.



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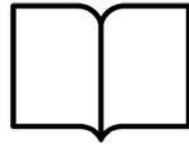
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# Demographics

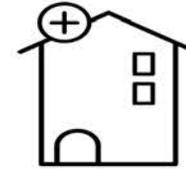
## Within 1 Mile



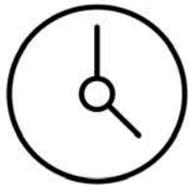
Housing Units  
**4,886**  
 3.5% increase by 2022



Educational Attainment  
**56%**  
 with college or higher degree



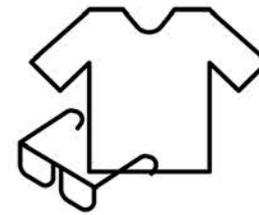
Median Home Value  
**\$1,065,965**



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



Average Household Income  
**\$132,494**  
 50% earn more than \$100k



Apparel, Food/Entertainment & Services  
**\$543,230**  
 2017 yearly consumer spending

### POPULATION

2023 Projected Population  
 2018 Estimated Population  
 2010 Census Population  
 Growth 2018-2023  
 Growth 2010-2018

### 2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999  
 \$75,000-\$99,000  
 \$100,000 +

### TOTAL

2018 Estimated Average HH Income  
 2018 Estimated Households

### 1-MILE RADIUS

37,398  
 36,221  
 32,079  
 3.25%  
 12.91%

2.48%  
 12.81%  
 50.57%  
**65.86%**

\$132,494  
 16,927

### 3-MILE RADIUS

245,816  
 239,641  
 220,929  
 2.58%  
 8.47%

13.99%  
 11.93%  
 42.85%  
**68.77%**

\$113,694  
 114,552

### 5-MILE RADIUS

527,179  
 514,070  
 474,667  
 2.55%  
 8.30%

13.93%  
 11.80%  
 44.25%  
**69.98%**

\$118,155  
 241,969



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# Area Information

Downtown Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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