

RETAIL FOR LEASE VENICE, CA



2472-2478 LINCOLN BOULEVARD, LOS ANGELES, CA 90291

SIZE: 3,966 SF - DIVISIBLE TO:
2472 LINCOLN BLVD = 808 SF
2474 LINCOLN BLVD = 1,053 SF
2476 LINCOLN BLVD = 1,242 SF
2478 LINCOLN BLVD = 863 SF

RATE: \$2.95 PER MONTH, NNN
(NNN ESTIMATED AT \$1.20/SF/MO)

TERM: 5-10 YEARS

PARKING: UP TO EIGHT (8) EXCLUSIVE
PARKING SPACES
STREET PARKING AVAILABLE

AVAILABLE: IMMEDIATELY

- NEIGHBORS INCLUDE COSTCO, AT&T, IN-N-OUT BURGER, DOMINO'S PIZZA
- PROMINENT RETAIL EXPOSURE ON LINCOLN BLVD
- HEAVY TRAFFIC COUNTS
- DOUBLE SIDED BLADE AND STORE FRONT
- FLOOR TO CEILING WINDOW EXPOSURE
- VENICE LOCATION /70 FEET OF FRONTAGE ON LINCOLN BLVD.
- FREESTANDING BUILDING



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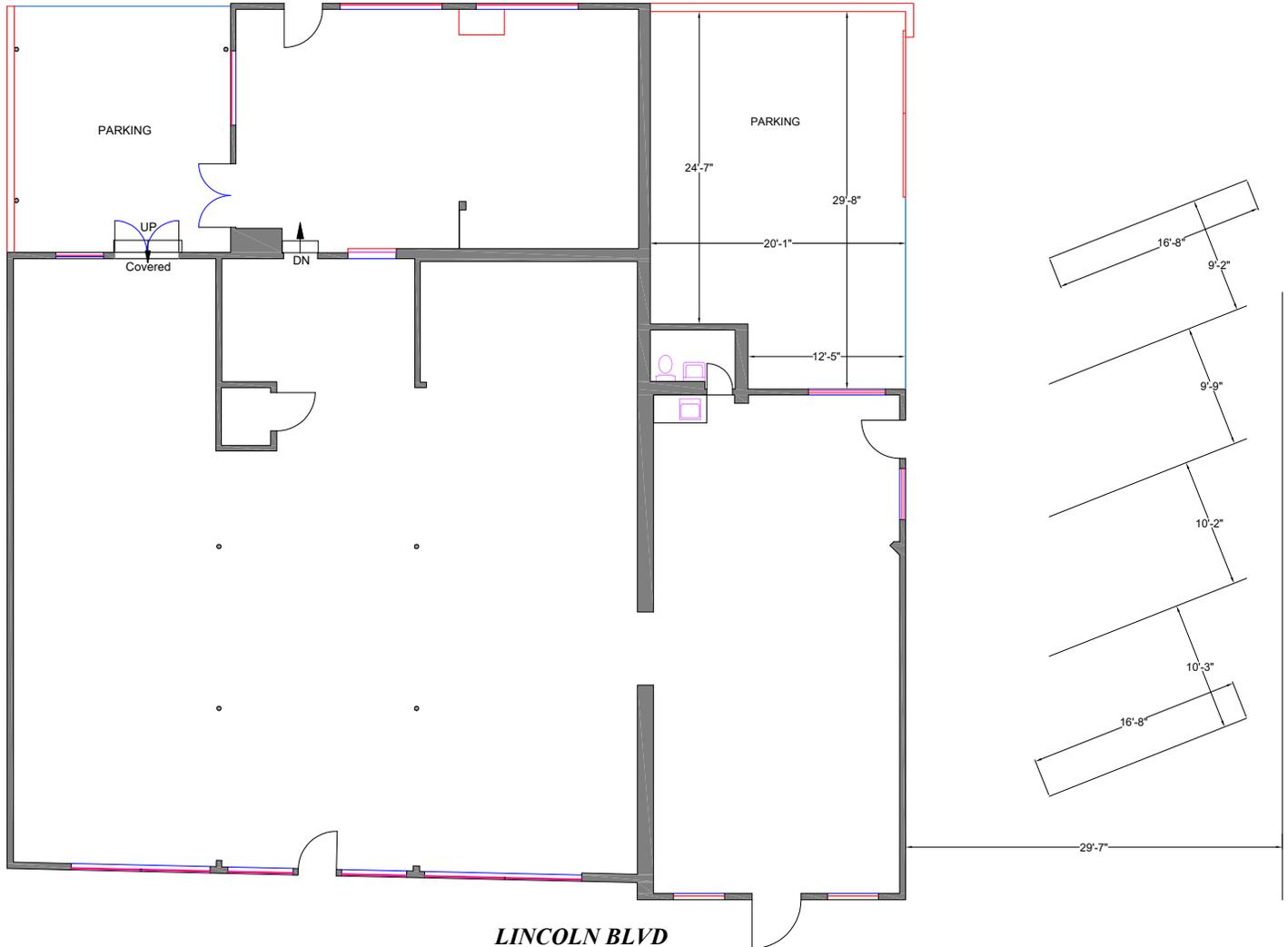
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ENTIRE BUILDING FLOOR PLAN



