

RETAIL FOR LEASE VENICE, CA



2472-2478 LINCOLN BOULEVARD, LOS ANGELES, CA 90291

SIZE: APPROXIMATELY 3,966 SQUARE FEET

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



ARTHUR PETER
310.395.2663 X101

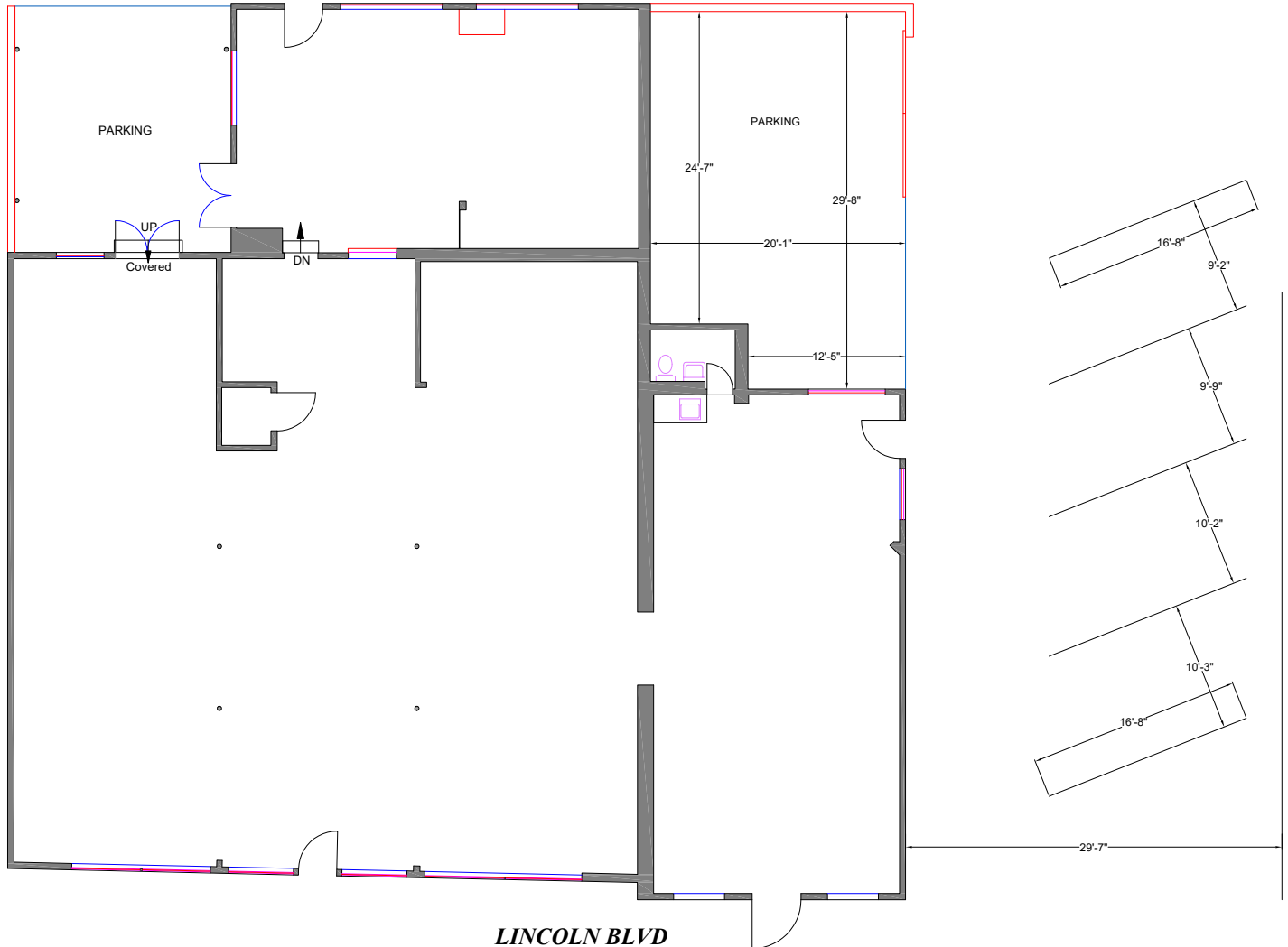
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

