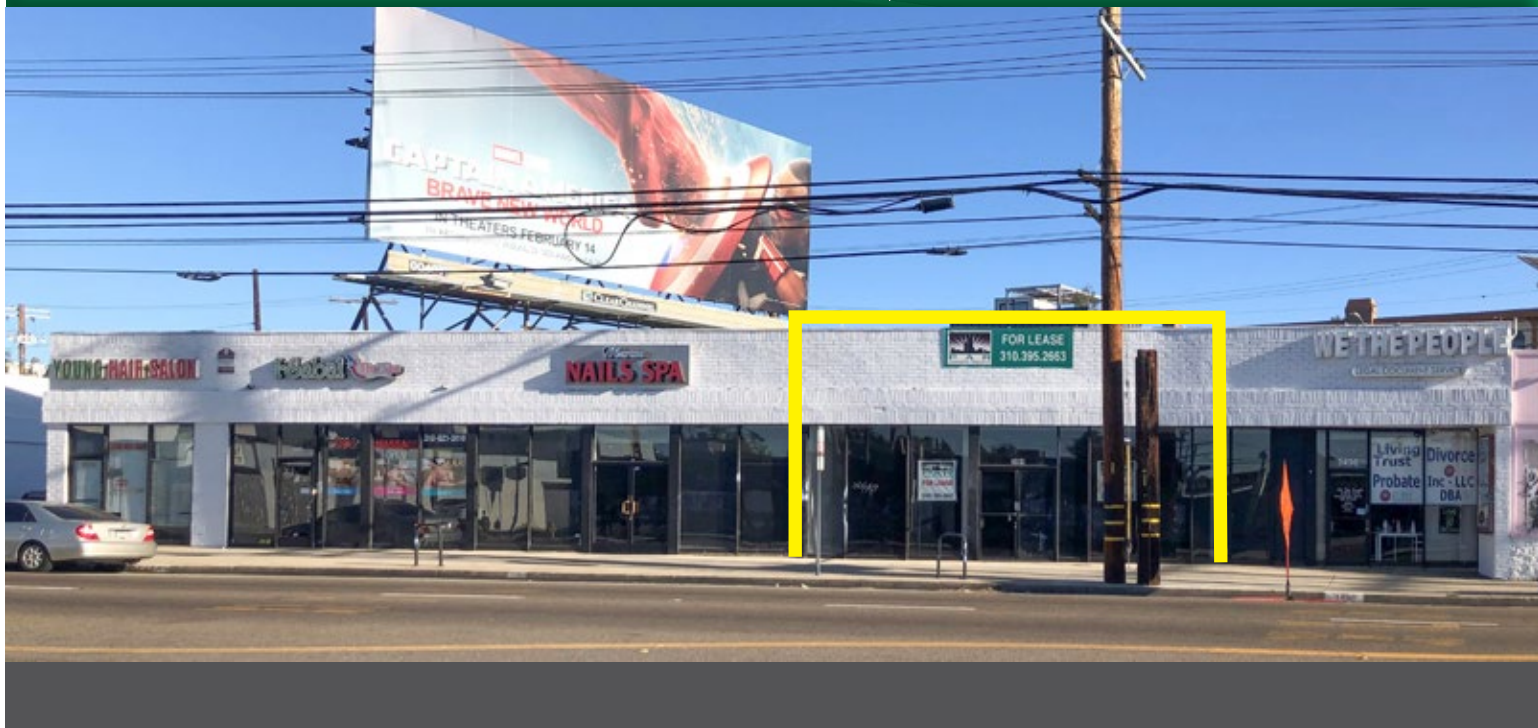


RETAIL FOR LEASE VENICE, CA



2494 LINCOLN BOULEVARD, LOS ANGELES, CA 90291

SIZE: 2494: APPROXIMATELY 1,911 SQUARE FEET

RATE: \$3.25 PER MONTH, NNN
(NNN ESTIMATED AT \$1.20/SF/MO)

TERM: NEGOTIABLE

PARKING: 11 SHARED PARKING SPACES

AVAILABLE: IMMEDIATELY

- NEIGHBORS INCLUDE COSTCO, AT&T, IN-N-OUT BURGER, DOMINO'S PIZZA
- PROMINENT RETAIL EXPOSURE ON LINCOLN BLVD
- HEAVY TRAFFIC COUNTS
- FLOOR TO CEILING WINDOW EXPOSURE
- VENICE LOCATION /65 FEET OF FRONTAGE ON LINCOLN BLVD.