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DEMISED BUILDING FLOOR PLAN



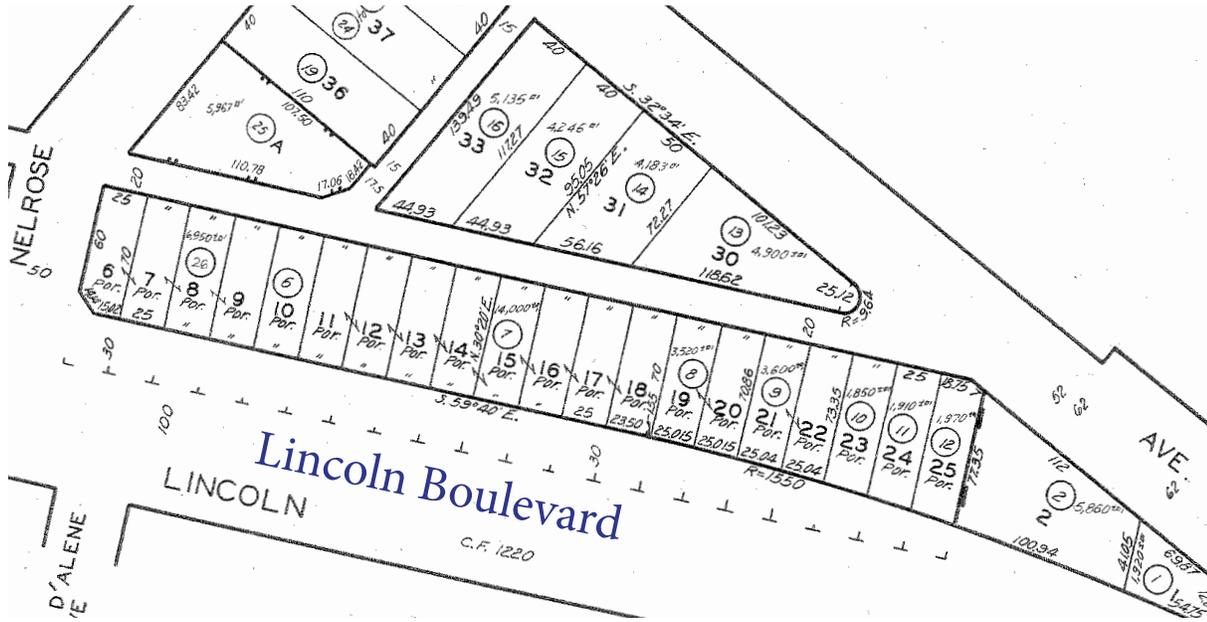
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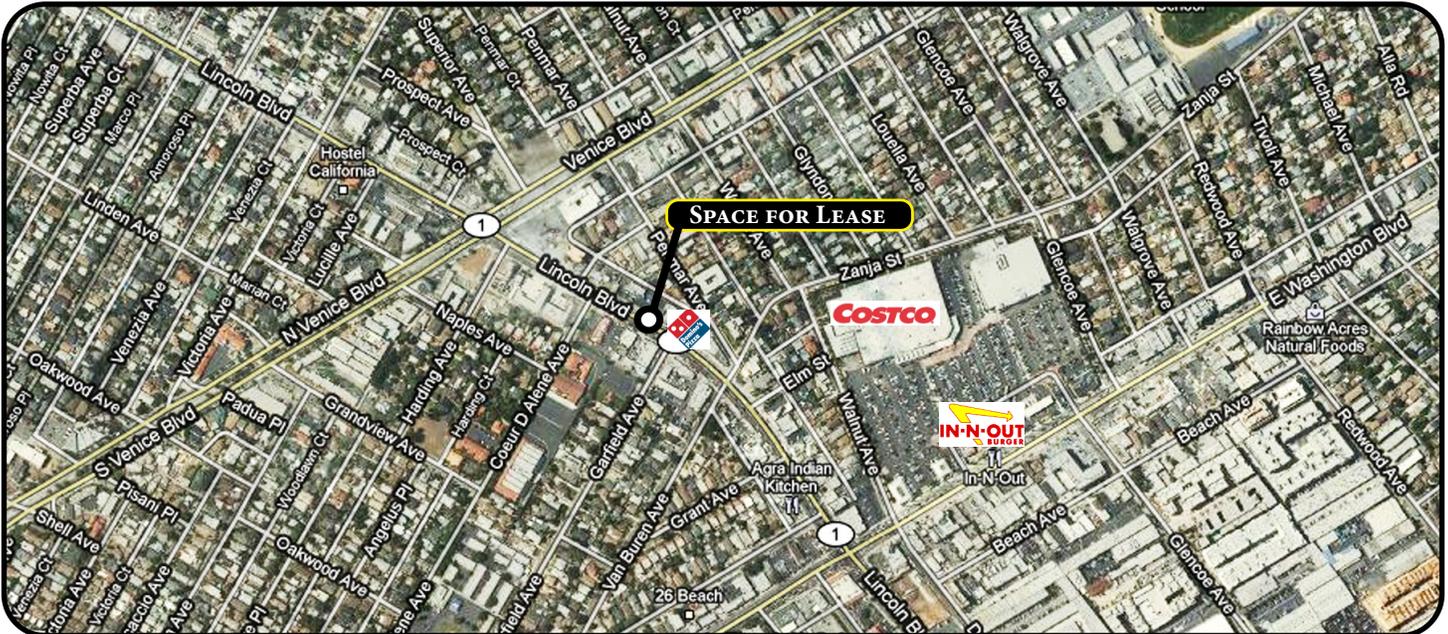
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RETAIL FOR LEASE VENICE, CA



| | 1 Mile | 3 Mile | 5 Mile |
|------------------------|-------------|-------------|-------------|
| 2022 Total Population: | 38,098 | 236,864 | 508,431 |
| 2022 Total Households: | 18,333 | 110,628 | 239,190 |
| Median Household Inc: | \$146,277 | \$132,067 | \$132,765 |
| Median Home Value: | \$1,090,455 | \$1,066,127 | \$1,039,986 |



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