GREG ECKHARDT
310.395.2663 X103

GECKO@PARCOMMERCIAL.COM
LIC# 01255469

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FLOOR PLAN



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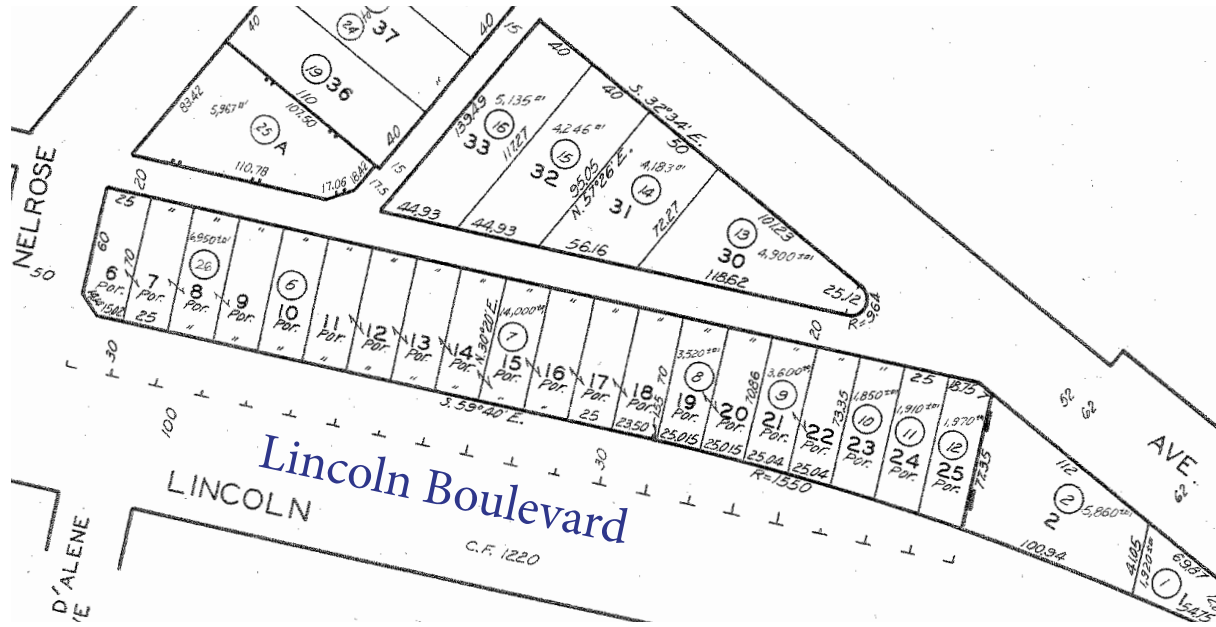
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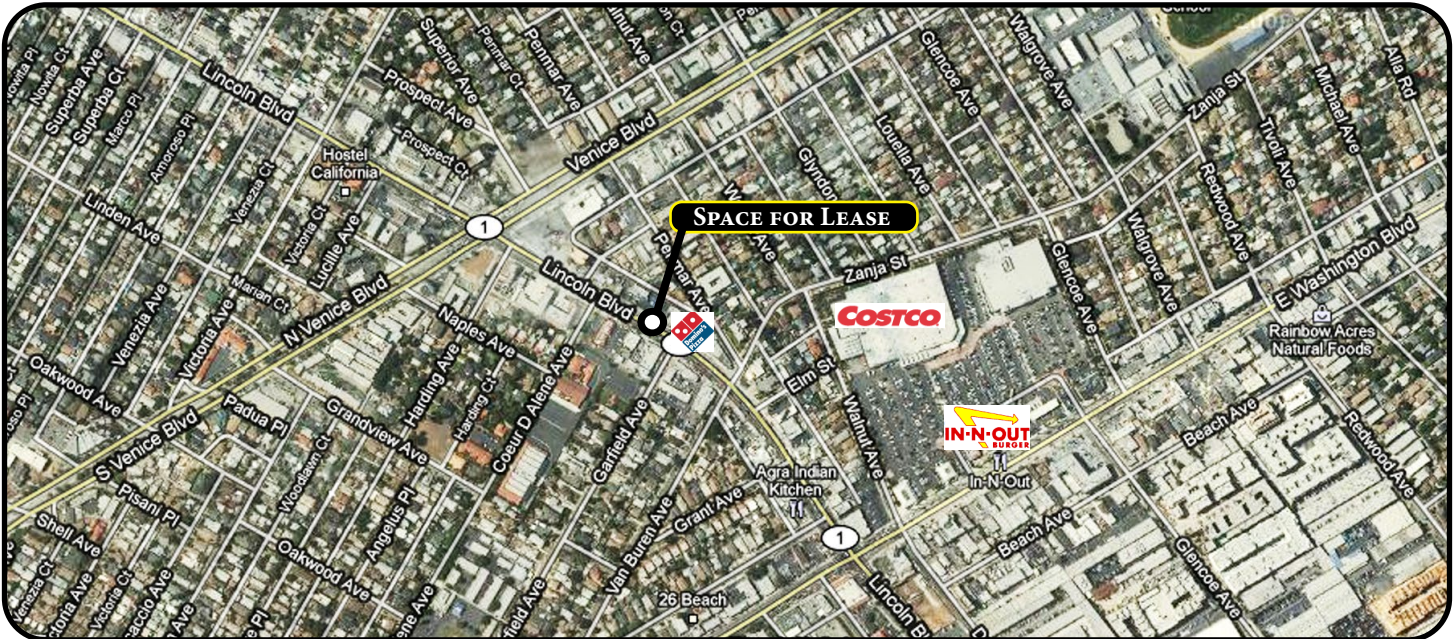
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been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

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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