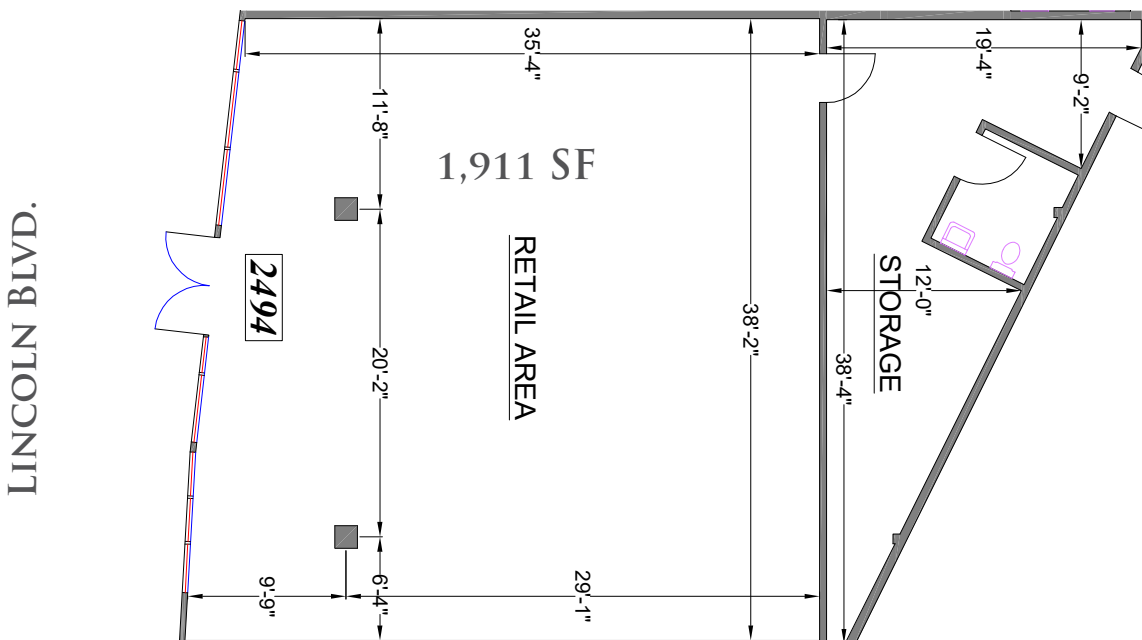
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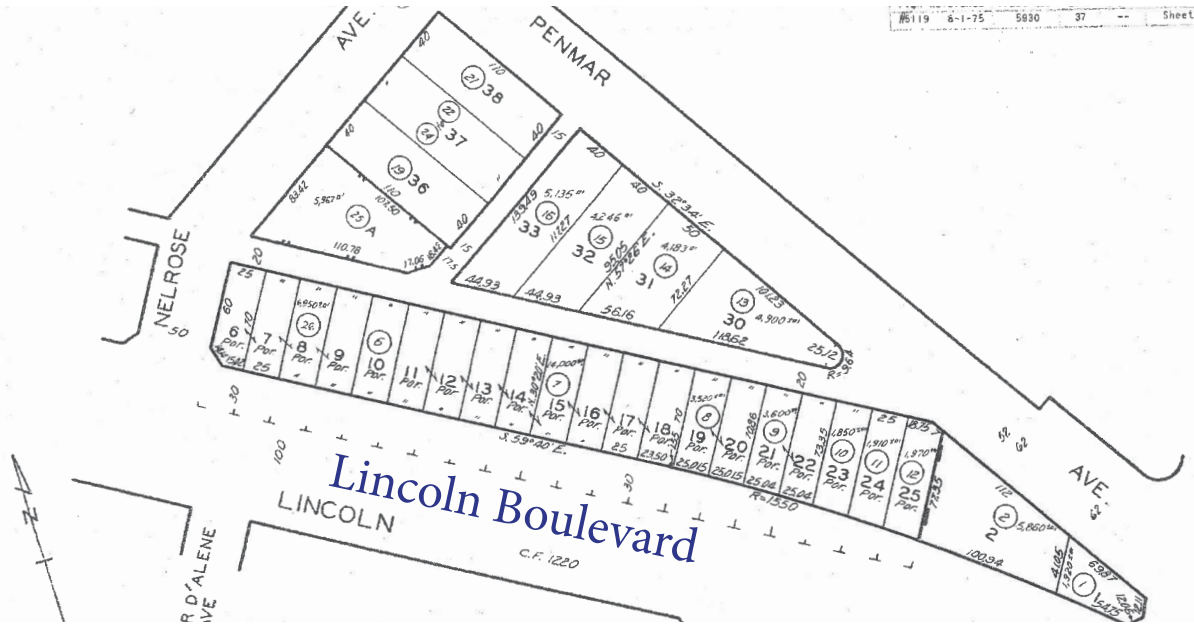
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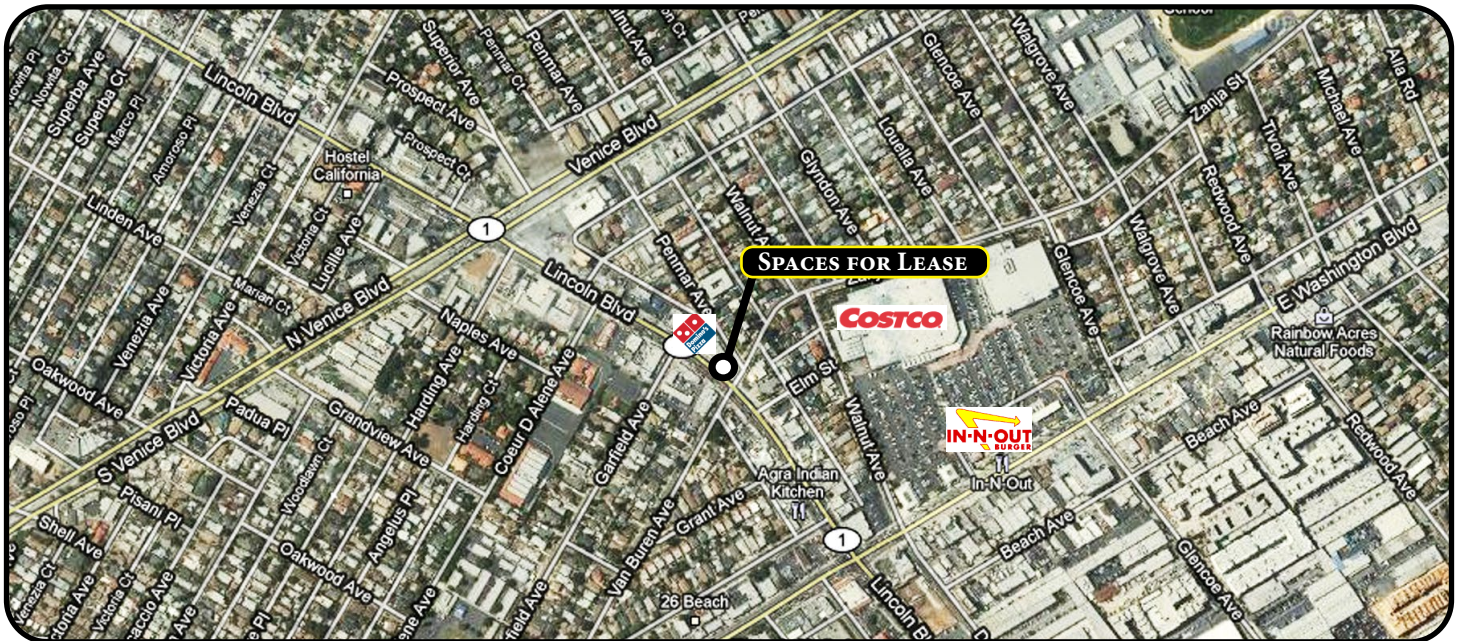
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been 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
2024 Total Population:	35,213	336,247	514,605
2024 Total Households:	18,013	113,358	245,612
Median Household Inc:	\$121,298	\$107,036	\$107,579
Median Home Value:	\$1,117,276	\$1,103,414	\$1,093,993



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